



Knowleston Place, Matlock, DE4 3BU

We adore this beautiful cottage, located in the heart of Matlock. The home has a new roof*, freshly-rendered exterior, recently upgraded rear garden, restored quarry tiled flooring, new carpets and has been redecorated throughout. Just a flat short walk through Hall Leys Park into Matlock town centre, the home is also situated beside a brook and is within walking distance of schools. There is communal parking opposite for the few houses at the end of this quaint cul-de-sac.

*Half of the roof has been replaced and the remainder restored to a high standard.

On the ground floor is a sitting room, kitchen-diner, utility room and shower room. Two double bedrooms (one with an en-suite WC) are located on the first floor. The recently upgraded rear garden includes seating and dining areas overlooking the brook, with views up to the prominent St Giles Church nearby.

A pleasant wander along Knowleston Place, with Bentley Brook on your left, brings you to Hall Leys Park, providing a traffic-free stroll into town. Matlock is one of the most famous towns in the area, nestled on the border of the Derbyshire Dales and the Peak District. It has a thriving town centre (a recent report noted it was in the top 5 towns in the UK for increased footfall since the pandemic) and natural attractions aplenty all around. Chatsworth House, Peak Rail, The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by.

- Immaculate stone built 2 bedroom cottage
- Restored quarry tiled flooring
- Redecorated throughout including new carpets
- Communal parking directly opposite
- Flat, short walk to Matlock town centre and Hall Leys Park
- Half of the roof replaced and remainder restored to high standard
- Transformed the rear garden, with dining and seating areas
- South-facing garden with brook running beside
- Freshly rendered external walls
- Council Tax band B

£240,000

Knowleston Place, , Matlock, DE4 3BU

Front of the home

This pretty stone built cottage has an attractive symmetrical facade. The home is at the end of a row of similar terraced houses, with communal parking opposite for the several homes towards the end of this cul-de-sac. There are uPVC double glazed windows and you enter the home through the part-glazed wooden front door.

Sitting Room

13'7" x 11'5" (4.15 x 3.5)

This charming bright and airy room has laminate flooring, a high ceiling with chandelier light fitting, radiator, tall skirting boards and a large bookcase set within the alcove to the left of the fireplace. The fireplace itself now has a cute alcove suitable for display, with a shuttered cupboard to the side. An impressive wall-mounted glass-fronted display case is a lovely feature in the corner of the room. The fitted blinds to the window and bespoke long curtain by the front door are included in the sale.

A wooden door with patterned glass leads into the kitchen-diner whilst a part-glazed wooden door in the far corner leads through to the stairs and shower room.

Kitchen-Diner

14'9" x 8'10" (4.5 x 2.7)

This bright and airy dual aspect room has large windows at each end and a fully-glazed uPVC door to the rear garden. The current owner has restored the quarry tiled floor. The room has a high ceiling with recessed spotlights, radiator, fitted blinds to the front window and space for a four-seater dining table.

Immediately on the right is a worktop with drawers below. Opposite, the long L-shaped worktop has space at the right hand end for an American style fridge-freezer. The gas oven in the centre is included in the sale and has a brushed chrome and glass extractor fan above. The fitted kitchen includes a range of high and low level country cabinets and space and plumbing for a dishwasher. The integral 1.5 stainless steel sink and drainer with chrome mixer tap sits beneath the south facing window, looking out over the garden and brook.

An open entrance leads to the utility space, which has linoleum flooring, window, ceiling light fitting and space and plumbing for a washing machine.

Shower Room

7'6" x 4'11" (2.3 x 1.5)

A wooden door with wooden glazed panels opens into this modern shower room. The large double cubicle on the right has sliding glass doors and houses a mains fed shower, with tiled surround. The room has tile-effect vinyl flooring, a chrome heated towel rail, frosted double glazed window, ceiling light fitting and extractor fan. The ceramic WC has an integral flush and the ceramic pedestal sink has a chrome mixer tap - both with a tiled wall behind. The room also includes a wall-mounted mirrored cabinet.

