



The Old Surgery, Lime Tree Road, Matlock - DE4 3DU
Offers Around £650,000



THE OLD SURGERY, LIME TREE ROAD

Matlock DE4 4DU

Ideally located within easy reach of Matlock town centre, this exceptional and elegant detached period residence offers a rare opportunity to acquire a substantial family home of great charm and character. Dating back to 1880, the property is built of traditional stone beneath a blue slate roof and retains a wealth of fine original features, with modern comforts including gas central heating and near-complete double glazing. Well presented throughout, the spacious and versatile accommodation is arranged over multiple floors. A stunning entrance hallway sets the tone, leading to three well-proportioned reception rooms, ideal for both entertaining and everyday living. The breakfast kitchen is complemented by a utility room, guest cloakroom, additional ground floor WC, and a useful store room.

To the first floor, an impressive galleried landing provides access to five generous double bedrooms, along with a family bathroom and separate shower room. Above, the attic level offers three further rooms, providing excellent potential for a variety of uses. The property also benefits from a good sized and practical cellar.

Externally, the home stands within its own beautiful walled garden and enjoys a level layout and a high degree of privacy. The elevated position affords delightful views across the rooftops towards Masson and Stanton Moor, as well as the hillside topped by the iconic Riber Castle.

Set back from the road, the property is approached via a large driveway providing ample off-road parking, in addition to a garage.

A truly impressive period home in a highly convenient location - viewing is strongly recommended to fully appreciate the space, character, and setting on offer.





Entrance Porch

6' 10" x 4' 8" (2.09m x 1.43m)

From the front of the property, three wide stone steps lead up to a substantial entrance door with fanlight above, creating an immediate sense of grandeur. This opens into a welcoming entrance porch, finished with attractive tiled flooring and incorporating a practical inset mat well. An inner door, with stunning Victorian stained glass panels set within the door itself, as well as above and to either side, further accentuates the home's period charm and opens into the entrance hallway.

Entrance Hallway

The entrance hallway is both spacious and impressive, setting the tone for the rest of the home. With beautiful tiled flooring, it is complemented by high ceilings, deep skirting boards, a dado rail, and decorative coving, all enhancing the property's period elegance. Panelled doors open to the three main reception rooms, with a further door opening to the rear hallway. A working bell board is mounted on one wall and the elegant staircase leads up to the first floor.

Sitting Room

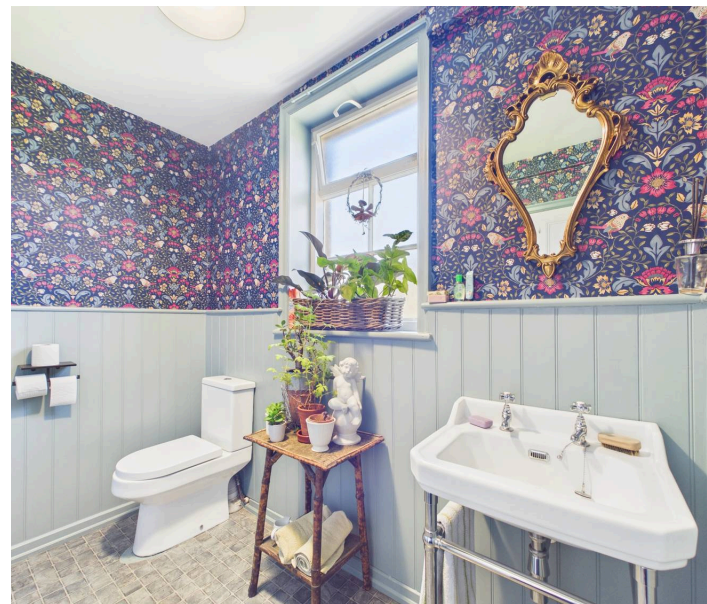
17' 5" x 15' 11" (5.31m x 4.86m)

This well-proportioned sitting room has a large bay window to the front aspect with fitted half-height shutters and flooding the space with natural light. The room retains the same elegant character found throughout the property, including high ceilings, deep skirting boards and moulded coving. An attractive fireplace provides a charming focal point, complete with a raised hearth, open grate and decorative tiled surround. The room is lit by wall lights as well as a central ceiling fitting, creating a warm and inviting atmosphere.

