



Sally Botham
ESTATES

Greenaway Lane, Hackney, Matlock.
£290,000



58 GREENAWAY LANE

Hackney (including Upper Hackney) is a charming and highly desirable hillside hamlet situated just north-west of Matlock, commanding elevated views across the Derwent Valley. Positioned along the eastern slopes above the River Derwent towards Darley Dale, the settlement is characterized by its attractive stone-built period cottages, conversion properties, and peaceful country lanes. Hackney offers a delightful semi-rural atmosphere with a strong community feel, home to the well-regarded Darley Dale Primary School on Greenaway Lane as well as historic landmarks like its converted 19th-century chapels. Residents enjoy immediate access to surrounding fields and footpaths, while remaining just a short walk or drive from the everyday shops, cafes, and health services of both Matlock town centre and Darley Dale.

The hamlet lies just 1.5 miles from the centre of Matlock, 2 miles from Darley Dale, and within easy reach of the popular market towns of Bakewell (6.5 miles) and Chesterfield (9.5 miles). Situated just off the main A6 trunk road, there is swift access to Derby (20 miles) and Sheffield (20 miles), while nearby Matlock station provides a regular branch line rail service connecting directly to Derby and Nottingham, and onward to London St Pancras. Bordered by scenic walking routes and the historic Peak Rail steam railway in the valley below, Hackney is an ideal spot for those wanting a retreat just moments from Matlock's popular centre.

Entering the property via a glazed entrance door, which opens to:

DINING KITCHEN

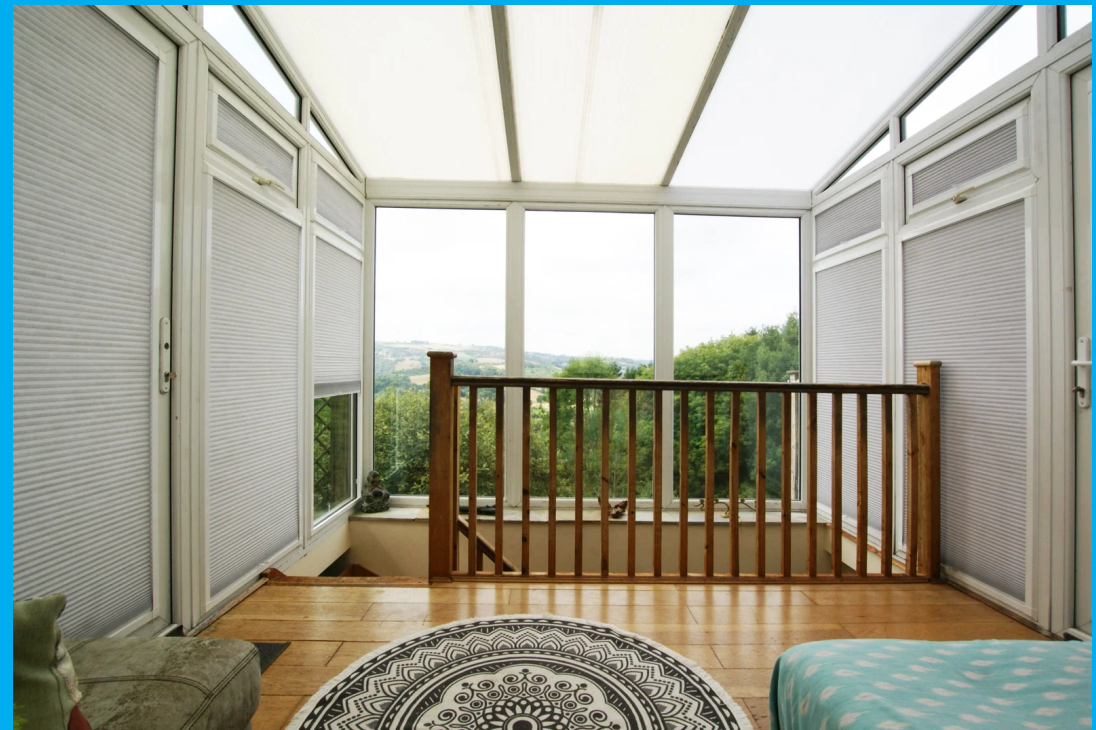
A delightfully spacious room with UPVC double-glazed windows taking advantage of the southerly aspect and the superb views afforded by the property. The dining area of the room has a feature fire opening with a dressed stone surround, housing a living-flame gas stove. There is a central heating radiator with thermostatic valve and a telephone point with broadband facility.

