



# Trollbridge House Holloway

**Trollbridge House**  
**Church Street**  
**Holloway**  
**Matlock**  
**Derbyshire DE4 5AY**



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Trollbridge House presents a unique opportunity to acquire an attractive stone-built detached property within the sought after village of Holloway, boasting no upward chain. The property includes a spacious four bedroom dwelling with pleasant accommodation spread across three floors, together with rear gardens and patio, and an integral garage. The property benefits from far-reaching rural views across the Derbyshire countryside and is perfectly suited to family living.

**Guide Price: £675,000**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





# Trollbridge House

## **Location:**

Trollbridge House is located in the rural village of Holloway, which benefits from a village butchers and primary school. The town of Matlock sits approximately 4 miles away where an array of amenities can be found including high street shops, a post office, public houses, primary and secondary schools, restaurants, and medical centres. Further nearby towns and villages include: Crich to the southeast (3.1 miles), Wirksworth to the southwest (4.4 miles), Belper to the south (6.6 miles), and Ashbourne to the southwest (12.4 miles). The cities of Sheffield, Derby, and Nottingham are all within a 25-mile radius, providing further shopping, dining, and transport connections. The local area boasts a wealth of walking routes, nature trails and scenic viewpoints, being near to the Peak District National Park, ideal for those who enjoy outdoor pursuits.

## **Description:**

Trollbridge House presents a wonderful opportunity to acquire a characterful stone-built property, boasting a sought-after location in the village of Holloway offering a semi-rural feel with far-reaching countryside views. The property briefly comprises an attractive detached four-bedroom dwelling, well-maintained garden and patio area, a garage, and off-road parking for two vehicles.

The sale offers a unique opportunity for those seeking a taste of the 'country lifestyle' whilst boasting the convenience of town nearby and within close proximity to a broad range of amenities and road links.

## **Directions:**

From Matlock Bath head south along the A6 Derby Road. Turn left after the traffic lights onto Mill Road, signposted for Lea. Continue to follow the road round for approx 2.3 miles, heading into the village of Holloway. At the grass roundabout, bear left onto Church Street and continue for approx 350 yards. The property can be found on the left hand side, indicated by our 'For Sale' board.

What3Words: //noon. Keyboards.button

# Accommodation

Trollbridge House presents a perfect spacious family home with accommodation across three floors, and modern interiors finished to a pleasant standard, offering far-reaching rural views across the Derbyshire countryside.

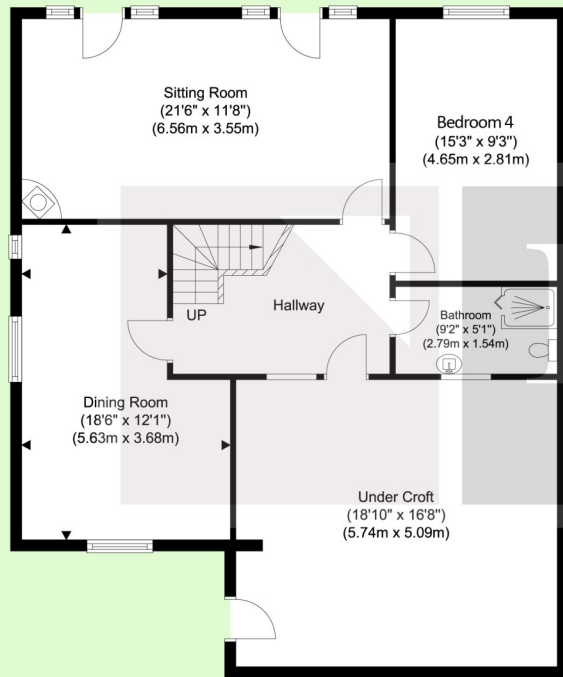
Welcomed through an inviting entrance hall, the ground floor offers a bright and spacious kitchen diner with fitted units and much space for seating and entertainment. A useful utility room locates off the kitchen, with further fitted units, and offers access into the garage. The entrance hall also offers access into a flexible study space, and a cloakroom with w/c and basin.

The lower ground floor presents a generous sitting room complete with a log burning fire and dual patio doors opening into the garden creating a bright space. Further lower ground floor accommodation comprises a dining room, and guest bedroom with a shower room. The first floor presents a master bedroom boasting a dressing room and ensuite shower room, and two further double bedrooms with a family bathroom. The accommodation is extensive and offers a very flexible layout, depending on the purchasers requirements and taste.

