BRICKS + MORTAR

High Tor Road,
Matlock, DE4 3DG

With breathtaking far-reaching views, professionally-managed gardens, an elevated dining terrace, detached double garage and parking for 4+ vehicles, this spacious detached family home is overflowing with attractive features. Located towards the end of a quiet lane in ever-popular Starkholmes, this wonderful family home is within a 10 minute walk of the local primary and secondary schools.

To the front of the home is a long driveway with room for 3-4 vehicles to park in front of the detached double garage. The front garden leads down to the home and another parking space to the left of the house.

On the ground floor, the entrance hallway leads through to the enormous lounge/living/dining room, with sliding patio doors out to the huge, wide patio terrace overlooking the garden. There is also a kitchen, utility room and WC on the ground floor. To the first floor are four double bedrooms (one en-suite) and a family shower room.

The beautiful rear garden includes a greenhouse, lawn and is packed with mature, well-tended plants, bushes and trees.

Immediately to the front and side of the home are public footpaths leading down towards historic Matlock Bath, whilst there are walks in other directions to Matlock, Riber and Cromford. The home is located in the popular Starkholmes area of Matlock. 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.

- Spectacular 180-degree views of rolling Derbyshire Dales countryside
- Huge elevated outdoor dining terrace
- Beautiful, professionally-maintained gardens
- Adjacent public footpaths - countryside walks
- Located towards the end of a quiet lane
- Walking distance to primary and secondary schools
- Detached double garage
- Driveway parking for 4+ vehicles
- Spacious 4 double bedroom, 2 bathroom family home
- Blank canvas - opportunity to modernise and add value

£480,000

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Front of the home

From the driveway and detached garage, a path with handrail on the left wends gently down through the front garden. There is a sloping lawn on the left with bushes, a distinctive crape myrtle tree and Canadian serviceberry tree. On the right is a well-maintained rockery garden with tall cypress tree and another lawn.

A path around the right-hand side of the house leads to a small gate into the rear garden. There are two gates on the left; a black decorative iron gate leading onto the elevated dining terrace and a second gate which opens directly into the majestic rear garden (more on this later!).

Enter the home through a part-glazed timber front door with canopy porch and outside light overhead.

Entrance Hallway

The wide and welcoming hallway opens up around to the right, with open storage space beside and underneath the staircase. The hallway is carpeted and has two ceiling light fittings and a radiator. Matching panelled doors with brass handles lead into the utility room, ground floor WC, kitchen and the huge lounge/living/dining room.

Lounge-Living-Dining Room

23'3" x 20'6" (7.11 x 6.27)

This wonderful light and airy room is bathed in natural light, which enters through two large windows and the fully-glazed sliding patio doors on the southern side of the room, together with the wide north-facing window on the right. Those south-facing windows and doors provide spectacular panoramic views over the rear garden and sweeping around from the east to south-west, following the contours of the surrounding countryside hills.

This large L-shaped room is carpeted and has plenty of room for sofas, a large dining table, sideboard and lounge furniture. The impressive stone feature chimney houses a coal-effect gas fire, which is set upon a tiled hearth. There are three dimmable ceiling light fittings, two radiators and - like all rooms in the home - tall skirting boards. A door leads through to the kitchen.

Kitchen

11'0" x 8'2" (3.37 x 2.51)

With a wide south-facing window at high tree level, this truly is a kitchen with a view. A long worktop extends around all four sides and has lots of high and low level cabinets and drawers. The corner cabinets include space-maximising, pivoting pull-out shelves.

Set within the worktop, an integral four-ring electric Neff hob has an extractor fan above and gas oven below. A modern Franke 1.5 sink and drainer with chrome mixer tap is situated beneath the aforementioned south-facing window, which has fitted blinds and recessed spotlights above. There is space and plumbing below the worktop here for a dishwasher.

The kitchen has a ceiling light fitting, laminate flooring and space and power in the corner for a fridge-freezer.