Snug / Second Reception Room

13' 11" x 12' 0" (4.25m x 3.65m)

Another good-sized reception room offering excellent versatility, ideal for use as a snug, music room or playroom. A large window to the side aspect allows for good natural light and the wood-burning stove set on a tiled hearth creates a pleasant focal point. To the right of the chimney breast is an arched display alcove, with an additional shelved alcove to the opposite wall. A door provides access to the store room.



Store Room

11' 5" x 8' 2" (3.48m x 2.48m)

A useful store room with a sash window to the side aspect alongside which is a door offering direct access to the exterior. An internal door leads through to a downstairs WC.

Cloakroom

This L-shaped room features two sash windows to the rear aspect and is fitted with a low flush WC.

Dining Room

17' 8" x 14' 11" (5.39m x 4.55m)

An elegant dining room featuring exposed wooden flooring and a large window to the front aspect, alongside a further window to the side enjoying views over the garden. A carved hardwood fireplace with a tiled hearth and gas fire forms an attractive focal point. The room offers ample space for a large table and chairs, making it ideal for formal dining. A door leads through to the kitchen.

Breakfast Kitchen

14' 6" x 13' 7" (4.41m x 4.13m)

A warm and inviting kitchen fitted with an extensive range of original full-height cupboards incorporating shelving, display cabinets and useful storage. Set within the chimney breast, a Stoves range-style cooker is framed by a tiled inset and wooden surround. The inset stainless steel sink with swan neck mixer tap is ideally located beneath a side aspect sash window, enjoying views over the garden and up towards Riber Castle in the distance. An additional window to the rear also allows a pleasant outlook over the walled garden. There is under-counter space and plumbing for a dishwasher, together with space for a freestanding fridge freezer. The room comfortably accommodates a table and chairs, and a door to the rear leads through to the rear hallway.

Rear Hallway

10' 8" x 3' 10" (3.24m x 1.18m)

A beautifully presented rear hallway featuring wooden panelling to dado height with striking wallpaper above. Panelled doors provide access to the entrance hallway, utility room and guest cloakroom, while a further door opens to stairs leading down to the cellar. An additional door gives access out to the rear garden.





Guest Cloakroom

8' 11" x 4' 3" (2.72m x 1.30m)

A stylish guest cloakroom, finished in the same manner as the rear hallway with wooden panelling to dado height and decorative wallpaper above. There is a window to the rear aspect and the room is fitted with a traditional wall-mounted wash hand basin set on a chrome wash stand and a dual flush WC.

Utility Room

12' 6" x 8' 5" (3.81m x 2.57m)

A good-sized utility room fitted with a twin porcelain sink unit set beneath a rear aspect window. There is plumbing for a washing machine, along with ample space for additional white goods as required. A built-in cupboard to one corner offers further storage and is fitted with shelving.

First Floor Landing

An impressive staircase rises from the entrance hallway, featuring wooden steps with wooden handrails and newel posts and ornate spindles, creating a striking and elegant approach to the first floor. The stairs then lead off in two directions. To the left, a secondary landing area has a side aspect window and doors to the family bathroom and separate shower room. A further door opens to a built-in cupboard housing the Worcester gas central heating boiler. To the right, the main landing area gives access to the five double bedrooms, along with an additional door leading to the staircase rising to the loft rooms. Overhead, a stunning feature skylight spans the landing space, flooding the area with natural light and enhancing the sense of openness and architectural interest.

Bathroom

8' 10" x 7' 1" (2.68m x 2.16m)

This fully tiled bathroom is fitted with a wall-mounted wash hand basin with mixer tap and a panelled bath with a handheld shower attachment. A ladder-style heated towel radiator provides completes the space. A built-in cupboard houses the water tank, with fitted shelving above offering useful storage. The room is lit by inset spotlights and benefits from a rear aspect sash window.



Shower Room

7' 5" x 5' 4" (2.25m x 1.62m)

Having two sash windows to the side aspect and inset spotlights to the ceiling, this part tiled room is fitted with a three piece suite comprising low flush WC, wall hung wash hand basin with mixer tap and a cubicle with thermostatic shower.

Bedroom One

15' 6" x 15' 2" (4.73m x 4.62m)

This is a generously proportioned double room, featuring large front-facing windows that enjoy a pleasant outlook and allow for plenty of natural light. An internal door opens to a built-in wardrobe, providing useful hanging space.

