BRICKS + MORTAR

Matlock Green,
Matlock, DE4 3BT

Located a short walk from the town centre, schools and parks, this elegant family home and detached, adjacent holiday let offer a wealth of options. The main home has a south facing garden, The Haybarn is a successful holiday home and between is an allocated parking space. Together, they are offered at a £20,000 discount to the advertised sale price for the two homes when bought separately.

Entering the main home through the impressive entrance hallway, there are doors on the left into the sitting room and dining room (and onto the kitchen). Stairs at the end of the hallway lead to the galleried first floor landing, with doors off into the three bedrooms, family bathroom and over-stairs storage cupboard. To the rear is a useful walled yard and a south facing garden with elevated views up to Riber Castle and St Giles church.

The stylish stone-built barn conversion has an entrance hallway with door through to the open plan living-kitchen-dining room on the ground floor. Upstairs is a double bedroom and en-suite shower room. To the front is parking with room for a vehicle to park, whilst at the rear is an undeveloped courtyard area which offers scope to create a lovely outdoor seating area and add value.

Keeping clear of main roads, a pleasant wander along Knowleston Place behind, with Bentley Brook on your left, brings you to Hall Leys Park, providing a traffic-free stroll into town. Matlock is one of the most famous towns in the area, nestled on the border of the Derbyshire Dales and the Peak District. It has a thriving town centre (a recent report noted it was in the top 5 towns in the UK for increased footfall since the pandemic) and natural attractions aplenty all around. Chatsworth House, Peak Rail, The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by. Regular buses and A roads provide commuting to Chesterfield and Derby - and trains run hourly to Derby too.

- Beautifully-presented 3 bedroom house and 1 bedroom holiday home
- Stylish contemporary kitchens
- South facing garden with views to Riber Castle and church
- Close to schools and parks
- Private parking space between the homes
- Modern Rangemaster stove included in the sale
- Sash windows with fitted shutters
- Located close to schools and parks
- Walking distance to town centre
- Opportunity to develop courtyard to add value

£430,000

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Front of the home
A low stone wall with a row of cypresses above form the front boundary. A decorative iron gate opens to four stone steps up to the front door, with a gravel bed on the left. Enter the home through the wooden door with a beautiful inset glazed panel and engraved number above.

Entrance Hallway
Encaustic-style tiled flooring, a heritage radiator and chandelier light fitting combine with the ceiling rose, skirting boards, ceiling coving and picture rail to present an impressive entrance to the home. It's indicative of the elegant style you'll find throughout. At the far end are stairs to the first floor. Double part-glazed wooden doors on the left open into the sitting room and a half-glazed wooden door leads into the dining room and through to the kitchen.

Sitting Room
15'1" x 12'5" (4.6 x 3.8)
The stylish sitting room has a gas fire set within the ornate fireplace, with a tiled hearth and wood-effect mantelpiece. Like all rooms, this room has skirting boards, ceiling coving, a ceiling light rose and picture rail. It also has oak-effect laminate flooring, two heritage radiators and a north facing bay with sash windows and fitted shutter blinds. There is plenty of space for flexible room layouts.

Dining Room
13'1" x 11'11" (4 x 3.65)
With a high ceiling, tall window and open entrance to the kitchen, this is a bright and airy room. The focal point is the cast iron wood burner and flue* set upon a tiled hearth with brick surround in a large stone fireplace. (*the chimney requires re-lining prior to further use of the wood burner).

There are alcoves with fitted cabinets each side of the fireplace. High quality oak-effect tiled flooring flows seamlessly through to the kitchen.

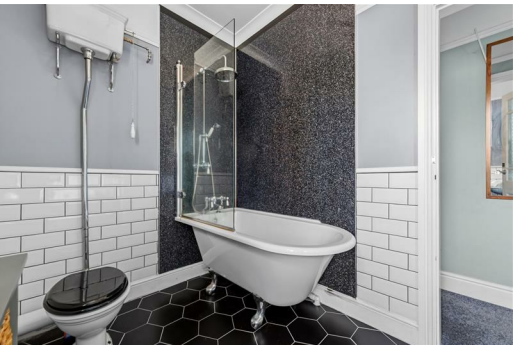
Kitchen
17'6" x 9'4" (5.35 x 2.85)
The roomy modern kitchen has a range of Oxford Blue fitted cabinets on each side. Windows facing east and south, allied to the part-glazed stable door to the garden, bring lots of natural light in.

On the left beyond the door is a long worktop with an integral stainless steel sink and drainer with chrome mixer tap - and a number of low-level cabinets including a Hotpoint dishwasher and integrated washing machine and tumble dryer. At the end is a tall cupboard. Opposite, another worktop has fitted cabinets above and below, another tall cupboard at the far end and space beyond for an American-style fridge-freezer. In the centre is a modern Rangemaster stove with five-ring induction hob, ovens and - above - a Cooke & Lewis extractor fan. A door on the right opens into the large under-stairs cupboard and there are two ceiling light fittings and a heritage radiator.