The kitchen area of the room has ceramic tiles to the floor and a range of bespoke pine units, with cupboards and drawers set beneath a solid pine worksurface. There are wall-mounted storage cupboards. Set within the worksurface is a porcelain sink with mixer tap. There is space and connection for an automatic washing machine and a dishwasher, and space for a fridge-freezer. Fitted within the room is a freestanding gas cooker. There is a central heating radiator with thermostatic valve and an extractor fan.

A pine batten door with thumb latch opens to:

SHOWER ROOM

Having a suite with: shower cubicle with a Mira Vie shower; concealed-cistern WC; and a pedestal wash hand basin. There is a central heating radiator with thermostatic valve, and an extractor fan. The room has partial panelling to dado height and there is coat hanging space.





From the kitchen, a further batten door leads to:

BEDROOM ONE

With a front-aspect UPVC double-glazed tilt-and-turn window with delightful views over the Derwent Valley. The room has a central heating radiator with thermostatic valve.

From the kitchen area of the room, a glazed door leads to:

CONSERVATORY

Being constructed in UPVC with floor-length double-glazed panels and a pent roof. There is polished light oak flooring, and double-glazed doors opening onto the raised decked seating areas to the rear of the property. A staircase descends to:

LOWER-FLOOR HALLWAY

Having natural stone flags to the floor, and a pair of double-glazed patio doors opening onto the terraced garden to the rear of the property. The room has a kitchenette with storage cupboards beneath a worksurface with an inset stainless sink. There is a kickspace heater. A batten door with thumb latch opens to:

BEDROOM TWO

With UPVC double-glazed patio doors opening onto the terrace and enjoying views over the valley. The room has painted tongue-and-groove panelling to the walls and a wall-mounted electric heater.

SHOWER ROOM

With a rear-aspect window with obscured glass and natural stone flags to the floor, following through from the hallway. Suite with: shower cubicle with mixer shower, pedestal wash hand basin, and dual-flush close-coupled WC. There is a wall-mounted fan heater and an extractor fan.

From the kitchen, an original batten door with thumb latch opens to:

SITTING ROOM

Having a UPVC double-glazed tilt-and-turn window and a glazed entrance door opening onto the raised decked seating area to the rear of the property. The room has slate tiles to the floor, and a feature fire opening with a natural stone surround housing a multifuel stove. There is a central heating radiator with thermostatic valve. A batten door with thumb latch opens to:

STORAGE ROOM Currently fitted with a cabin bed with ample storage beneath.

From the sitting room, a further batten door with thumb latch opens to:



BEDROOM THREE

Again, with a double-glazed with tilt-and-turn window, enjoying views towards Oker Hill and Wensley. The room has a fitted double cabin bed, with ample space beneath for a dressing area, office space, side furniture, etc. A panelled door leads to:

FAMILY BATHROOM

With a side-aspect double-glazed window, and suite with: panelled bath with Victorian-style mixer taps and handheld shower spray; pedestal wash hand basin; and close-coupled WC. There is a chrome-finished ladder-style towel radiator. Concealed within a cupboard is the Worcester gas-fired boiler, which provides hot water and central heating to the property.

OUTSIDE

The property is approached via a stepped pathway, to the side of which is a stone-built garden store. The steps descend to a pathway giving access to the entrance door. There is a raised decked seating area, taking advantage of the southerly aspect and fine far-reaching view, where the door opens from the conservatory. Further steps descend to an area of patio garden, where the doors open from bedroom two. Beyond the flagged terrace is a gravel border, ideal for displaying pot plants. There is a garden shed.

The property has outside lighting, water, and power supplies.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'B'

DIRECTIONS Leaving Matlock Crown Square via Bank Road, follow the road up the hill turning left by County Hall into Smedley Street. After approximately 0.6 of a mile turn right into Farley Hill then take the first left into Hackney Road which becomes Greenaway Lane after 0.5miles. The property can be found on the right hand side accessed via the steps to the side of 60.