Stairs to first floor landing

There is a ceiling light fitting above the space between the sitting room and shower room at the bottom of the stairs. Carpeted stairs with handrails on both sides lead up to the landing, where there is another ceiling light fitting. Pine doors with brass knob handles lead into the two double bedrooms.

Bedroom One

14'9" x 9'2" (4.5 x 2.8)

This large dual aspect bedroom has views over the rear garden and brook. The room is carpeted and includes the original cast iron fireplace in the corner, which is a lovely feature. There is a radiator, ceiling light fitting, loft hatch and plenty of space for a double bed and furniture.

Bedroom Two

13'1" x 11'3" (4 x 3.45)

Another good sized double bedroom, this has a large window to the front. The L-shaped room is carpeted and has a radiator, ceiling light fitting, another ornate cast iron fireplace and door to the en-suite WC.



En-Suite WC

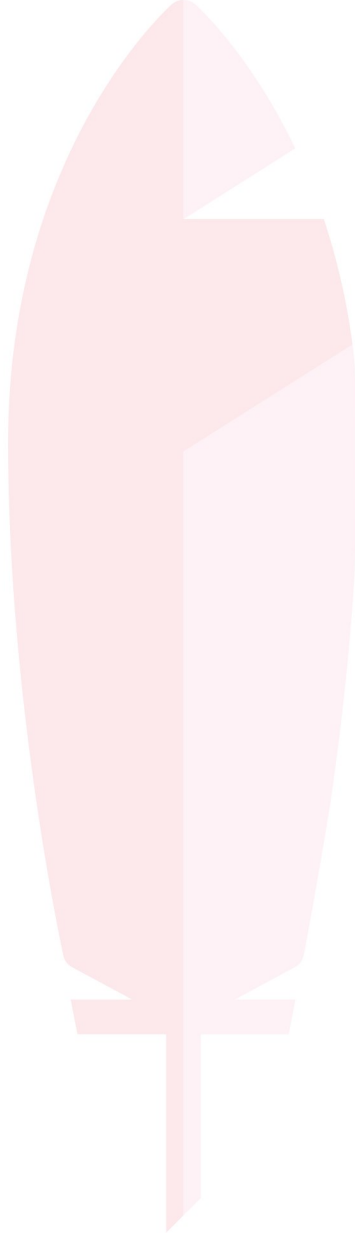
5'10" x 4'3" (1.8 x 1.3)

This useful room has tile-effect vinyl flooring, a ceramic WC, ceramic pedestal sink with chrome mixer tap, radiator and ceiling light fitting. The double full-height cupboard houses the boiler.

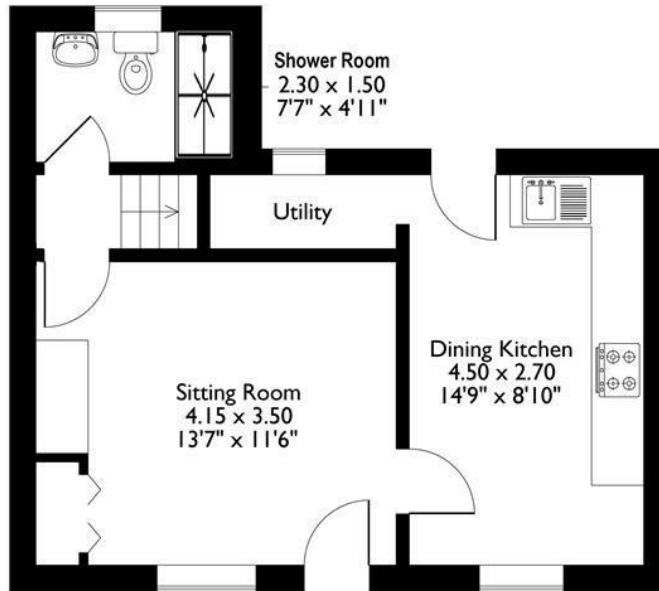
Rear Garden

In this pretty and peaceful sanctuary at the rear, it's difficult to believe you are on the edge of the town centre, with views up to the impressive church on the hill and a soundtrack of birdsong and the babbling brook.

