



## Holt Lane, Matlock, DE4 3LY

Overflowing with attractive features, this home has wonderful panoramic views over Matlock, an extensive tiered garden, double garage and a driveway with space for four vehicles to park. With a new roof, new ground floor shower room and utility and new internal doors on the ground floor, this marvellous family home has spacious rooms throughout and is just a 2-3 minute walk into Matlock town centre and - in the other direction - from countryside walks.

On the ground floor is a bright and airy kitchen-diner, with doors through to a long inner hallway. From here you can access the elegant sitting room, a ground floor WC and useful office area. A door to the rear lobby leads on through to the new ground floor utility and shower room. The long galleried landing on the first floor has doors off to the four bedrooms and family bathroom.

To the side of the house, there is space to park four vehicles on the driveway in front of the double garage and large workshop. There are drawings for the workshop to be converted into living accommodation (subject to planning consent). The wraparound garden has several zones for seating and dining, including a large covered wood store and seating area beside the shed. The tiered lawns include a greenhouse and there is a wooded area at the top of the garden.

The home is perfect for dog owners and those who love the great outdoors. Within a 5 minute walk are The White Peak Loop walk and cycle route, Derwent Valley Heritage Way, the award-winning Hall Leys Park, Matlock railway and bus station. A marked 2 mile footpath connects to the Limestone Way and the Arc Leisure Centre is one mile away.

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 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.

- Spacious 4 bedroom home (3 doubles and 1 single)
- New roof, August 2025
- Large workshop - potential to convert to living accommodation
- Wood burning stove and new internal doors on the ground floor
- Elevated position with views over Matlock and to Riber Castle
- Extensive gardens with wood store, shed and greenhouse
- Stone built home sourced from former chapel
- Flooded with light through large windows in most rooms
- Double garage and driveway with parking for 4 vehicles
- New ground floor shower room and utility

**£585,000**



### **Front of the home**

The wide gated entrance opens onto the driveway with space for four vehicles to park. To the right is a double garage and large workshop, with paths to the front and rear of the home. A traditional stone wall with hedge above forms the front boundary. A path through the lawned front garden curves past a flower bed to a pretty tiled area, with a flowering crab apple tree on the left. Beyond is a cottage garden with space for seating looking southwards. A modern timber fence forms the boundary from here up to the top of the garden and there are steps to the rear garden. From the aforementioned tiled area, steps lead up to the composite part-glazed front door.

### **Kitchen-Diner**

23'5" x 11'5" (7.15 x 3.5)

This splendid light and airy room sets the tone for the feel of this home. Two wide east-facing windows offer fantastic views across to Matlock, which looks particularly impressive at night. We could gaze at the vista for hours. LVT (luxury vinyl tile) flooring flows from the dining area to the kitchen, with a high ceiling and white decor accentuating the sense of space. There is room in the dining area for a large dining table and chairs, sofa and sideboard. This area also includes a ceiling light fitting, radiator and door to the inner hallway.

On the left of the kitchen are two double full-height pantry cupboards with lots of shelving. The L-shaped granite worktop has space at the left-hand end for a fridge-freezer or refrigerator. A good number of high and low level country style cabinets include two glass-fronted cabinets. The integral four-ring Bosch gas hob has a Zanussi electric oven below and Hotpoint curved glass and brushed chrome extractor fan above. Beneath the window is a ceramic 1.5 Butler's sink with chrome mixer tap - it's a great spot to do the dishes, albeit there is a dishwasher below. The kitchen has recessed ceiling spotlights and a sliding glass-panelled wooden door to the inner hallway.

### **Inner Hallway**

The LVT flooring flows seamlessly through from the kitchen-diner. In the heart of the home, the hallway includes a useful study area with shelving and window. There are two ceiling light fittings, two radiators, space for open storage under the stairs and doors to the sitting room, kitchen-diner, WC and to the rear lobby. A window beside the stairs has lovely views of the rear garden.

