



4 Bed House - Detached

Harpur House 232 Starkholmes Road, Starkholmes, Matlock DE4 5JE
Offers Around £695,000 Freehold



4



2



2



Fletcher
& Company

www.fletcherandcompany.co.uk

- Charming Detached Property - Rare Opportunity - No Chain Involved
- Panoramic Views - Matlock Bath, Heights of Abraham and Cable-car
- Sure to Appeal to Those with Equestrian, Garden Lovers or Hobby Farming Interests
- Potential To Extend (subject to planning permission)
- Lounge, Dining Room, Conservatory, Kitchen, Pantry
- Three/Four Bedrooms (Study) & Family Bathroom, Shower Room
- Set in Approx. 3.5 acres - Gardens & Fields - Stone Barn with Potential
- Driveway & Garage
- Matlock 2 miles - Wirksworth - 4 miles - Bakewell - 7 miles - Ashbourne - 12 miles
- Heights of Abraham - 2 miles - Riber Castle - 2 miles - Cromford Canal/Black Rocks - 6 miles

Situated on the edge of Starkholmes with panoramic views, this charming detached home set in approx. 3.5 acres presents a rare opportunity and overlooks Matlock Bath, Heights of Abraham and noted Cable-car - sure to appeal to those with equestrian, garden lovers or hobby farming interests.

The Location

Conveniently located on the outskirts of Matlock with access to primary school and secondary school. Matlock town centre offers a good range of amenities including shops, schools and leisure facilities. The nearby A6 provides swift onward travel to the north and south. The nearby market town of Bakewell (7 miles to the north), Derby is approximately 15 miles to the south, Chesterfield approximately 10 miles to the north east and Sheffield is approximately 20 miles to the north. All of these offer a more comprehensive range of amenities and are within commuting distance. Junction 28 of the M1 motorway is approximately 12 miles away providing swift onward travel to the north and south, other nearby regional centres and the main motorway network. There is a train service from Matlock to Derby connecting to main line services.

Accommodation

Ground Floor

Entrance Hall

14'11" x 6'5" (4.55 x 1.96)

With panelled entrance door with window over, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, wood flooring, radiator, understairs storage cupboard and staircase leading to first floor.



Lounge

14'11" x 12'9" (4.56 x 3.89)

With chimney breast incorporating fireplace with surround, inset living flame gas fire and raised hearth, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rows, picture rail, radiator, far-reaching views, sash period style window to side, sash period style window to front and internal panelled door.



Dining Room

14'10" x 12'10" (4.53 x 3.93)

With charming characterful fireplace incorporating open grate fire and raised quarry tiled hearth, far-reaching views, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, picture rail, radiator, period sash style window and internal panelled door.



Kitchen

10'9" x 10'7" (3.30 x 3.24)

With single sink unit with mixer tap, wall and base fitted units with matching worktops, gas cooker, wood flooring, high ceiling, deep skirting boards and architraves, radiator, period style sash window, oak internal latch door and internal panelled door.



Pantry

5'10" x 3'6" (1.80 x 1.09)

With quarry tiled floor, stone thrall, shelving, period style sash window and internal latched door.

Conservatory

10'11" x 9'1" (3.33 x 2.78)

With tile floor, radiator, double glazed windows and double glazed French doors.



Utility

9'4" x 4'9" (2.85 x 1.46)

With Belfast style sink with hot and cold tap, wall cupboard, worktop, tile flooring, sealed unit double glazed window, high ceiling and internal oak latch door.

Study/Bedroom Four

9'4" x 7'7" (2.85 x 2.32)

With radiator, far-reaching views, sealed unit double glazed window, fitted shelving and internal oak latch door.



Shower Room

6'8" x 6'5" (2.04 x 1.96)

With corner shower cubicle with electric shower, pedestal wash handbasin, low level WC, tile splashbacks, tiled effect flooring, radiator, extractor fan, sealed unit double glazed window and internal oak latch door.



First Floor Landing

14'10" x 6'5" (4.54 x 1.96)

With deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, attractive balustrade, period style sash window and far-reaching views.



