

Waterloo Road

Matlock Bath, Matlock, DE4 3PH

John German





Waterloo Road

Matlock Bath, Matlock, DE4 3PH

£700,000

Grade II listed Georgian home in Matlock Bath with 5 bedrooms, original features and elevated views. Set on a 0.32-acre plot with landscaped gardens, vinery/glasshouse, garage, and driveway. Versatile layout across three floors.

Montpellier House is a Grade II listed detached Georgian home situated in the sought-after location of Matlock Bath. Set on a generous plot of approximately 0.32 acres, this five-bedroom property offers spacious and versatile accommodation arranged over three floors, combining period character with practical living. The house retains many original features, including high ceilings, sash windows, and fireplaces, providing a strong sense of its historic charm.

The elevated position offers far-reaching views, enhancing the appeal of the landscaped gardens that have been extensively restored and feature a period vinery/glasshouse. Inside, the layout offers flexibility for families or couples seeking space and character, with two bathrooms serving the five bedrooms and multiple reception areas that can be adapted to suit a range of needs. A garage and driveway parking add further convenience to this attractive property, which offers a rare opportunity to enjoy Georgian architecture on a large, well-maintained plot with exceptional outlooks.

Entering through a solid timber door, the reception hallway offers a spacious and welcoming entrance to the home. A staircase leads to the first floor, with a useful understairs storage cupboard. From the hallway, there is access to the sitting room, dining kitchen, and guest cloakroom.

The sitting room is bright and generously proportioned, featuring original working sash windows to the front that frame far-reaching views. A stone fireplace with inset Morso log burner creates a central focal point.

The dining kitchen is well-equipped with wooden work surfaces, an inset ceramic Belfast sink with chrome mixer tap and tiled splashback, and a comprehensive range of cupboards and drawers. Integrated appliances include a microwave oven, fan-assisted electric oven with a four-ring hob and extractor above. A central island provides further storage and seating. There is also space for a freestanding American-style fridge freezer, while roof windows to the rear provide natural light. A wooden door leads directly outside.

The adjoining utility room offers additional storage and worktop space, with an inset stainless steel sink and tile splashback, integrated dishwasher, and plumbing for both a washing machine and tumble dryer. A wooden stable door opens onto the rear garden.

The guest cloakroom includes a vanity unit with inset wash basin, chrome mixer tap, tiled splashback, low-level WC, loft hatch access, and an electric extractor fan.

On the first floor, a split-level landing gives access to a WC, family bathroom, and a useful storeroom, which also houses the wall-mounted boiler. The staircase continues to a further landing with access to a second sitting room, an additional study/bedroom, a double bedroom, and an external door to the garden.

The separate WC includes a wash basin with mixer tap, tiled splashback, low-level WC, and loft hatch. The adjacent bathroom offers a separate bath and a shower enclosure with mains-fed chrome shower.

The first-floor sitting room is a spacious and flexible room, featuring an original fireplace and two large sash windows with elevated views over the rooftops and countryside. This space could easily serve as an additional bedroom if required. Double doors lead through to a second room currently used as a study, which could also serve as a dressing room or bedroom. It features a sash window and an original fireplace.

The principal bedroom is a spacious double, dual aspect to the rear and side, and features a Derbyshire fossilised stone fireplace with inset open fire and tiled hearth.

On the second floor, the semi-galleried landing leads to three further double bedrooms, all with sash windows offering elevated views; with two having original open fireplaces. A fourth smaller bedroom overlooks the rear and may be suited for use as a study.

The family bathroom includes a wall-hung wash basin with mixer tap, low-level WC, corner shower with mains-fed chrome shower, and a separate bath with mixer tap and handheld attachment. The room is dual aspect, with windows to the rear and side, and an electric extractor fan. A separate storeroom on this floor provides additional storage.

Accessed via a shared driveway off Waterloo Road, Montpellier is positioned at the top with its own entrance leading to a large driveway for parking. The front garden features a lawn, patio terrace, and mature borders surrounding an ornamental pond. Attached to the house is a single garage with an adjoining store, alongside a restored vinery/glasshouse that houses a productive grape vine-ideal for gardening enthusiasts.

To the side and rear, landscaped steps rise through tiered garden levels, each defined by natural stone walls. These upper tiers offer a mix of lawns, patios, and raised beds, all benefiting from a southerly aspect and long-reaching views that have to be seen to be appreciated.

The windows at the front of the property were refurbished at the start of 2025.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Off-street **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Cable. Full fibre broadband is available in the area.

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA31032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2856.53 ft²

265.38 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



