



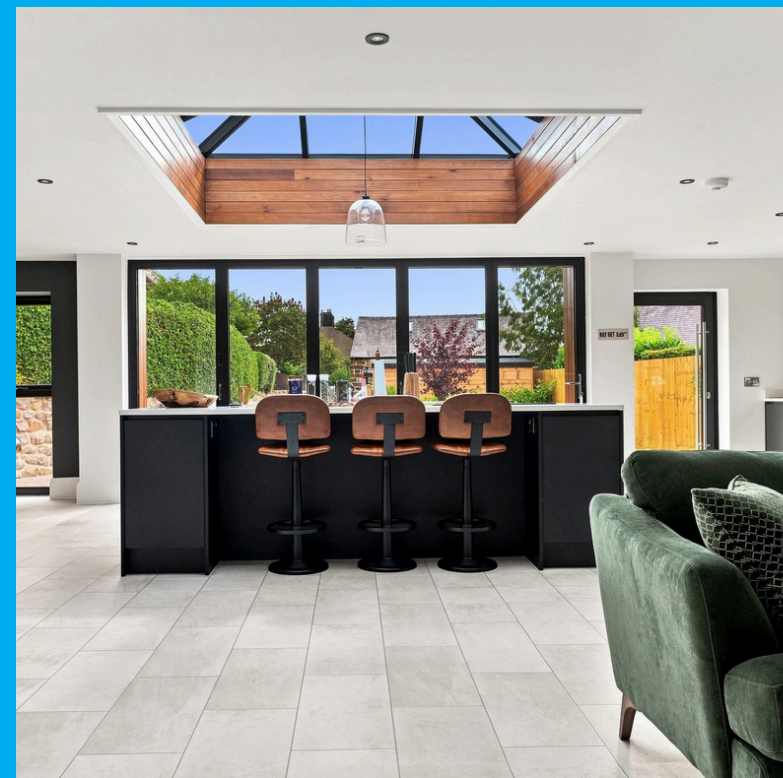
Sally Botham
ESTATES

THE OLD WORKSHOP
Smith Road, Matlock, DE4 3JL
£950,000



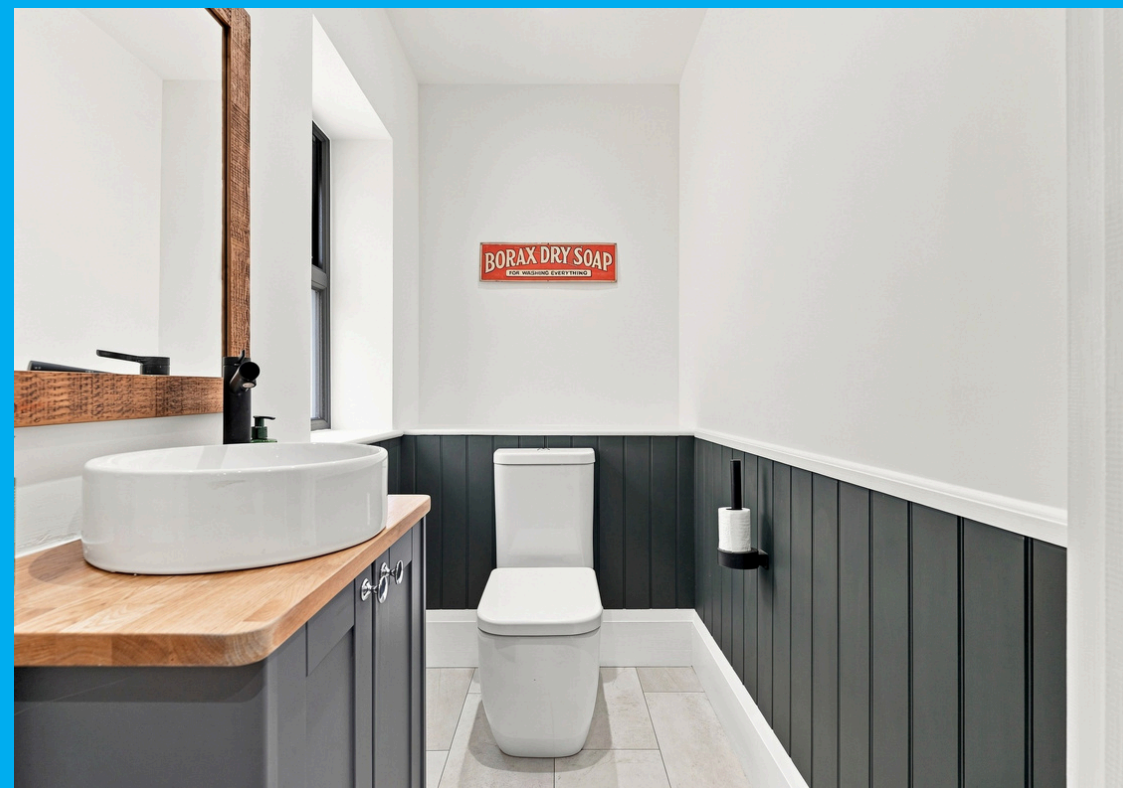
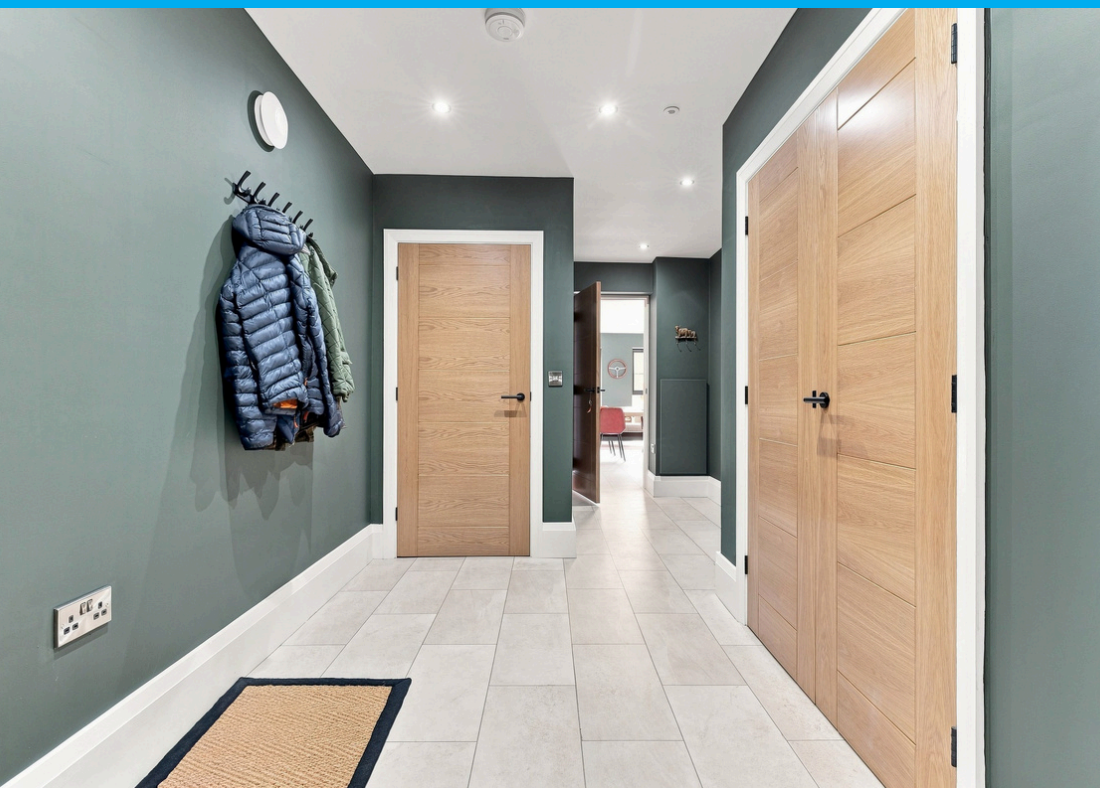












An exceptionally spacious, stunning, Grand Designs-style property. This recently converted former workshop is finished to an remarkably high standard, creating a generously proportioned, one-level living, contemporary family home, offering: four bedrooms, main with en suite and dressing area; family bathroom; delightfully spacious open-plan living dining kitchen with bifold doors onto a flagged terrace; large utility room and separate WC; together with a detached stone-built studio ideal for work, creative pursuits, or commercial revenue generation. This surprising property – in a tucked-away location – has exceptional views over the town to the open countryside that surrounds Matlock.