Bedroom Two

15' 11" x 14' 11" (4.85m x 4.54m)

The second bedroom is also positioned to the front of the property and is well proportioned, featuring a large front aspect window.

Bedroom Three

14' 0" x 12' 0" (4.27m x 3.66m)

The third double bedroom features a charming cast iron fireplace, creating an attractive focal point, with a display alcove on the right-hand side. A large side aspect window allows for good natural light.

Bedroom Four

12' 6" x 11' 5" (3.82m x 3.47m)

Bedroom Four is another lovely, light, and well-proportioned double room, featuring a large rear aspect window overlooking the garden. To one corner is a pedestal wash hand basin with a tiled splashback.

Bedroom Five

15' 1" x 9' 1" (4.61m x 2.77m)

With a front aspect window, bedroom five, the last of the bedrooms on this floor, is used by the current owners as a study, although it would readily serve as a further double bedroom if required.

Second Floor

A door from the main landing opens to a staircase which leads up to this loft space. This includes a landing area with a side aspect window and four doors lead off to the rooms at this level. In addition, two smaller doors provide access to the eaves space and a void housing the skylight structure. The space also benefits from a Velux rooflight.





Loft Room One/Games Room

25' 4" x 8' 4" (7.72m x 2.54m)

A sizeable and versatile room, offering a range of potential uses. It is accessed via doors at either end and within the room is a smaller door leading to useful eaves storage. Side-facing windows enjoy excellent far-reaching views towards Riber Castle

Loft Room Two

15' 1" x 13' 0" (4.61m x 3.96m)

This is another useful and versatile space, again benefiting from access to eaves storage together with a built-in storage cupboard within the room. A front aspect window allows delightful views over the rooftops to the surrounding hillsides beyond.

Loft Room Three

12' 0" x 11' 5" (3.66m x 3.47m)

A further versatile space, featuring a Velux rooflight.

Basement

Stone steps rear from the rear entrance hallway to a cellar consisting of two rooms, measuring 5.07m x 4.43m and 3.78m x 3.28m. The space benefits from good head height throughout and retains original stone thralls.





FRONT GARDEN

Wrought iron gates open onto an expansive driveway providing ample off-road parking, fully enclosed by attractive stone walling. The space incorporates a charming stone-built circular raised bed, planted with flowering shrubs and a specimen tree. Additional planted borders sit to the front of the property, complemented by a beautiful wisteria creating an appealing first impression.

REAR GARDEN

A particular highlight of the property is the beautifully maintained walled garden, fully enclosed and accessible from both sides of the house. Unusually for this area, the garden is predominantly level and enjoys a distinctly rural feel. It features a generous lawn, well-established borders, raised beds, and a variety of fruit trees and mature planting. A wooden pergola sits above a paved terrace, creating an ideal setting for outdoor dining, while a further paved area immediately to the rear of the property provides an additional space for seating. There is also a stone-built outbuilding/workshop with power and light, comprising two separate spaces measuring 2.71m x 2.14m and 2.22m x 2.11m. To the far corner are two secluded seating areas, one located beside an ornamental pond, offering a high degree of privacy. Overall, the outside space is well designed and versatile, lending itself perfectly to family life and providing plenty to enjoy for keen gardeners.

Driveway

The substantial driveway to the front of the property provides ample off-road parking for several vehicles.

Garage

This attached garage is accessed from the front via an up-and-over door, and has a window to the side aspect. A pedestrian door to the rear provides access through to the garden. The garage benefits from both power and lighting, making it well suited for use as a workshop, and has additional storage available within the roof space.





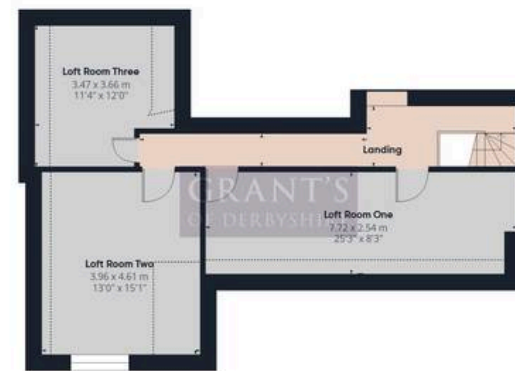
Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

341.4 m²

3676 ft²

Reduced headroom

8.9 m²

96 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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