



The Cottage Hallmoor Road, Darley Dale Matlock DE4 2HF

welcome to

The Cottage Hallmoor Road, Darley Dale Matlock

- Deceptively large
- Stunning views
- Immense character
- Central heating and double glazing
- Delightful cottage gardens

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£325,000

view this property online bagshawsresidential.co.uk/Property/BAK107694



Property Ref:

BAK107694 - 0005

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Agents Note

This is a beautiful period stone cottage which has immense character and stunning and distant rural views to the front in the direction of The Peak District National Park. The interior is presented immaculately has is fitted with a bespoke oak kitchen which has vaulted ceilings. Character is enhanced with revealed natural stone walls, ceiling beams, exposed pine floors and a stunning fireplace with woodburning stove. The location is exceptional and quiet. This is an attractive wooded hillside location which has a southerly aspect.

Entrance Lobby

A paneled entrance door with an exterior coach light and bull nose knocker opens to the sitting room.

Sitting Room

Front double glazed window. An exposed stone wall has a deep recessed fireplace which has a raised stone hearth and a cast iron multi fuel stove. There are exposed pine floor boards and beamed ceiling.

Dining Room

Front facing double window. Herringbone floor and beamed ceiling. There are built-in storage cupboards and a radiator.

Breakfast Kitchen

Bespoke solid oak cabinets provide ample storage with granite work tops and these compliment the revealed beams in the lofty ceiling which have Velux roof lights which flood the room with light along with rear double glazed windows which offer attractive rear cottage garden views. Appliances include a larder fridge- freezer. Space for Gas cooker. There is space for a dining table, tiled floor and a stable door leads out to the side and the gardens.

Bathroom

A ground floor bathroom which has a modern white suite with chrome fittings comprising a panel bath with mixer shower and glass shower screen, a wash basin and W.C. The walls are majority ceramic tiled, there is exposed natural stone walling and fitted oak storage cupboards and velux window.

Landing

front facing window which has delightful views. There is a recess with storage.

Bedroom 1

A double room which has front and rear windows that provide lovely light and distant views to the front and cottage garden views to the rear. There is exposed natural stone walling and a



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