Matlock is a picturesque spa town nestled in the heart of Derbyshire on the doorstep of the Peak District National Park, framed by dramatic limestone hills and beautiful open countryside. Steeped in Victorian heritage, the town features a wealth of impressive period architecture alongside a high street filled with independent shops, artisan cafes, and excellent everyday amenities, including highly-regarded primary and secondary schools. At the physical and social heart of the town lies the award-winning Hall Leys Park, a beautifully landscaped green space offering formal gardens, sports facilities, a children's play area, a scenic riverside walk along the River Derwent, and regular and seasonal markets.

Situated directly on the A6 trunk road, Matlock is exceptionally well-connected for commuters and explorers alike, providing straightforward access to Manchester, Derby, and Nottingham, as well as the nearby historic towns of Wirksworth (4.5 miles), Bakewell (8 miles), and Chesterfield (9 miles). For rail travellers, Matlock station serves as the terminus for the scenic Derwent Valley Line, offering a regular, direct train service straight into Derby and Nottingham, where it's under 90 minutes to London St Pancras. Combining majestic countryside views and outstanding community facilities, Matlock remains one of the county's premier residential destinations.

Entering the property via a broad double-glazed entrance door, which opens to:

OPEN-PLAN LIVING DINING KITCHEN

An exceptionally spacious room with floor-length double-glazed windows and bifold doors opening onto a south-facing patio terrace. There are further side-aspect double-glazed casement windows with superb far-reaching views over the town, taking in Riber Castle, High Tor, and the Heights of Abraham, with Black Rocks in the distance. The room has tile-effect flooring throughout.

The kitchen area of the room has a lantern rooflight window set over an island unit with an over-sailing top, creating a breakfast bar with deep pan drawers beneath a quartz worksurface with an inset ceramic hob with integrated extractor. There are further storage cupboards and drawers beneath a quartz worksurface with a matching upstand. There is an inset one-and-a-half bowl sink with mixer tap. Sited within the kitchen are a pair of Neff eye-level fan-assisted electric ovens, and an integral 12-place-setting dishwasher. The dining area of the room has further storage drawers beneath a matching quartz worksurface. There is a point for a wall-mounted TV, and there is a wall-mounted electric panel heater. The kitchen and dining area are illuminated by low-energy downlight spotlights, and there is ample space for side furniture and a dining table.

A broad opening leads to the sitting area, which is open to the apex of the roof, with a polished timber plank apexed ceiling, and media wall with illuminated display niches and a point for a

wall-mounted TV. The room has an apexed gable end window, and further side-aspect windows, flooding the sitting room with natural light. There are wall-mounted electric panel heaters and contemporary pendant lights.

From the kitchen area, a door opens to:

UTILITY ROOM

A good-sized utility room with a half-glazed stable-style door opening onto the side of the property. There is tile-effect flooring, following through from the dining kitchen, and a range of shaker-style units in a paint-effect finish, with cupboards and drawers beneath a quartz worksurface with a matching upstand. There is an inset one-and-a-half-bowl sink. Beneath the worksurface, there is space and connection for an automatic washing machine and tumble dryer. The room is illuminated by downlight spotlights, and there is coat hanging space, a wall-mounted panel heater, and an extractor fan. A pair of doors open to a cylinder cupboard housing the Megafluo mains pressure hot water cylinder, which is fitted with dual immersion heaters.

From the utility room, an oak panelled door opens to:

WC

With a side-aspect double-glazed window with obscured glass, panelling to dado height, and suite with: dual-flush close-coupled WC; contemporary circular wash hand basin with pillar tap, set upon a wash stand with storage cupboards beneath. The room has an extractor fan.

From the living area, a modern oak panelled door opens to:

INNER HALLWAY

Having high-level double-glazed windows, flooding the area with natural light. The room has contemporary wood-effect laminate flooring, a wall-mounted panel heater, and oak doors opening to:

BEDROOM ONE

A delightfully spacious room with side-aspect double-glazed picture windows enjoying superb views over the town towards High Tor and Black Rocks. Bi-fold doors open onto a block-set terrace and enjoy far-reaching views over the Derwent Valley to the west. The room has further high-level double-glazed windows and a high ceiling, creating a light and airy space. There are wall-mounted electric panel heaters, contemporary bedside drawers, and a matching drawer unit, over which is a point for a wall-mounted TV. The room has contemporary pendant lights.

