



Cumbræ, 37 Eversleigh Rise, Darley Bridge - DE4 2JW
Offers Around £399,995



CUMBRAE, 37 EVERSLEIGH RISE

Darley Bridge, Matlock DE4 2JW

This detached three bedroom property enjoys superb panoramic views across the Derbyshire hillsides to the rear and offers fantastic potential to create a wonderful long-term home.

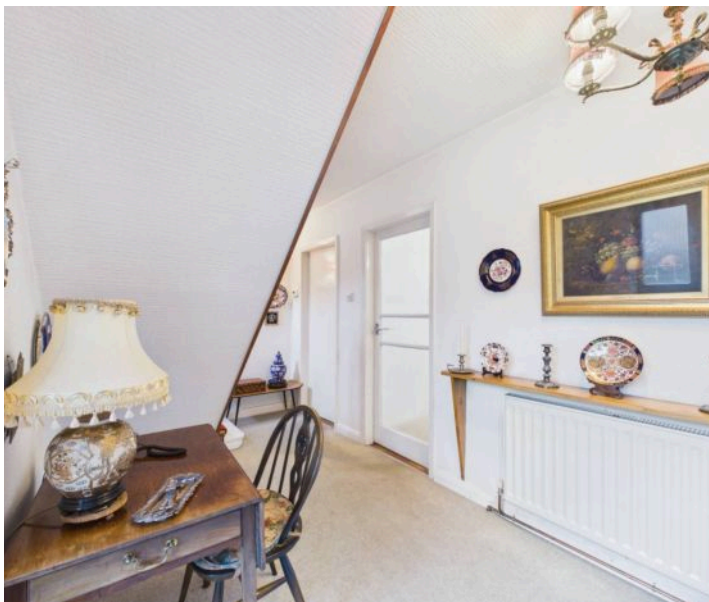
Set back from the roadside, the property benefits from a generous frontage with a large driveway providing ample off-road parking, a detached single garage, and a good-sized front garden. To the rear is a delightful, fully enclosed garden — ideal for families, entertaining, or simply enjoying the open outlook.

The accommodation briefly comprises an entrance hallway, sitting room, dining room, kitchen with useful pantry, and ground floor WC. To the first floor are three bedrooms and a family bathroom. Externally, there is also a practical attached outhouse providing additional storage or workspace.

Ideally located within a popular residential area, the property is within easy reach of excellent local amenities, schools, and transport links. While requiring a degree of modernisation, the home benefits from gas central heating and offers excellent scope for improvement or further development (subject to necessary consents), presenting an exciting opportunity for buyers to create an exceptional home.

Council Tax band: E

Tenure: Freehold





Location

Darley Bridge is a small village located just beyond the boundary of the Peak District National Park. It lies within easy reach of the everyday amenities in nearby Two Dales and Darley Dale, and is less than a mile from the full range of facilities offered by the market town of Matlock. Matlock is well positioned for commuters, with rail connections to Derby and convenient road links to Chesterfield, around six miles away, both providing access to wider national rail networks. Sheffield can be reached in approximately 30 minutes, while Derby and Nottingham are also comfortably accessible by car. Surrounded by beautiful countryside, the area offers excellent access to renowned attractions including Chatsworth House, Haddon Hall and Hardwick Hall.

Entrance Hallway

14' 4" x 6' 9" (4.36m x 2.05m)

Accessed via a glazed front entrance door with matching side panel beneath a storm porch, the welcoming entrance hallway has doors opening to the sitting room, dining room and kitchen. A staircase rises to the first floor, and a door at the foot of the stairs, adjacent to the front-facing window, leads to the downstairs WC.

Sitting Room

17' 0" x 11' 0" (5.17m x 3.36m)

A well-proportioned sitting room, enjoying excellent natural light from dual-aspect windows. The front-facing window overlooks the fore garden, while the rear window offers pleasant views across the rear garden towards the hillsides beyond. A fireplace with raised hearth and electric fire creates a focal point to the room and lighting is provided by wall lights as well as the central ceiling fitting. To the rear of the room is a glazed door giving access through to the dining room.

Dining Room

9' 9" x 9' 9" (2.98m x 2.97m)

With ample space for a good-sized dining table and chairs, this room features a rear-facing window enjoying a delightful outlook over the garden towards open countryside beyond.



Kitchen

9' 10" x 9' 5" (3.00m x 2.87m)

A part-tiled kitchen fitted with a range of wall and base units topped with roll-edge work surfaces. The stainless steel sink with mixer tap is positioned beneath a rear-facing window, taking advantage of a pleasant outlook. There is space and plumbing for a washing machine and a freestanding gas cooker, with additional room for other appliances as required. A door leads to a useful pantry fitted with shelving, while a side-aspect door provides access to the exterior. The kitchen also houses the wall-mounted Worcester combination boiler which services the gas central heating.

