Sally Botham
ESTATES

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17 Baileys Mill, Bentley Brook, Matlock, DE4 5NR
£1,100 pcm







- Third floor apartment with lift
- Fully furnished
- 2 double bedrooms
- Family bathroom
- Reception Hallway
- Open plan living and dining space
- Allocated Parking
- Communal gardens

17 Baileys Mill, Bentley Brook, Matlock, DE4 5NR

A delightfully spacious, exceptionally well presented, third floor apartment, located in a fine historic former corn mill. Ideally located on the outskirts of the town of Matlock, close to the village of Tansley. The accommodation offers two double bedrooms, family bathroom, reception hallway and spacious open plan living dining kitchen. The property benefits from allocated parking and communal gardens. Baileys Mill is situated in a delightful wooded valley with picturesque walks following the river with a series of historic ruined mills and cascading waterfalls. Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby and Nottingham and the nearby towns of Chesterfield, Wirksworth and Bakewell.

Entering the property from the communal landing via an oak faced door which opens to:

RECEPTION HALLWAY 14'5 x 4'8 7'& 14'5 x 4'8 widening to 7'& 18'7 x 3'10 (4.39m x 1.4m widening to 2.13m & 5.66m x 1.16m)
A delightfully spacious hallway having feature rustic exposed dressed stonewall, wall wash up lights, wall mounted electric panel heater and telephone intercom link to the main entrance door. A panelled door opens to a useful cloak cupboard with hanging rail and fitted shelf. A further door set within a glazed screen opens to:

OPEN PLAN LIVING DINING KITCHEN

SITTING AREA 18'10 x 15'2 (5.74m x 4.62m) With a rear aspect arched window set within an original exposed feature brick wall and enjoying views over the wooded hills that surround the area. The room has a heavy exposed iron beam to the ceiling, television aerial point with satellite facility and wall mounted electric panel heater. There is a further rustic exposed stonewall, wall wash up lamps and a broad opening leading to:

DINING KITCHEN AREA 14'10 x 10'7 (4.52m x 3.22m) Again with a rear aspect window set within the feature brick wall, having similar views to the sitting area and a further side aspect window again with views over the surrounding wooded hills. The kitchen area of the room is fitted with a good range of shaker style units in a light wood effect finish with cupboards and drawers beneath a granite effect work surface with a tiled splashback. There are wall mounted storage cupboards with under cabinet lighting. Set within the work surface is a 1½ bowl sink with mixer tap and a Neff 4-ring ceramic hob over which is cooker hood. Beneath the hob is a fan assisted electric oven. Integral appliances include fridge, freezer and washer dryer. There is ample space for a family dining table. The room is illuminated by halogen spotlights and there is a further wall mounted electric panel heater.
From the hallway further doors open to:

BEDROOM ONE 10'10 x 10'7 max (3.3m x 3.22m)
With a side aspect cottage style window overlooking the surrounding woodland. The room has a heavy exposed iron beam to the ceiling, wall mounted electric panel heater, television aerial and telephone point.

BEDROOM TWO 10'5 x 9'5 measured into the recess (3.17m x 2.87m)
Again with a side aspect window enjoying similar views to bedroom one. The room has wall wash up lamps, telephone point and a wall mounted electric panel heater.
From the landing further doors open to:

FAMILY BATHROOM 6'4 x 6'2 (1.93m x 1.88m) Being partially tiled and having a suite with double ended panelled bath with mixer taps and mixer shower with a folding shower screen, pedestal wash hand basin and close coupled W.C. There is a chrome finished ladder style electric towel radiator, shaver point and passivent extractor.

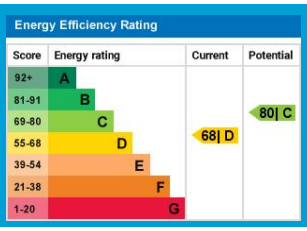
OUTSIDE The property has an allocated parking space within a communal car park. To the rear of the property there are communal gardens and there is a communal storage area within the basement.

SERVICES AND GENERAL INFORMATION Mains, electricity, water and drainage are connected to the property.
For Broadband speed please go to https://checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage please go to https://checker.ofcom.org.uk/en-gb/mobile-coverage

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.







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