Set within a dressing area are a range of built-in wardrobes, providing hanging rails and storage shelving. There are glass display shelves, and a contemporary oak door opening to:

EN SUITE

With a floor-length double-glazed window overlooking the terrace and the open countryside that surrounds the town. The room has panelling to one wall, limed-oak-effect flooring, and suite with: level-entry shower cubicle with Mira Decor shower, with overhead monsoon-style rain head and handheld shower spray; contemporary wash hand basin with storage cupboards beneath; and concealed-cistern dual-flush WC. The room has a chrome-finished ladder-style electric towel rail.

BEDROOM TWO

Another spacious room with UPVC double-glazed picture windows taking advantage of the 180-degree far-reaching view over the town and beyond. The room has wall-mounted electric panel heaters, downlight spotlights and over-bed pendants. There is a point for a wall-mounted TV.

BEDROOM THREE

Again, with double-glazed picture windows having similar views to bedroom two. There are wall-mounted electric panel heaters, downlight spotlights, and over-bed pendants.

BEDROOM FOUR

With side-aspect double-glazed casement windows. There is a wall-mounted panel heater, downlight spotlights, and point for a wall-mounted TV. This room would make an ideal study / work-from-home space, if not required as a bedroom.

FAMILY BATHROOM

A generous room with limed-oak-effect flooring, and a modern suite with: double-ended bath with side-fill wall-mounted taps; contemporary wash hand basin with pillar tap, set upon a wall-mounted washstand with pull-out drawer, and over which is an illuminated mirror with integral shaver point; dual-flush close-coupled WC; and level-entry shower cubicle, having a mixer shower with monsoon-style rain head and handheld shower spray. The room is illuminated by downlight spotlights and there is an electric chrome-finished ladder-style towel radiator.

OUTSIDE

The property is approached via a driveway with electrically operated gates, which open to a gravelled parking area for several vehicles, where there is a timber garden shed. From the driveway, a five-bar gate opens to a block-set terrace enclosed by hedging, fencing, and stone walls, with a central border with flowering plants and an ornamental copper beech tree. A gravelled pathway leads down the side of the property to an open veranda, which protects the door to the utility room. The pathway continues to a further block-set terrace, where the doors open from the master bedroom. To the far side of the property is a raised decked terrace, taking advantage of the southerly aspect and the superb views over the town.

The property has outside lighting, water, and power supplies.

To the side of the driveway is:

STUDIO ANNEX

A detached stone-built studio, ideal as a work-from-home space, leisure suite, or further accommodation, subject to necessary consents. The completely refurbished annex has been thoughtfully reimagined to create an open-plan space, flooded with natural light. There is a mezzanine gallery, ideal as office space, accessed via a staircase with glass balustrade, having a front-aspect UPVC double-glazed tilt-and-turn window. The main space has limed-oak-effect flooring, front-aspect bifold doors opening on to a covered decked veranda and gravelled parking space. The room has an original exposed beam to the ceiling.

There is a kitchenette with wall and base storage units, along with a quartz worksurface with an inset sink with mixer tap.

The studio is currently let on a commercial lease, generating £1,000 pcm.

There are downlight spotlights and pendants, wall-mounted electric panel heaters, and a contemporary oak panelled door opening to:

SHOWER ROOM

With wet-wall-style boarding, and suite with: shower cubicle with electric shower; wash hand basin with storage cupboard beneath; and dual-flush concealed-cistern WC. There is a chrome-finished ladder-style electric towel heater.

SERVICES AND GENERAL INFORMATION

Mains electric, water and sewerage are connected to the property.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

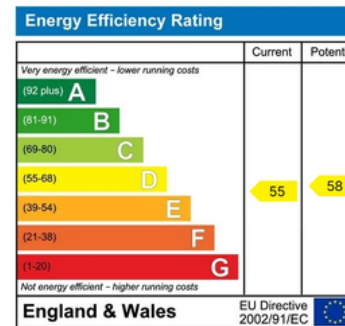
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'G'