### **Sitting Room**

18'0" x 11'11" (5.5 x 3.65)

This spacious dual aspect room is flooded with light through the large east-facing window and double patio doors to the rear garden. The focal point is the large wood burning stove and flue, set upon a granite hearth. There is a radiator, a ceiling light fitting and laminate flooring.

### **WC**

5'2" x 2'7" (1.6 x 0.8)

With LVT flooring, this modern room has a capsule WC, wall-mounted sink, heated towel rail, frosted double glazed window and ceiling light fitting.

### **Rear Lobby**

This useful space has a tiled floor, so is the perfect place to kick off muddy boots after a hearty local walk. There is an exit door to the rear garden, two windows, a radiator, ceiling light fitting and large store cupboard. The storage cupboard has a boiler and space to hang coats. An open entrance leads into the utility area.

### **Utility Area**

7'2" x 4'7" (2.2 x 1.4)

With an east-facing window, this room has a tiled floor, strip light and radiator. The oak worktop has an integral stainless steel sink with chrome mixer tap. There is a cabinet below with space and plumbing for a washing machine. To the left is a double full-height cabinet.

### **Ground Floor Shower Room**

7'2" x 3'7" (2.2 x 1.1)

New and barely used, this room has a large cubicle with pivoting glass door, mains-fed shower and easy-clean surround. The vanity unit has two drawers and a ceramic sink above with chrome mixer tap. Above is a mirrored shelf and light. The room has a tiled floor, recessed ceiling spotlight, chrome heated towel rail and frosted double glazed window.



### Stairs to first floor landing

With a distinctive oak pillar beneath, the carpeted stairs have a wooden banister on the right and wide west-facing window at the top. The long galleried landing has two ceiling light fittings overhead and doors to the four double bedrooms, bathroom and double laundry cupboard. The hatch above leads to the boarded loft.

### Bathroom

6'10" x 6'6" (2.1 x 2)

The bathroom has contemporary tile-effect vinyl flooring. This spacious room has a very large bath on the right with chrome mixer tap and wall-mounted shower attachment. The beautiful pedestal sink has a chrome heritage mixer tap and there is a ceramic WC, tiled walls (the top half is painted on three sides), frosted double glazed window, extractor fan and radiator.

### Bedroom One

10'5" x 9'8" (3.2 x 2.95)

The first of three double bedrooms at the front of the house, all of which have wonderful elevated views of Matlock, this room is carpeted and has a radiator and ceiling light fitting. The triple fitted wardrobe has a hanging rail and shelving.

### Bedroom Two

11'3" x 9'2" (3.45 x 2.8)

This spacious double bedroom is carpeted and has a radiator and ceiling light fitting.

### Bedroom Three

16'4" x 10'2" (5 x 3.1)

With a wide east-facing window with fabulous views to Riber Castle and down the valley opposite, this carpeted bedroom has a radiator and ceiling light fitting.

### Bedroom Four

11'11" x 7'2" (3.65 x 2.2)

The pretty rear garden provides the backdrop to this double bedroom, which has a double fitted wardrobe. The room is carpeted and has a radiator and ceiling light fitting.

### Rear Garden

Accessed from the driveway on the right and a path from the front garden on the left, the lower tier comprises a raised gravel area with plenty of space for seating and dining. There is also an attractive stone water feature. Steps lead up to the next tier with a long rectangular lawn, flower bed and eye-catching woody spurge tree on the left. To the right is an elevated dining patio with spectacular east-facing views of Matlock and up to Riber Castle. The large covered seating area and log store is located in front of the shed.

Further uphill, the peaceful garden is mostly lawned and is dotted with trees. There is an additional paved patio, from which you have breathtaking views. Well-maintained fencing comprise the border on all sides. The greenhouse is included in the sale.