WC

3' 5" x 3' 4" (1.04m x 1.02m)

Having a small window to the first aspect, this room is fitted with a low flush WC along with a wall mounted wash hand basin with mixer tap.

First Floor Landing

The staircase from the ground floor leads to this semi-galleried landing, flooded with natural light from the front-facing window. Doors open to the three bedrooms and the bathroom, while double doors open to a useful cupboard providing plenty of storage. There is also access to the roof space.

Bedroom One

14' 1" x 10' 0" (4.28m x 3.04m)

This is a good-sized double bedroom, currently fitted with a range of furniture, providing ample practical storage. The standout feature of the room is the two rear-facing windows that offer far-reaching panoramic views of the surrounding countryside.

Bedroom Two

13' 7" x 8' 6" (4.14m x 2.60m)

This second double bedroom is also of a good size and benefits from the same superb rear-aspect views as the main bedroom. Double doors open to a built-in cupboard, offering useful hanging and storage space.

Bedroom Three

10' 7" x 6' 11" (3.22m x 2.10m)

This bedroom is to the front of the home with a window overlooking the fore garden.





Bathroom

8' 3" x 6' 2" (2.51m x 1.87m)

With an obscured glass window to the front aspect as well as a smaller window to the side, this part-tiled room is fitted with a traditional three piece suite comprising low flush WC, pedestal wash hand basin and panelled bath.

Outbuilding

7' 5" x 6' 8" (2.26m x 2.02m)

Accessed externally via a door adjacent to the kitchen, this outbuilding benefits from both power and lighting, making it ideal for use as a workshop or additional storage space.

Rear Garden

To the rear of the property is a sizeable garden offering excellent potential, particularly for keen gardeners. It is predominantly laid to lawn and fully enclosed by a combination of timber fencing and hedging. A paved area adjoins the house, with gated access to both sides leading to the front of the property.

Front Garden

To the front of the property is a driveway which provides off-road parking for several vehicles and gives access to the garage. Adjacent to this is a garden area featuring a generous lawn, enclosed by hedging and having well-stocked borders.