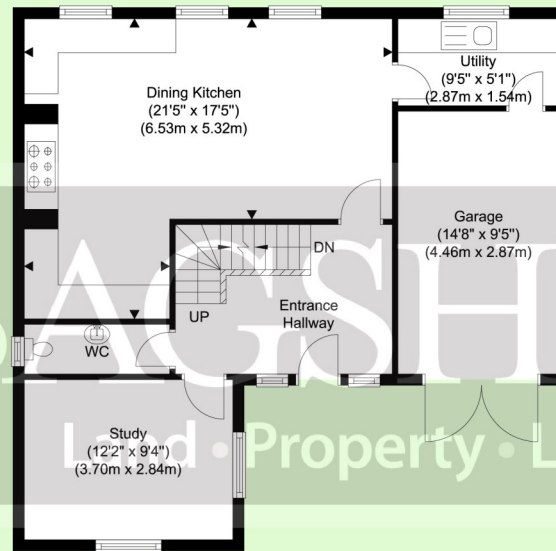




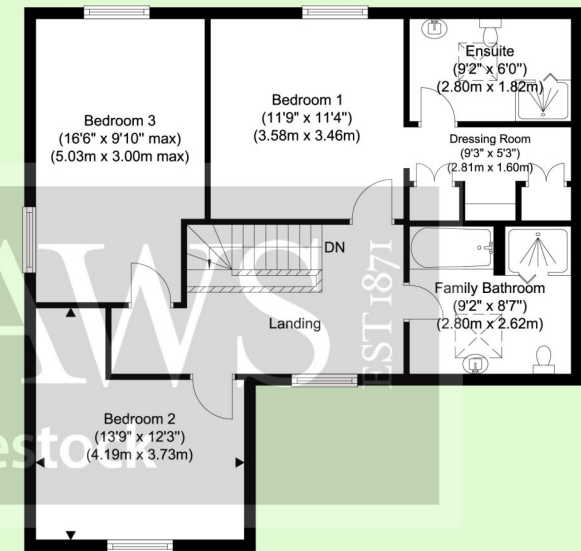
Lower Ground Floor



Ground Floor



First Floor



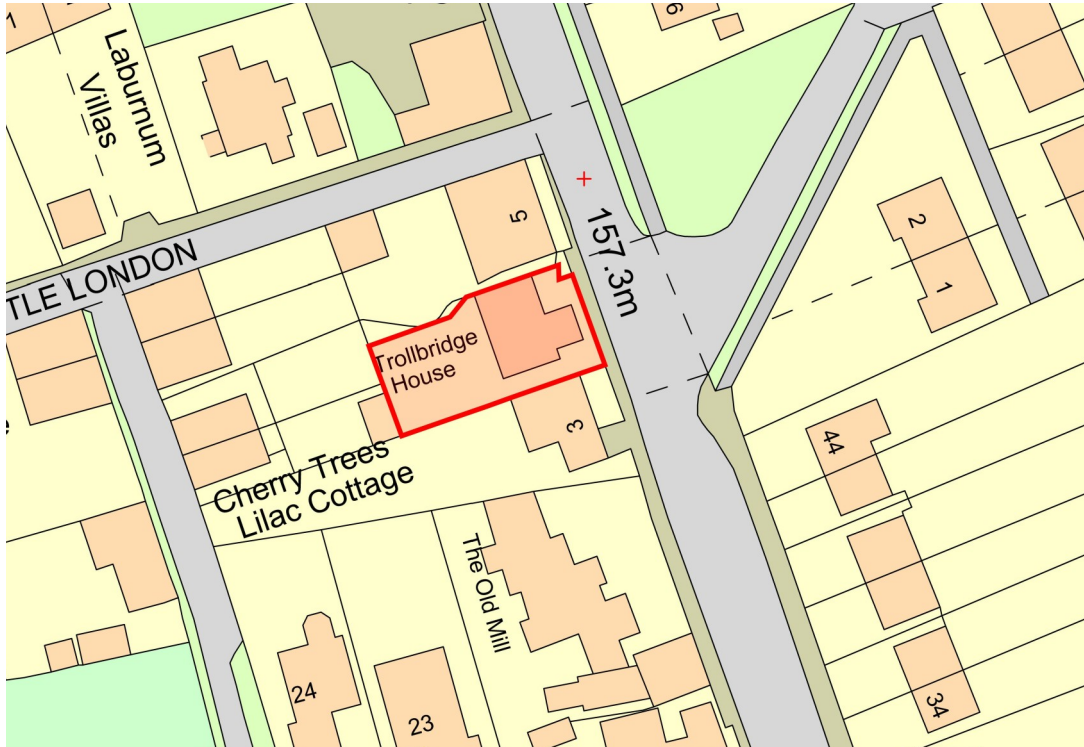
## Trollbridge House, Church Street, Holloway, Matlock

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Assessments First**





## Externally

Trollbridge House occupies an elevated position, with well-maintained gardens lying to the rear of the dwelling hosting an array of plants and flower beds, with mature hedges and shrubs offering privacy. The patio area offers plentiful space to relax and enjoy outdoor dining and seating, with far-reaching views across the Derbyshire Dales. To the lower ground floor, a storage room presents a useful undercover area flexible in its uses whether that be a potting area, log store and/or workshop space. An integral garage offers a further usable space, fronted by a private paved driveway with off-road parking for two vehicles.





# General Information

## Services:

The property benefits from mains water, electricity, gas and sewerage. The property also benefits from solar panels and an electric car charging point.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

## Mineral and Timber Rights:

It is understood that these are included in the sale as far as they exist.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

## Council Tax Band: F

## EPC Rating: B

## Vendor's Solicitors:

Lovedays Solicitors, Bridge Street, Bakewell, Derbyshire DE45 1DS

## Local Authority:

Amber Valley Borough Council, Market Place, Ripley, Derbyshire DE5 3BT

## Broadband Connectivity:

It is understood that the property benefits from a good broadband service. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## Method of Sale:

The property will be offered for sale by private treaty.

## Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

## Agents Note:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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