



2 Bed Cottage

Devaney Cottage, 1 Knowleston Place, Matlock DE4 3BU
Offers Around £349,950 Freehold



Fletcher
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- Charming Two Bedroom Cottage (668 sq. ft) with Stone Outbuilding (301 sq. ft)
- Located in the Heart of Matlock – Excellent Amenities within Walking Distance
- Lounge/Dining Room with Exposed Beams
- Well Appointed Fitted Kitchen/Dining Room
- Two Double Bedrooms & Shower Room
- Courtyard Garden with Brick Store
- Allocated Car Parking
- Stone Outbuilding (301 sq. ft) with Good Potential – Office, Airbnb or Garage

A charming two-bedroom cottage with stone outbuilding nestled in the heart of Matlock. This property offers a perfect blend of character and modern living, making it an ideal home for those seeking a tranquil yet convenient lifestyle.

Spanning 668 square feet, this cottage is designed to make the most of its space, offering a cosy yet functional layout.

One of the standout features is the stone outbuilding – 301 sq. ft (requiring modernisation), which presents excellent potential for various uses (subject to planning permission) Whether you envision it as a home office, an Airbnb rental, or a garage, this versatile space can be tailored to suit your needs.

With all local amenities within walking distance, you will find everything you need right on your doorstep, from shops, pubs, cafes/restaurants, parks/recreational areas and bus/train services.

Devaney Cottage benefits from an allocated car parking space.

The Location

LOCATED IN OLD MATLOCK – There is ready access to the wide range of cafes, bars, train station, good primary/secondary schools and other facilities within Matlock. In the centre of the town is Hall Leys Park with sports facilities, children’s play area, formal gardens, and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby, and Nottingham, and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5 miles), and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham, and on to London St Pancras.

Accommodation

Lounge/Dining Room

16'1" x 12'4" (4.91 x 3.76)

With radiator, matching stone flooring, spotlights to ceiling, generous sized exposed beam, two additional exposed beams, door and windows to rear giving access to courtyard garden with internal plantation shutters, window to side with internal plantation shutters, additional window to rear with internal plantation shutters, small window to side with plantation shutters and staircase leading to first floor.



Kitchen/Dining Room

15'11" x 7'4" (4.87 x 2.25)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob with concealed extractor hood, built-in electric fan assisted oven, stone flooring, exposed stone display fireplace and further exposed stonework, beams to ceiling, spotlights to ceiling, double glazed window to side, integrated washer dryer and open square archway leading into lounge/dining room.



First Floor Landing

6'3" x 4'3" (1.92 x 1.30)

With Velux style window to side and spotlights to ceiling.

Double Bedroom One

12'9" x 11'8" (3.91 x 3.56)

With beam to ceiling, Velux style window to side, window to rear with internal plantation shutters, built-in cupboard housing the central heating boiler, radiator and internal oak latch door.



Double Bedroom Two

12'3" x 8'11" (3.75 x 2.73)

With spotlights to ceiling, beams to ceiling, double glazed Velux window to side, radiator and internal oak latch door.



Shower Room

6'8" x 6'7" (2.05 x 2.03)

With separate shower cubicle with shower, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring, spotlights to ceiling, heated chrome towel rail/radiator, Velux window to side and internal oak latch door.



Built-In Cupboard

3'6" x 2'10" (1.07 x 0.87)

Providing storage.

Courtyard Garden

To the rear of the property is a low maintenance, courtyard garden which is private and enclosed. There is a stone outbuilding.