Ground Floor WC

With RAK ceramic bathware, this room includes a WC with integral flush and wall-mounted corner sink with chrome mixer tap. There is a tall frosted double-glazed window, radiator and ceiling light fitting in this carpeted room. The bottom half of the walls are tiled and the top half is painted.

Utility Room

6'9" x 4'9" (2.07 x 1.47)

This very useful room has a worktop with stainless steel sink, drainer and chrome mixer taps. There is a double cabinet above and, below, space and plumbing for a washing machine and tumble dryer. The room also includes a modern Worcester boiler, tall north-facing window, radiator, ceiling light fitting and laminate flooring.

Stairs to first floor landing

The impressive staircase has carpeted stairs with a banister and decorative spindles on the right. A tall window at the half-turn brings plenty of natural light pouring into this space and onto the wide first floor landing. Overhead there is a ceiling light fitting and the loft hatch leads into the large loft, which is boarded and has a pull-down ladder, lighting and power.

The landing also includes a radiator and storage cupboard with shelving. Matching panelled doors with brass handles lead into the shower room and four double bedrooms (one en-suite).

Shower Room
The large and modern double shower cubicle has a tall reinforced glass surround and pivoting glass door. It houses a mains-fed shower with 'almost' floor-to-ceiling tiled walls. There is an Ideal Standard ceramic pedestal sink with chrome mixer tap and ceramic WC with integral flush. If you so wished, there is plenty of room to replace the shower cubicle with a bath. The room has a large frosted double-glazed window, radiator, ceiling light fitting, wall-mounted mirrored cabinet and carpeted floor.

Bedroom One
12'0" x 11'0" (3.67 x 3.36)
This is the first of three south-facing bedrooms, each with stunning views over the rear garden and beyond, to the verdant surrounding countryside to the south and east. Fitted full-height wardrobes and a chest of drawers on the far wall create lots of space for a double bed and additional furniture in this lovely bright room. The room is carpeted and has a ceiling light fitting, wall light and radiator. A door leads into the en-suite shower room.

En-Suite Shower Room
5'10" x 5'9" (1.79 x 1.76)
The shower cubicle has pivoting glass doors and houses a mains-fed shower, with contemporary easy-clean tiled walls on two sides. The room is carpeted and has a ceramic pedestal sink with chrome mixer tap and ceramic WC with integral flush. There is a radiator, ceiling light fitting, wall-mounted mirrored cabinet and frosted double-glazed window in this spacious en-suite.

Bedroom Two
11'0" x 9'3" (3.36 x 2.83)
This good-sized double bedroom has two sets of south-facing windows. We love the wall-mounted Corby trouser press...a real touch of nostalgia! The carpeted room also has a radiator and ceiling light fitting.

Bedroom Three
13'6" x 8'7" (4.12 x 2.62)
Situated on the northern (front) side of the home, this carpeted bedroom has pleasant views of the front garden. There is a wide full-height shelving unit with sliding doors, leaving plenty of space for a bed and furniture in this double bedroom. The room has a radiator and ceiling light fitting.

Bedroom Four
14'4" x 9'7" (4.37 x 2.93)
Located at the rear of the home, this long double bedroom has yet more stunning views! The large amount of wall-mounted shelving suggests this could have been a study - and this would be a great place to work if you can resist gazing out at the views all day long! This carpeted room has a radiator and ceiling light fitting.

Rear Garden
It's hard to put into words how wonderful this entire garden is. It is obvious from the well-tended mature trees, plants and lawn that it has been lovingly maintained over a long period of time - and the elevated dining terrace gives you the perfect vantage point from which to enjoy views of the garden and - beyond - to the rising hillside of Starkholmes to the east and the rolling Dales hills in the distance.

That dining terrace runs wider than the full width of the house and has plenty of room for seating and dining, planters and outdoor storage. Around to the right is a greenhouse.

Steps on the right curve down to the wonderful, colourful garden. The upper lawn has a curved stone wall, giving it the feel of a small amphitheatre. It is certainly peaceful and relaxing - the dominant sounds are birds chirruping and, on the afternoon we were there, simply the swish of the trees swaying in the gentle wind.