DIRECTIONS

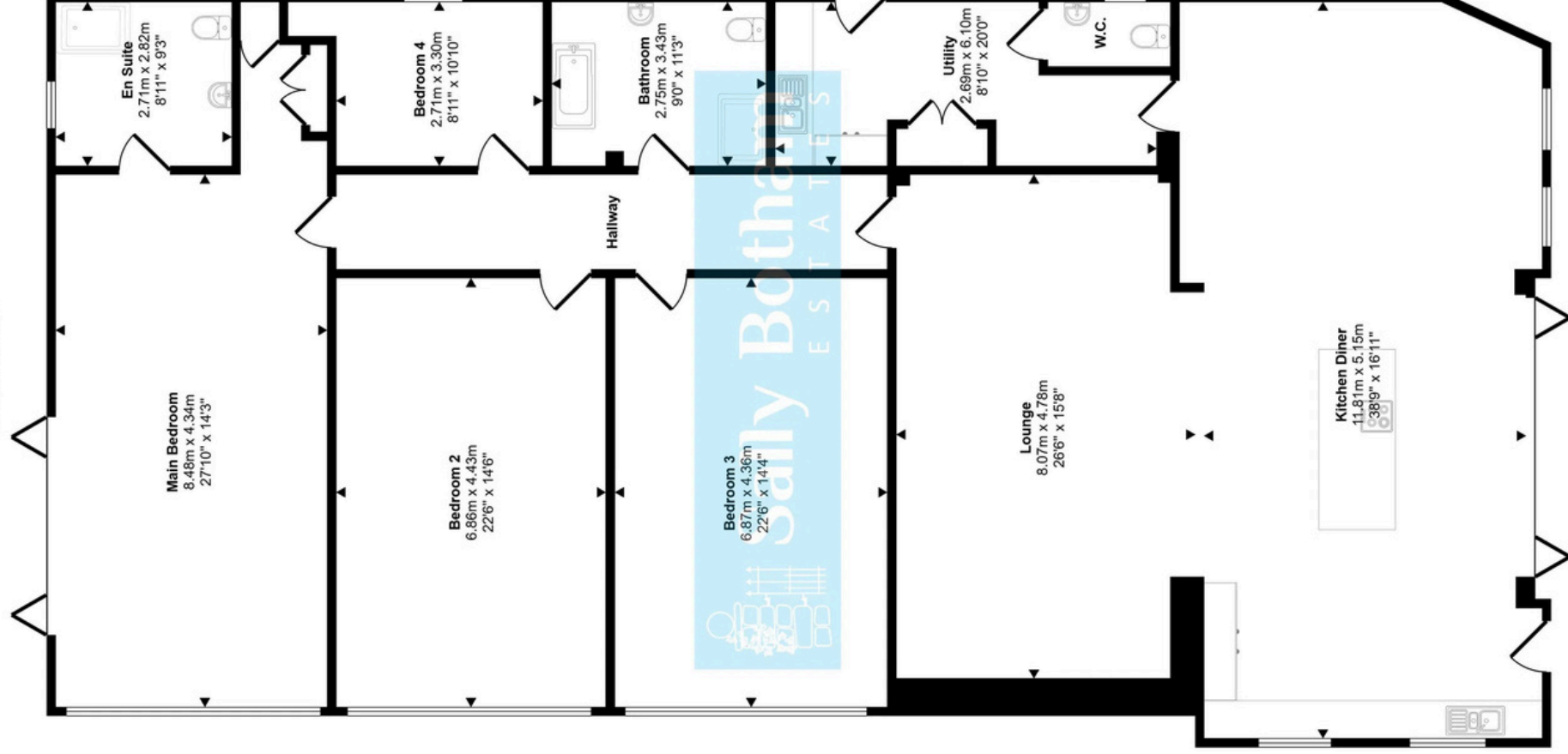
Leaving Matlock Crown Square via Bank Road: follow the road up the hill, turning left by County Hall into Smedley Street. Take the second left turn into Smith Road, where the property can be found on the left-hand side.



Disclaimer

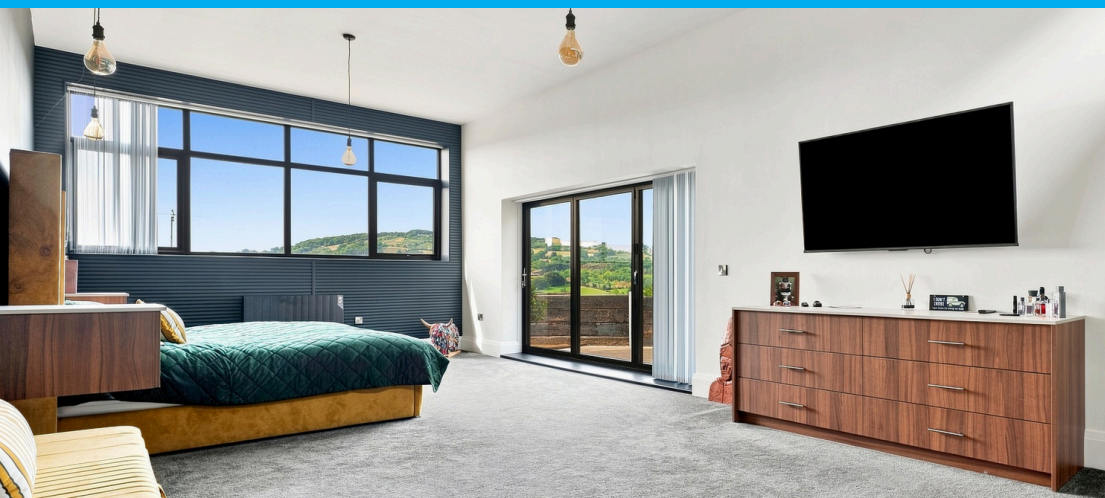
All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor 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.