Allocated Car Parking

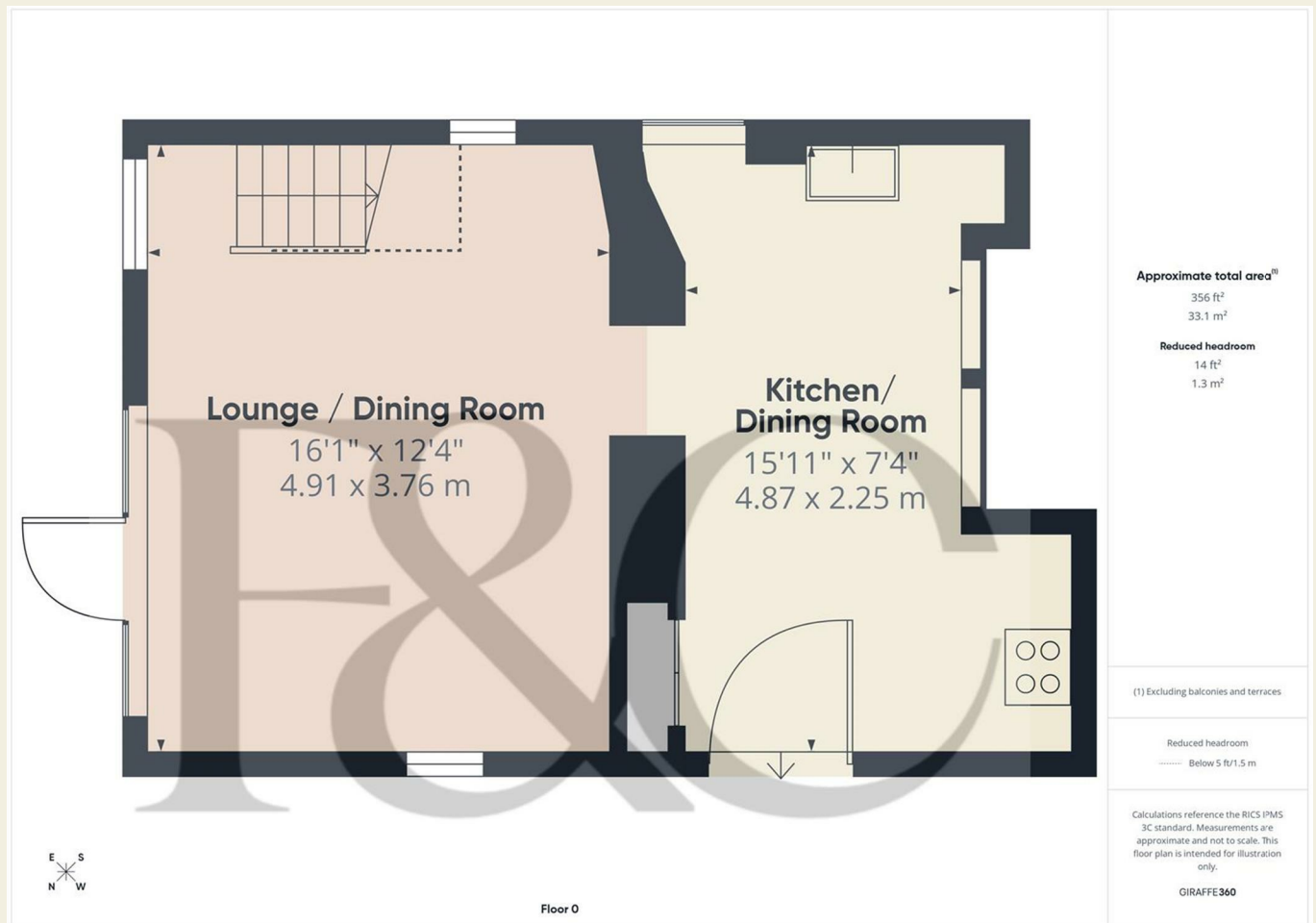
Devanney Cottage benefits from one allocated car parking space.