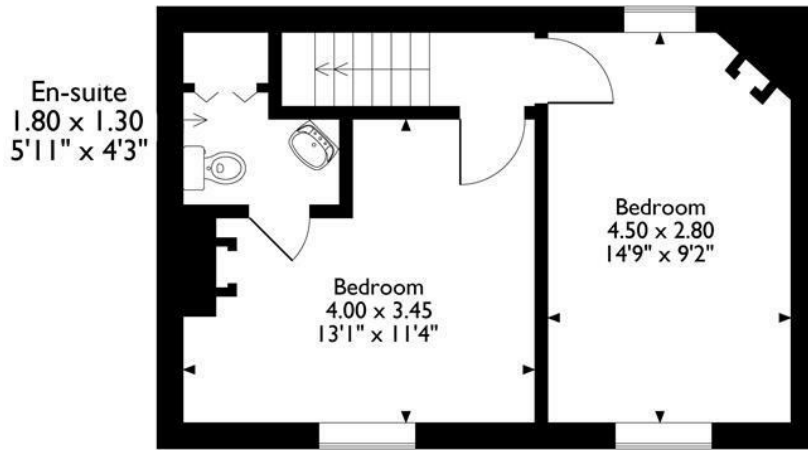
From the kitchen-diner, you look over the garden with a dining patio on each side and six steps down to the main garden. On the left is a new flagstone paving patio with space for outdoor seating and dining. The walls behind and to the side retain heat in this south facing space and there is a flower bed bursting with colourful plants and a distinctive princess tree. Beyond the low dry stone wall, Bentley Brook flows along far below in the high walled channel, which is a haven for wildlife. Over to the right is hard-standing for a shed and there is space for more seating beside the brook.



18 Knowleston Place
 Approximate Gross Internal Area
 67 Sq M / 721 Sq Ft

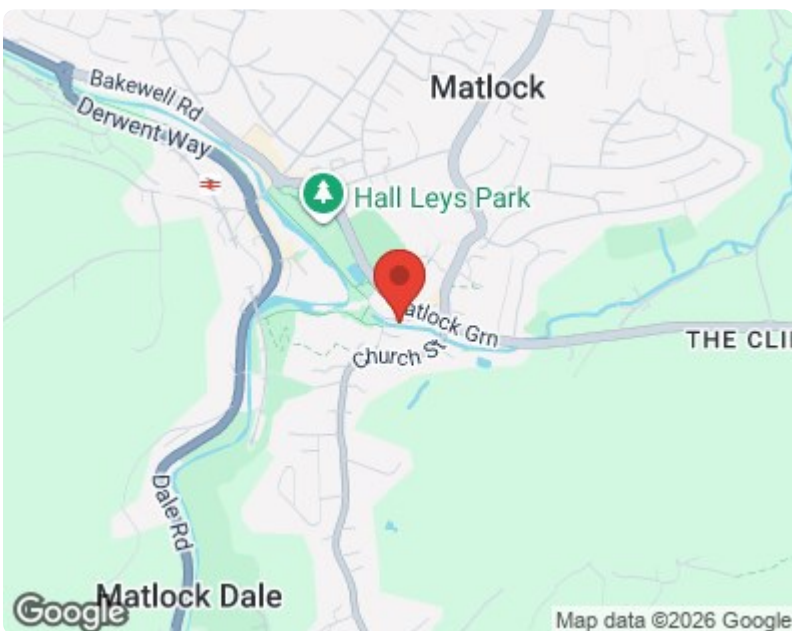


Ground Floor



1st Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
 TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
 REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315