



**GRANT'S**  
OF DERBYSHIRE

Brunswick Road, Matlock DE4 3PA  
Offers Around £199,995

Grants of Derbyshire are delighted to present this charming two bedroom cottage, occupying an elevated position with spectacular countryside views just off the centre of the ever-popular town of Matlock Bath. Currently operating as a successful holiday let, the property offers versatile accommodation with an inviting entrance hallway leading to a bright sitting room, a separate dining room and a well-appointed kitchen, while the first floor features two bedrooms and a family bathroom. Outside, paved courtyards to both the front and rear provide delightful spaces to relax and unwind while enjoying the surrounding scenery. With no upward chain, a virtual tour available, and viewing highly recommended, this cottage represents a wonderful opportunity either as a characterful family home or a proven investment.



## Ground floor

Steps and a pathway lead to the front door

### Entrance Hall 3'2" x 13'4" (0.99 x 4.07)

As you enter the property you are greeted with an entrance hall, ideal for storing coats and shoes. To the end of the hall is a useful storage cupboard, while a door on the left leads into the

### Living room 12'3" x 9'6" (3.75 x 2.90)

This light and airy living room is centred around a charming gas fire, creating a cosy focal point for the space. A large front-aspect window floods the room with natural light and frames breathtaking views of the surrounding countryside, making it an inviting place to relax and unwind.

### Dining room 12'9" x 12'2" (3.90 x 3.73)

Through the archway from the living room, the dining room presents a welcoming space complete with a charming log burner. A rear-aspect window allows plenty of natural light to fill the room, creating a bright and inviting atmosphere. Wooden doors open to the stairway, while the room itself offers ample space for a dining table and chairs, making it ideal for family meals or entertaining guests.

### Kitchen 4'11" x 5'9" (1.52 x 1.76)

Located just off the dining room, the kitchen is fitted with a range of wall, base, and

drawer units, four ring gas hob complemented by tiled splashbacks and an inset stainless steel sink. A door opens directly onto the rear courtyard, allowing natural light to flood in and seamlessly blending indoor and outdoor living.

## Second floor

Stairs from the dining room rise to the first floor landing.

### Bedroom One 15'9" x 9'6" (4.82 x 2.91)

This spacious and bright double bedroom provides ample room for furnishings and offers two large front-aspect windows that flood the space with natural light, while framing stunning views of the surrounding countryside.

### Bedroom Two 8'2" x 12'2" (2.50 x 3.72)

This second bedroom would make an ideal small double or a versatile home office. A rear-aspect window overlooks the courtyard, allowing natural light to brighten the space.

### Bathroom 4'5" x 9'4" (1.36 x 2.85)

This family bathroom is fitted with a three-piece suite comprising a white pedestal sink, a bath with shower over, and a low-flush WC. A rear-aspect window allows natural light to brighten the space.

## Outside

To the front of the property is a charming

paved courtyard, perfectly suited for outdoor seating and enjoying the far-reaching countryside views. At the rear, a second paved courtyard provides space for a small table and chairs, together with useful outbuildings with power and light offering additional storage along with space and plumbing for a washing machine.

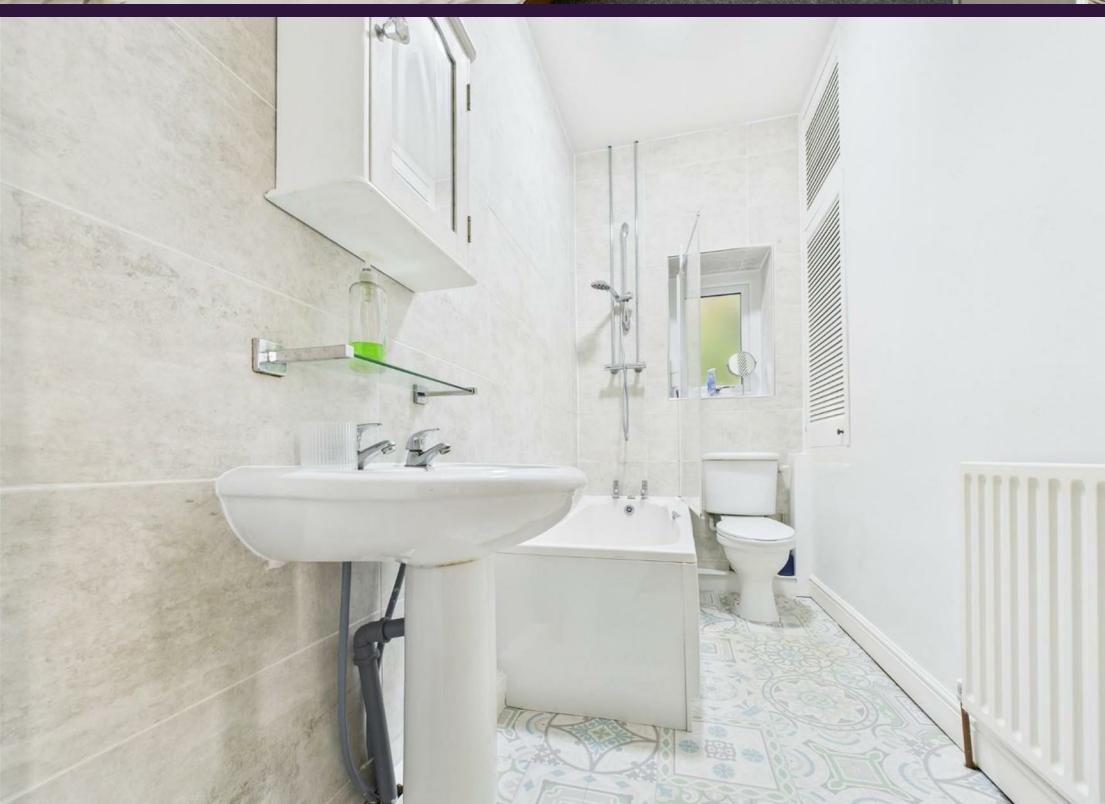
## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1555 per annum.