Stone Outbuilding - Requires Modernisation

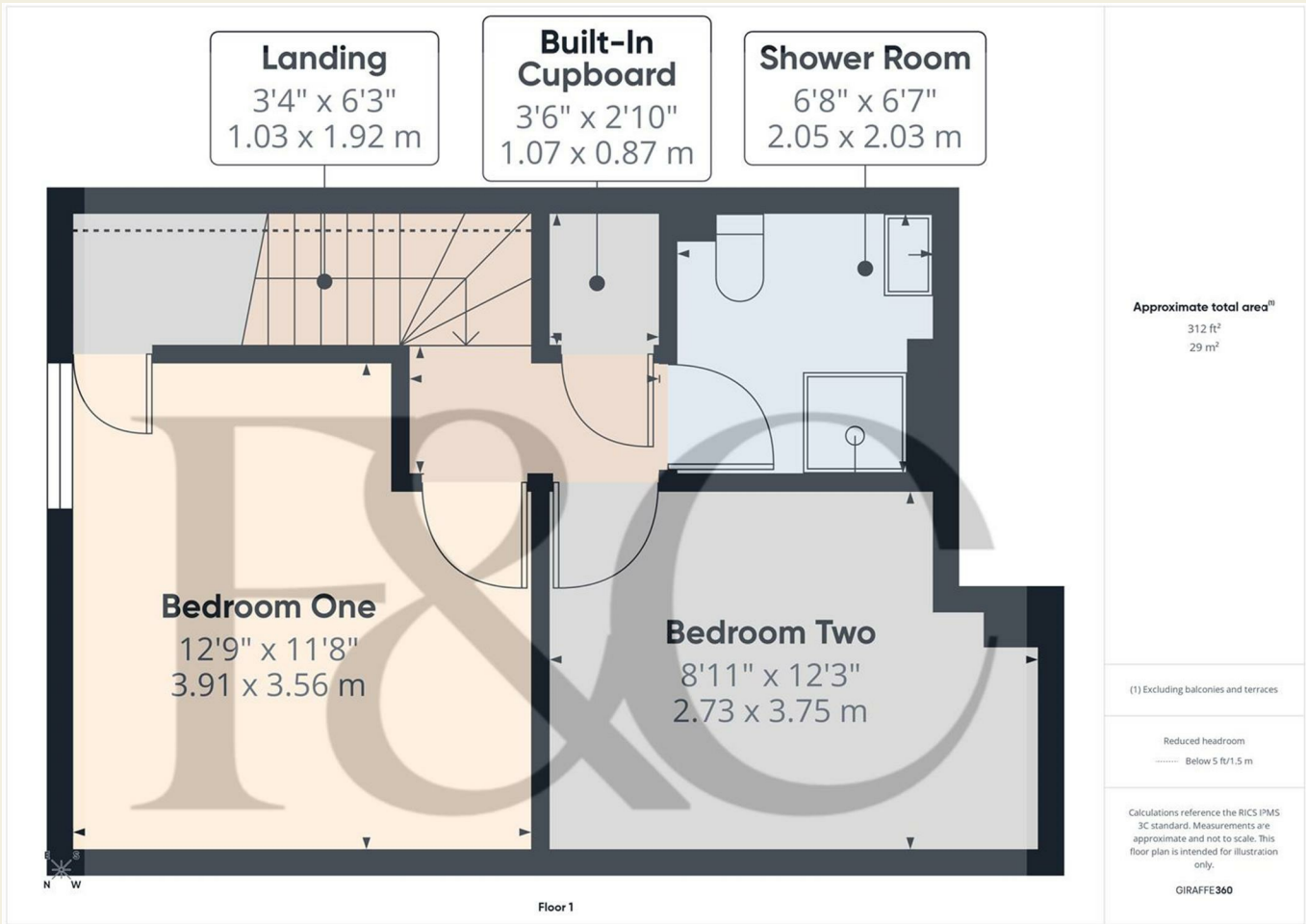
18'1" x 16'2" (5.52 x 4.95)

With great potential to convert, for example as an Airbnb, Office or Garage subject to planning permission.

Council Tax Band



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	74	90
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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