The lawn slopes gently downwards and is interspersed with a wide range of trees, plants and flowers. Over to the right are red, pink and white evergreen roses. In front is a vibrant deep-red smoke tree and veronica hedge, whilst on the upper reaches of the left-hand side are several trees, including whitebeam, Norwegian maple and a Japanese flowering cherry tree.

A public footpath runs adjacent, outside the left side of the garden. The garden comes into a point at the bottom, with mature oak and cypress trees. It's a serene sanctuary and gardener's paradise in a lovely and uplifting setting.

Disclaimer
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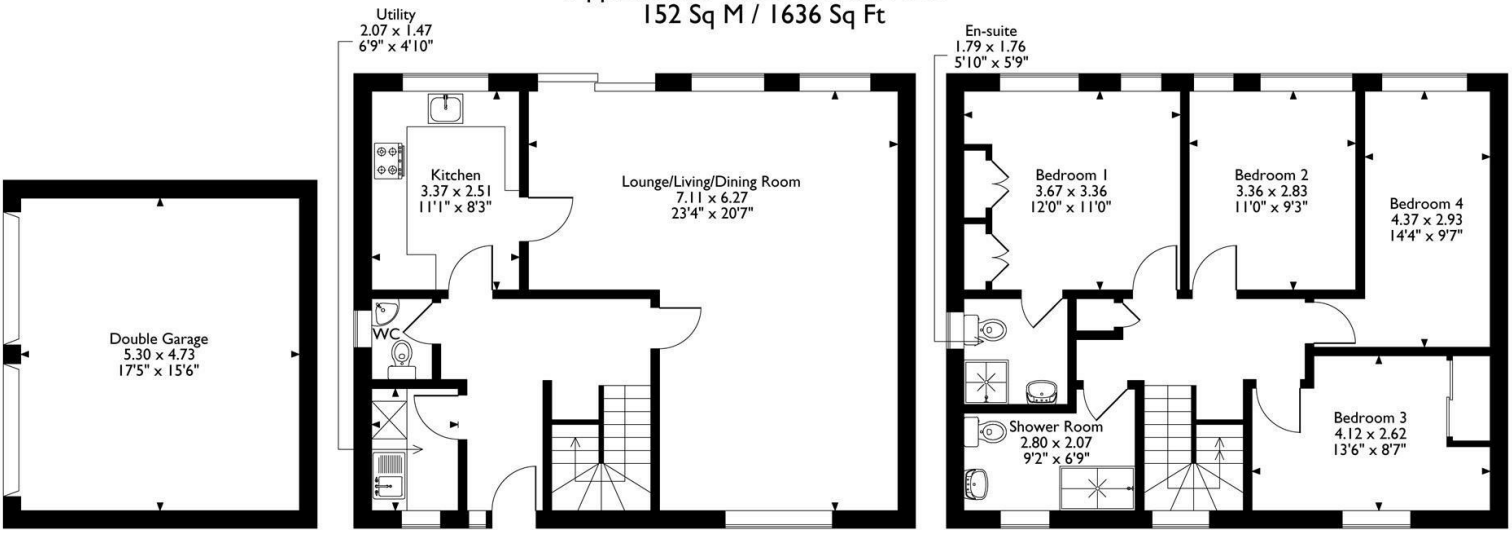
21 High Tor Road
Approximate Gross Internal Area
152 Sq M / 1636 Sq Ft



Ground Floor **First Floor**

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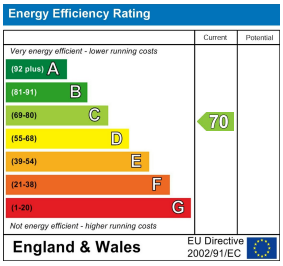

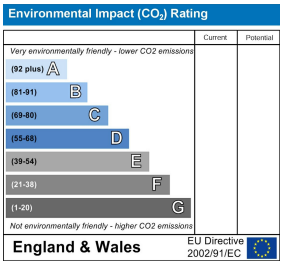

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