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Hurst Cottage, 14 Bull Lane, Matlock, DE4 5LX

## BEING SOLD WITH WITH ONE BEDROOM ANNEX BUNGALOW

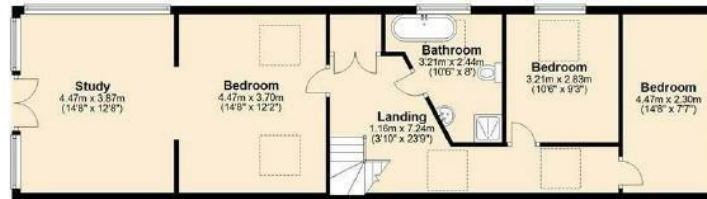
A spacious early 18th century stone built, three bedroomed cottage (PLUS ONE BEDROOM ANNEX BUNGALOW), on nearly ¼ acre plot with character features. (The separate detached bungalow features: bedroom, lounge, kitchen and wet room). The fully double-glazed property benefits from extensive off-road parking and stunning mature gardens with views towards Riber and the surrounding Derbyshire countryside. The property is situated in a quiet corner of Matlock, but with easy access to the many amenities and facilities that this popular town has to offer.

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**Ground Floor**  
Approx. 130.7 sq. metres (1427.0 sq. feet)



**First Floor**  
Approx. 77.9 sq. metres (838.1 sq. feet)



Total area: approx. 208.6 sq. metres (2245.1 sq. feet)

## GROUND FLOOR

The front door leads to an inner hall with cloakroom through to the snug/sitting room with attractive stonework, feature stone fireplace and stairs rising to first floor. Double doors provide access to the principal reception room which has front facing aspect, multi fuel stove and exposed beams. An opening then leads to an impressive dual aspect garden room/dining room with full-height oak framed windows and French doors leading out to a south facing patio.

The spacious and well-equipped kitchen/diner is accessed from the central sitting room and features solid oak worktops, dual fuel range cooker, Belfast sink, integrated dishwasher and fridge, extractor and wine rack. A matching island unit features breakfast bar, cupboards and further worktop space. A useful pantry with shelves and space for two freezers sits in the corner of the kitchen. A further door leads into the utility room, with butler sink, gas combi boiler, space and plumbing for appliances and a wc/cloakroom off. A stable door leads out from the utility to the side gardens.

## FIRST FLOOR

A spacious landing with rear aspect and Velux window provides access to all first-floor accommodation. The master bedroom is a spacious double with two Velux windows. The master bedroom gives onto a large versatile study with stunning oak framed floor to ceiling windows on two sides and French doors plus Juliet balcony, with views over the garden and local countryside. The study area could be easily converted to a master bedroom allowing room for a nursery. Bedroom two is a further double, benefitting from a side window as well as a Velux and access via a pull-down ladder to the fully boarded loft. Bedroom three has front facing aspect with a typical mullioned window. The family bathroom comprises: WC, roll top Victorian style bath with chrome attachments, wash hand basin and large enclosed corner shower.

## OUTSIDE

Outside, the beautifully kept gardens surround the property and feature a mixture of mature trees, well-stocked borders, productive vegetable patch, garden shed and patio areas. There are spectacular views of the surrounding countryside. To the side of the property is a lawn and patio areas for seating, an ornamental pond and a purpose built 12'x12' insulated summerhouse/home office with heating, double glazing and decking. The main garden to the south of the property has a spacious patio terrace, large lawn and floral borders. Steps lead to a further garden with timber shed and variety of raised beds ideal for growing. To the front of the property is a large block paved driveway and parking for several vehicles.

## ANNEXE BUNGALOW

This versatile detached annexe, ideal for dependant relative or as a separate space for visitors, features a bedroom, good sized lounge with side aspect and French doors out to the patio. The kitchen has wall and base units with ample worktop space, a stainless steel sink, ceramic hob and an electric oven. The bedroom is a good sized double with dual aspect, walk-in store/closet and fitted shelving. The wet room comprises a shower, wc and wash hand basin. The annexe benefits from it's own garden area, patio, shed and parking. Permission is currently granted as use for a dependant relative, but could also be suited as a holiday let subject to the usual planning consent.

## DISCLOSURE

**ADVERT & DESCRIPTION DISCLAIMER;**  
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.

We have not tested any services or appliances (including central heating if fitted) referred to in these particulars

and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.

All measurements are approximate.

## BUYERS AML FEE DISCLOSURE;

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, we will securely manage these checks. Once an offer is accepted (subject to contract), a secure link for you to complete the biometric checks electronically. A non-refundable fee of £62.50 + VAT (£75.00 inc VAT) per person will apply for these checks. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

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)		
Not energy efficient - higher running costs			

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