### Garage and Workshop

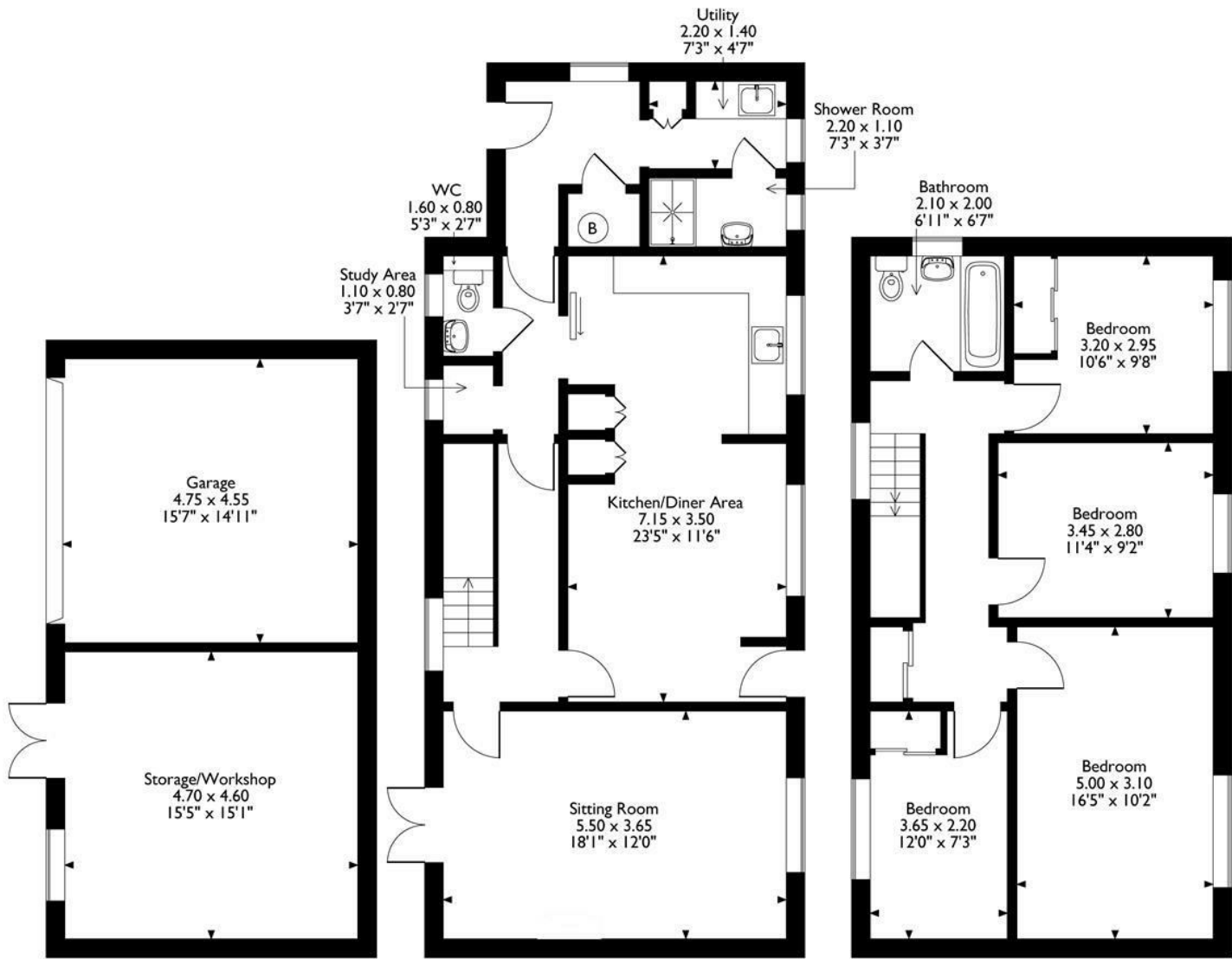
15'7" x 14'11" and 15'5" x 15'1" (4.75 x 4.55 and 4.7 x 4.6)

The double garage has an up-and-over door and concrete floor. The workshop has uPVC door and windows. Subject to planning, this could be converted into living accommodation and the current owners have drawings which they are happy to share with prospective buyers.

N.B. New EPC pending



Fourcott  
Approximate Gross Internal Area  
177 Sq M / 1905 Sq Ft



Garage

Ground Floor

First 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	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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