



Torla, Holme Road, Matlock Bath, Matlock, DE4 3NU
£2,000 pcm



- Spacious 4 bed detached property
- Family bathroom and two ensuites
- Large living room with balcony and commanding views
- Sauna

- Ideally located
- Generous dining kitchen
- Utility room
- Seperate WC

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Entering the property via a composite entrance door with sidelight window, which opens to:

RECEPTION HALLWAY Having a staircase descending to the lower-floor accommodation. A loft access hatch opens to a large boarded loft space, part of which has been plastered to create an office space. From the landing, glazed doors open to:

DINING KITCHEN A generous, light and spacious room with side-aspect uPVC double-glazed picture windows, and a pair of patio doors opening onto a balcony terrace and taking advantage of the superb far-reaching views over Matlock Bath and Starkholmes. The room has light oak flooring and a good range of shaker-style kitchen units in a light-wood finish, with cupboards and drawers beneath a roll-edged worksurface with a tile splashback. There are wall-mounted storage cupboards and glass-fronted display cabinets. Set within the worksurface is a stainless sink with mixer tap, and a Neff five-burner gas hob, over which is an extractor canopy. Beneath the hob is a fan-assisted electric oven. There is an integral 12-place-setting dishwasher. The room has central heating radiators with thermostatic valves and a fibre broadband connection. There is ample space for a family dining table. A pair of glazed doors lead to:

SITTING ROOM An exceptionally spacious L-shaped room with uPVC double-glazed bow windows enjoying the fine far-reaching views. A pair of patio doors open onto the balcony. The room has central heating radiators with thermostatic valves and television aerial point with satellite facility. A raised corner hearth creates a display niche.

From the sitting room, a pair of glazed doors open back to the reception hallway, where further doors open to:

WC Having a close-coupled WC and pedestal wash hand basin with tile splashback. There is a ladder-style towel radiator.

UTILITY ROOM With wall-mounted storage cupboards and a worksurface, beneath which is space and connection for an automatic washing machine and further white goods. There is an airing cupboard with slatted linen storage shelving. Sited within the room is the Saunier Duval gas-fired boiler, which provides central heating and hot water to the property.

From the landing, a staircase descends via a half-landing to:

LOWER-FLOOR LANDING Having a central heating radiator with thermostatic valve and an under-stairs storage cupboard. A composite entrance door with glazed panel opens onto the decked terrace to the side of the property. Further doors open to:

BEDROOM ONE Having a double-glazed picture window overlooking the gardens and the countryside views beyond. The room has a good range of built-in wardrobes providing hanging space and storage shelving, and fitted storage drawers. A panelled door opens to:

ENSUITE Being half-tiled and having a side-aspect window with obscured glass. Suite with: shower cubicle with Triton T80 electric shower; pedestal wash hand basin; and close-coupled WC. There is a shaver point, an extractor fan, and a central heating radiator

BEDROOM TWO Again, with a double-glazed picture window having similar views to bedroom one. The room has a range of fitted furniture, including wardrobes, and a dressing unit with cupboards and drawers. There is a central heating radiator with thermostatic valve. A panelled door opens to:

EN SUITE Having a suite with: tiled shower cubicle with a Triton T80si electric shower; pedestal wash hand basin; and dual-flush close-coupled WC. There is a central heating radiator with thermostatic valve, an extractor fan, and a shaver point.

BEDROOM THREE With a uPVC double-glazed bow window overlooking the deck terrace and gardens, to the views that surround the area. The room has a central heating radiator with thermostatic valve.

BEDROOM FOUR With a side-aspect double-glazed window, central heating radiator with thermostatic valve, and built-in wardrobes with hanging rails and shelving.

FAMILY BATHROOM A half-tiled room having a suite with: off-set corner bath with Victorian-style mixer taps and handheld shower spray; pedestal wash hand basin; dual-flush close-coupled WC; and shower cubicle with mixer shower. The room has a central heating radiator with thermostatic valve, extractor fan, and shaver point. A pine panelled door opens to:

SAUNA With bench seating and electric sauna unit.

OUTSIDE The property is approached via a shared driveway providing off-road parking and giving access to a detached double garage. A stepped pathway leads to the entrance door.

The pathway continues down the side of the property to a raised decked terrace, taking advantage of the southerly aspect and the fine far-reaching views. On the terrace, there are apple and pear trees, and a raised pond area. From the decked terrace, steps descend to a further area of garden.

SERVICES AND GENERAL INFORMATION

All mains services 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

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

DIRECTIONS

Leaving Matlock along the A6 towards Matlock Bath, upon reaching the County and Station Public house (on the left) turn right into Holme Road, the road bends around to the left and the property can be found further along on the left hand side opposite a high stone wall.

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. Photographs and descriptions may have been enhanced by AI.