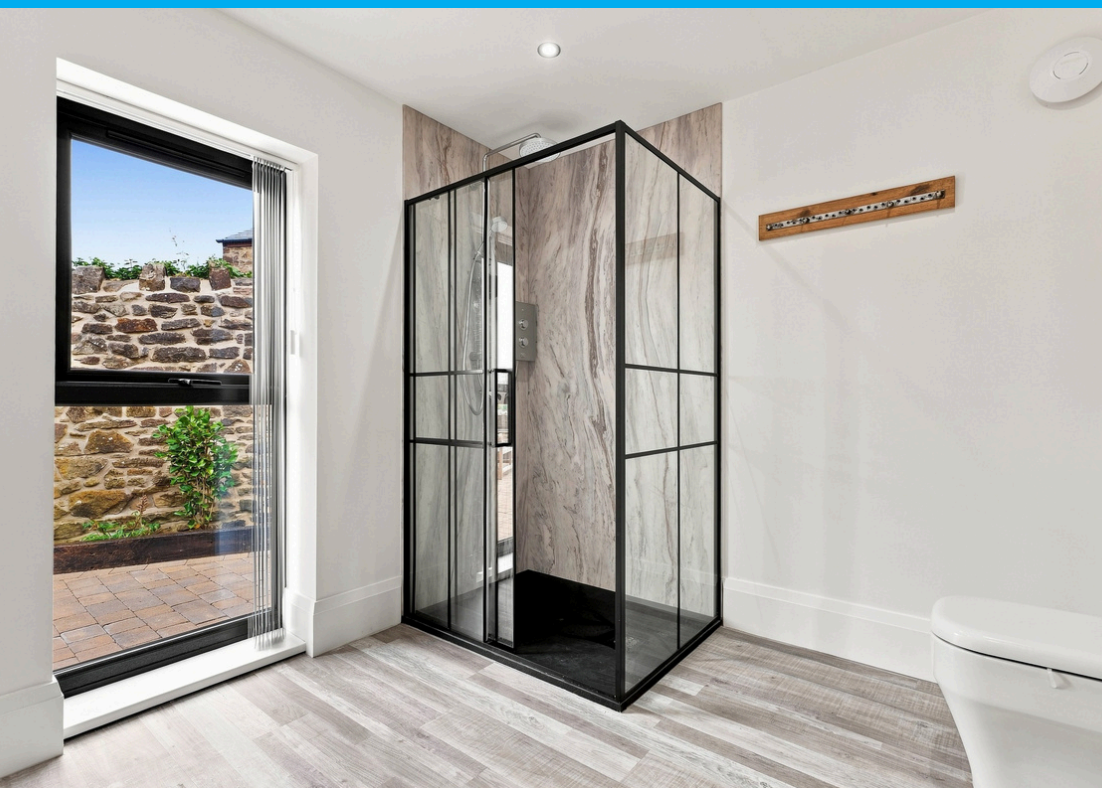
Approx Gross Internal Area
271 sq m / 2913 sq ft