Disclaimer All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. Photographs and descriptions may have been enhanced by AI.

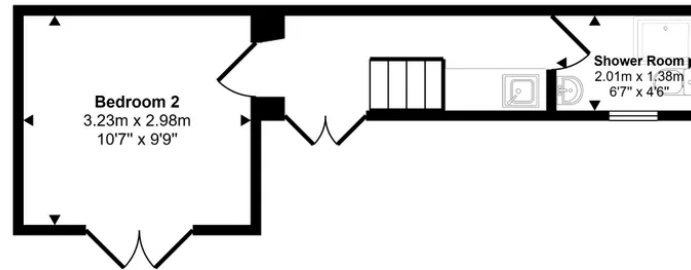




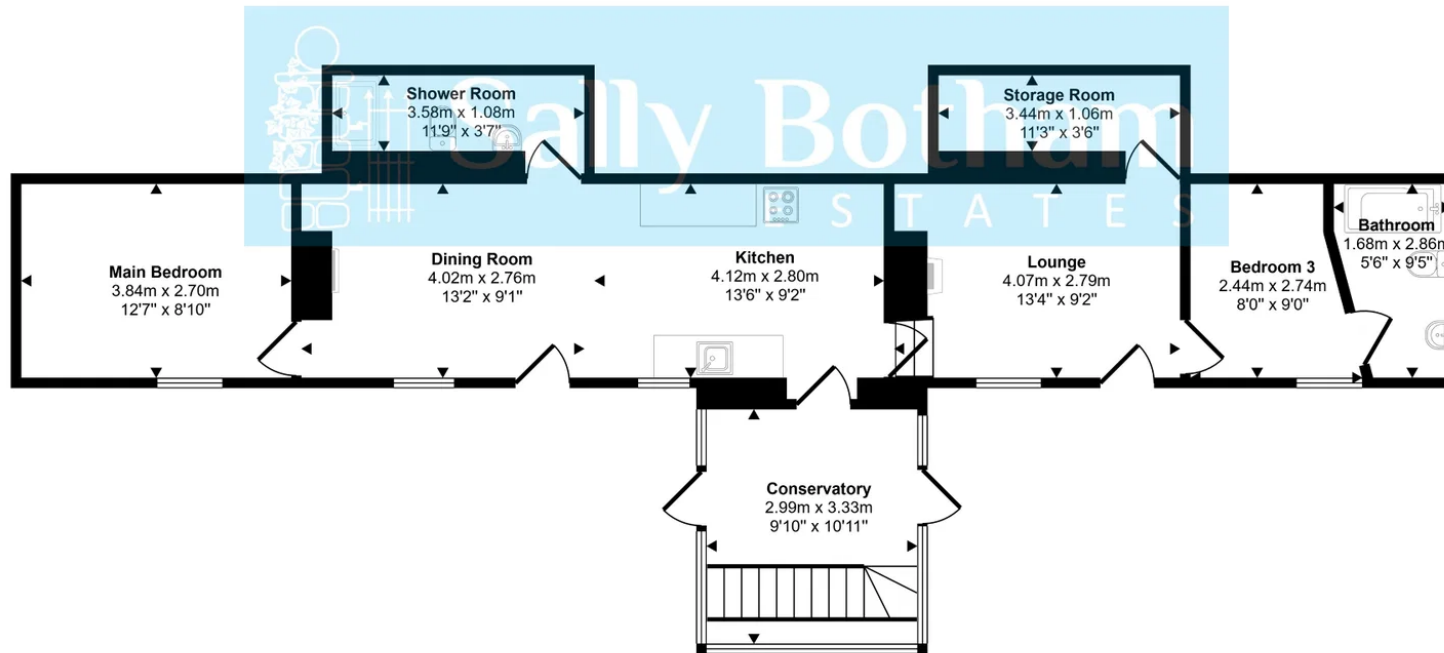


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
96 sq m / 1037 sq ft



Lower Ground Floor
Approx 18 sq m / 199 sq ft



Ground Floor
Approx 78 sq m / 839 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.