GARAGE

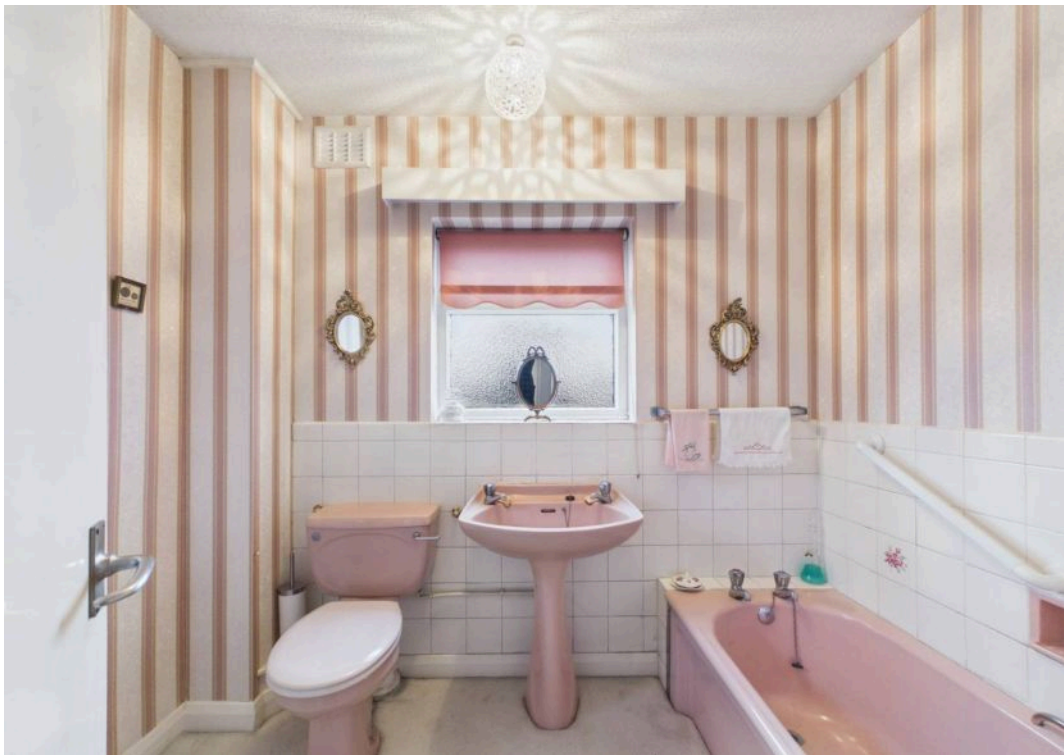
Single Garage

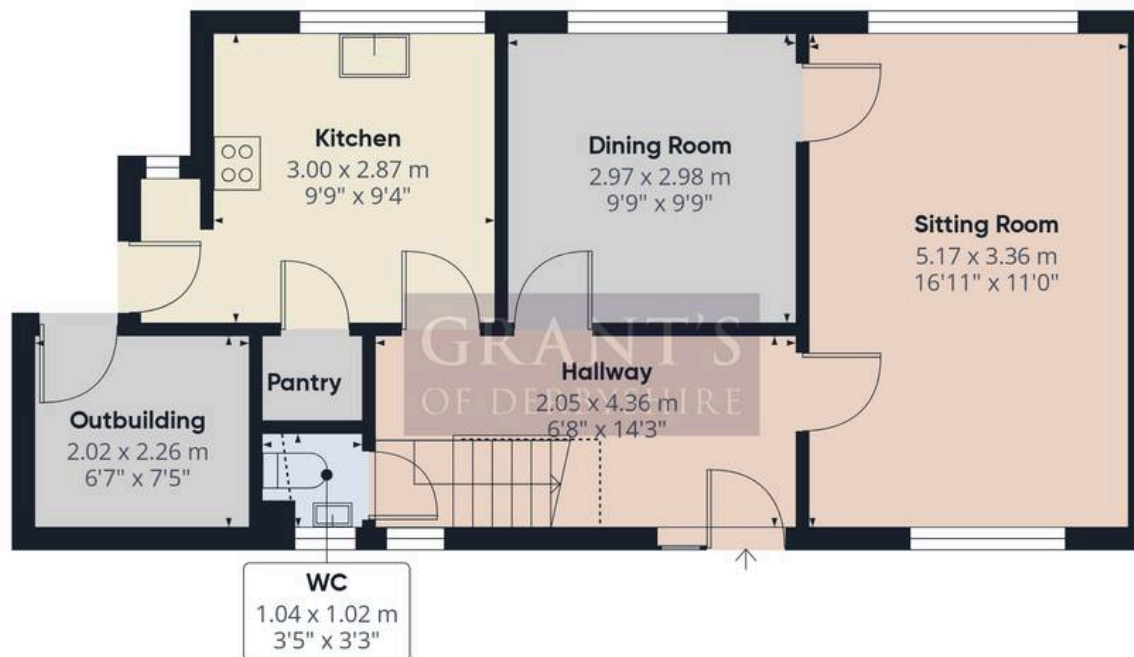
Accessed from the front via double timber doors, this garage measures 17'0" x 8'0" (5.17m x 2.78m) There are windows to the rear and side as well as a pedestrian door to the rear.

DRIVEWAY

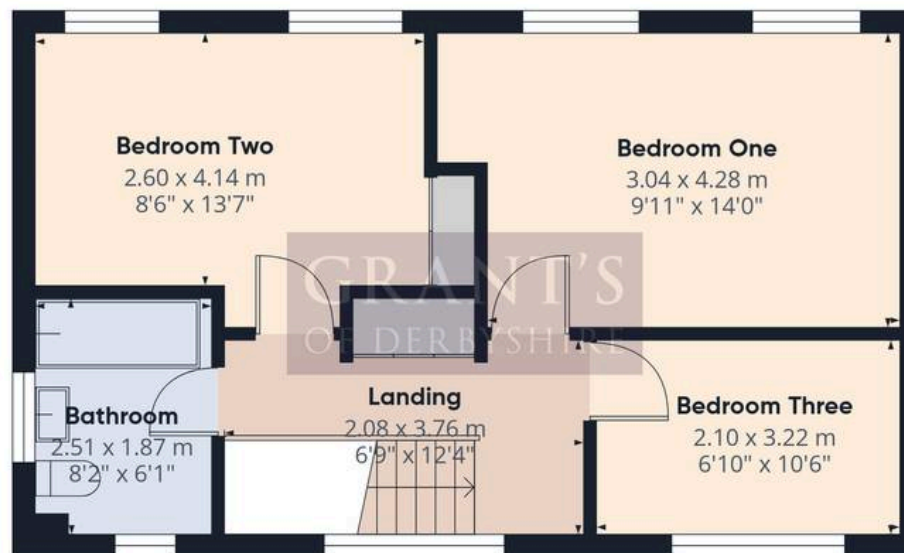
5 Parking Spaces

The large driveway to the front of the home provides off road parking for at least five vehicles.





Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

96 m²

1036 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





GRANT'S OF DERBYSHIRE ESTATE AGENTS

21 ST. JOHN STREET, WIRKSWORTH - DE4 4DR

01629 823008

INFO@GRANTSOFDERBYSHIRE.CO.UK

WWW.GRANTSOFDERBYSHIRE.CO.UK/

ALL MEASUREMENTS IN THESE DETAILS ARE APPROXIMATE. NONE OF THE FIXED APPLIANCES OR SERVICES HAVE BEEN TESTED AND NO WARRANTY CAN BE GIVEN AS TO THEIR CONDITION. THE DEEDS HAVE NOT BEEN INSPECTED BY THE WRITER 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.