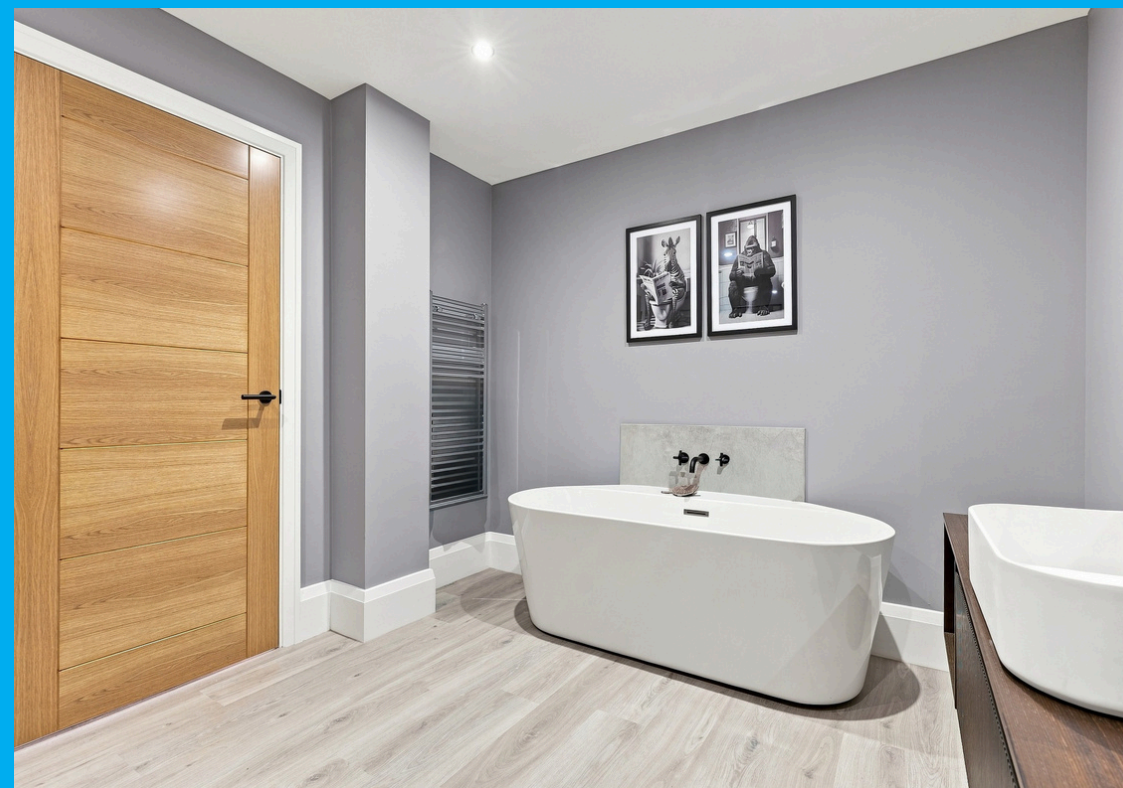
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





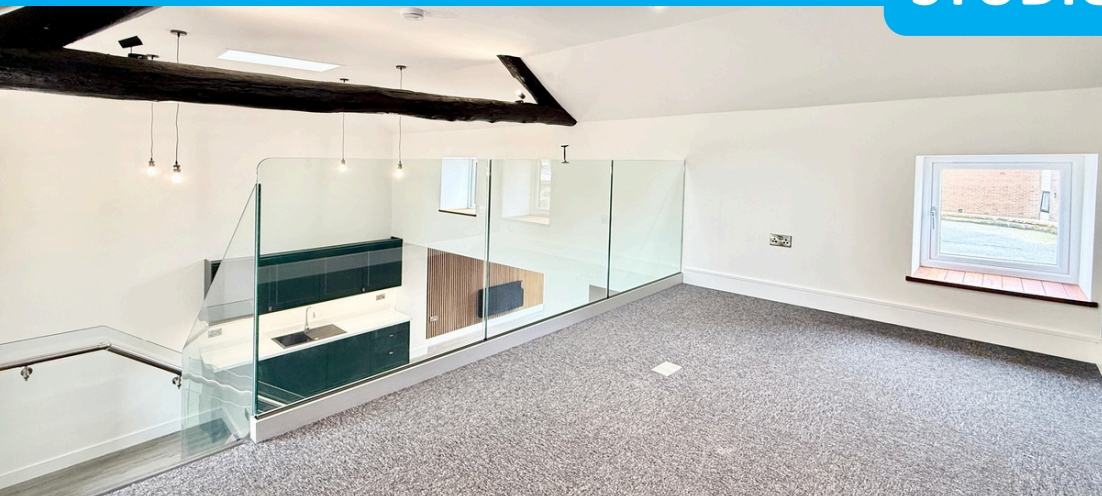








STUDIO ANNEX









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