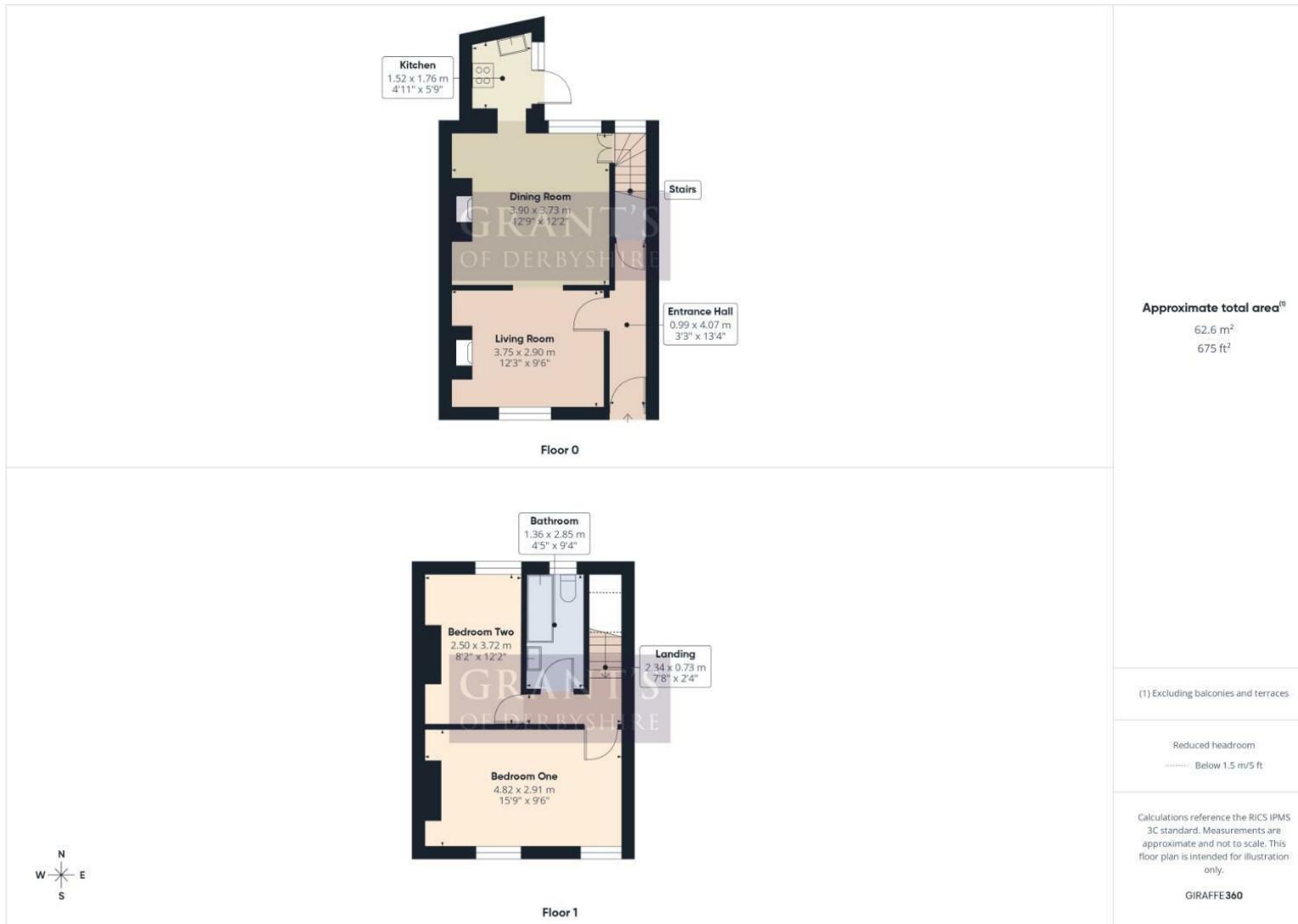
The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

## Directional Notes

From our offices at Wirksworth, proceed along Harrison Drive in the direction of Cromford. At Cromford Market Place, take a left hand turn onto The A6 and continue along in the direction of Matlock. You will pass through Matlock Bath and then at the County and Station public house (on your right) turn first left into Holme Road proceeding up the hill before turning right again into Brunswood Road, follow the road up, until you find the turn for Devonshire Terrace.







**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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(B1-91) A	81	(B2-91) A	81
(B1-81) B	63	(B1-81) B	63
(B1-61) C	63	(B1-61) C	63
(B1-41) D	63	(B1-41) D	63
(B1-21) E	63	(B1-21) E	63
(B1-11) F	63	(B1-11) F	63
(B1-01) G	63	(B1-01) G	63
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	