Stairs to first floor landing
Carpeted stairs with a chrome handrail on the right lead up to the galleried landing. The landing is also carpeted and has a ceiling light fitting, loft hatch and over-stairs cupboard. Wooden doors with frosted panes open into the three bedrooms and bathroom.

Bedroom One
14'1" x 11'9" (4.3 x 3.6)
This large double bedroom at the front of the home has three double full-height wardrobes on the left, leaving plenty of space for a bed and additional furniture. The room is carpeted and has a radiator and ceiling light fitting.

Bedroom Two
11'11" x 10'5" (3.65 x 3.2)
This roomy double at the rear has a south facing window, with views up to Riber Castle. The carpeted room has an ornate feature fireplace, radiator and ceiling light fitting.



Bathroom
8'8" x 6'4" (2.65 x 1.95)
We love this stylish room, with hexagonal black floor tiles and contrasting white wall tiles. The claw foot bath on the right has heritage-style taps and a mains-fed shower with monsoon shower head above. It also has a pivoting glass screen and sparkly easy-clean wall panels.

To the left is an antique-style ceramic WC with cistern. On the opposite wall is a sturdy ceramic sink with chrome taps. The room also includes a frosted double glazed window, extractor fan, ceiling light fitting and a combined radiator-heated towel rail.

Bedroom Three
9'10" x 9'8" (3 x 2.95)
A spacious single bedroom at the rear, the tall south facing window offers views to both Riber Castle and St Giles church. This versatile room could also be a home office or nursery. It is carpeted and has a radiator and ceiling light fitting.

Rear Garden
A door from the kitchen and two external gates lead into the walled yard, with space for outdoor storage. Beyond is a south facing garden with easy-maintenance dining patio. From here, you have views up to the church and Riber Castle. Flower bed borders on all sides bring a splash of colour and two timber fences and a curved dry stone wall form the boundary of this elevated garden. A shared path between the yard and garden provides access to the neighbouring rear garden.

The Haybarn - front of the home
This charming stone-built holiday home has been recently converted. It has contemporary wooden cladding to the main living room window and an aluminium-framed glass front door, with wall-mounted light. A gate leads to the rear courtyard area.

The Haybarn - entrance hallway
With tiled flooring and recessed ceiling spotlights, stairs on the right lead up to the first floor. An oak fire door with chrome handle opens into the living room area.

The Haybarn - Living Room
Light and airy, with crisp white decor, this room has a tiled floor, recessed ceiling spotlights, heritage-style electric radiator and open entrance through to the kitchen.

The Haybarn - Kitchen-Diner
11'1" x 6'11" (3.4 x 2.12)
Natural light pours in through the two Velux windows and frosted double glazed window. There is space on the right for a four-seater dining table.

The L-shaped kitchen worktop has an inset contemporary black square sink with brass mixer tap and a two-ring Lamona induction hob. Cabinets below include an integral dishwasher and space for a refrigerator. The room has a high ceiling with light fitting and extractor fan.

The Haybarn - Bedroom One
11'5" x 10'5" (3.5 x 3.2)
Painted wooden stairs with a pine and iron galleried balustrade at the top open out to reveal this lovely bedroom. It has a high ceiling with exposed beams and ceiling light fitting. There is a frosted window, pine floorboards, heritage-style electric radiator and plenty of space for a double bed and additional furniture. Matching Mexicana doors with black handles open to a cupboard with water tank and the en-suite shower room.

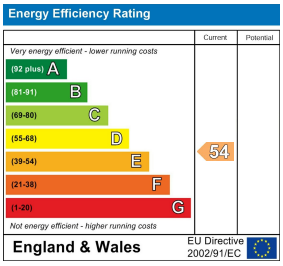
The Haybarn - En-Suite
8'5" x 2'11" (2.57 x 0.9)
A cubicle on the left has folding glass doors, a tiled surround and houses a mains-fed shower. The square ceramic sink with chrome mixer tap sits atop the vanity unit and, to the left, is a ceramic WC. The room also has a tiled floor, extractor fan, ceiling light fitting and exposed ceiling beam.

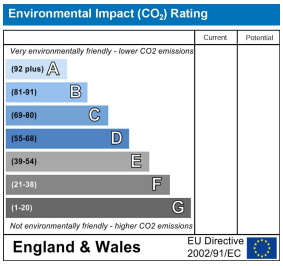
The Haybarn - Outside
To the front is an allocated parking area with space for one vehicle to park. At the rear is the undeveloped courtyard area (approximately 4 metres x 5 metres), with potential to create a lovely outdoor seating area and to add value to the property.

16 Matlock Green & The Hay Barn
Approximate Gross Internal Area
140 Sq M / 1507 Sq Ft

The Hay Barn Ground Floor **The Hay Barn First Floor** **Ground Floor** **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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