Bedroom One

14'11" x 12'10" (4.57 x 3.92)

With deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, radiator, period style sash window to side, period style sash window to front, far-reaching views and internal panelled door.



Bedroom Two

14'11" x 12'10" (4.56 x 3.93)

With a good range of fitted wardrobes with matching bedside cabinets and dressing table, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, radiator, period style sash window to front, far-reaching views and internal panelled door.



Bedroom Three

14'8" x 10'7" (4.49 x 3.24)

With deep skirting boards and architraves, high ceiling, radiator, period style sash window to side and internal panelled door.



Family Bathroom

10'5" x 6'4" x 4'9" x 3'5" (3.19 x 1.95 x 1.47 x 1.05)

With bath with mixer tap/shower attachment, pedestal wash handbasin, low level WC, tile splashbacks, tiled effect flooring, radiator, double glazed Velux style window, built-in cupboard housing the Worcester boiler and internal panelled door.



Formal Gardens

The property enjoys a warm, westerly facing garden with a varied selection of shrubs, plants and several patio areas providing a pleasant sitting out and entertaining space and enjoying the wonderful views. Timber summerhouse.



Land & Fields

Stands in approx. 3.5 acres or thereabouts.



Driveway

A tarmac driveway provides car standing spaces.

Stone Barn

Constructed of stone with a Staffordshire Blue tile roof.



Garage

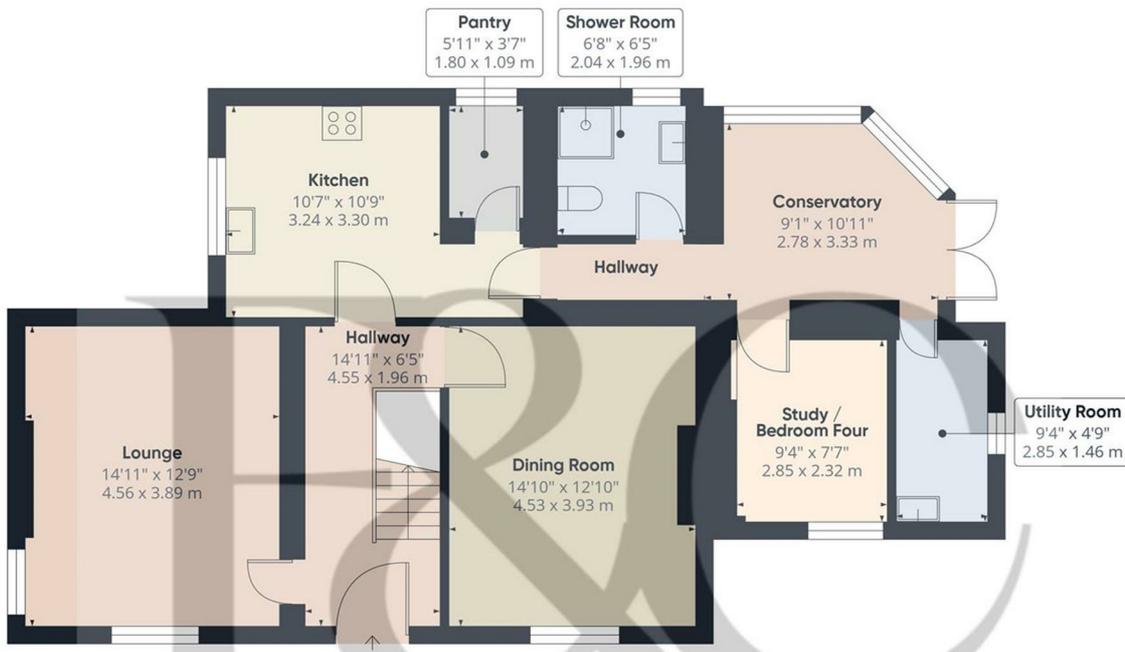
Constructed of timber.



Council Tax Band D



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Approximate total area^m
 924 ft²
 85.8 m²

(1) Excluding balconies and terraces

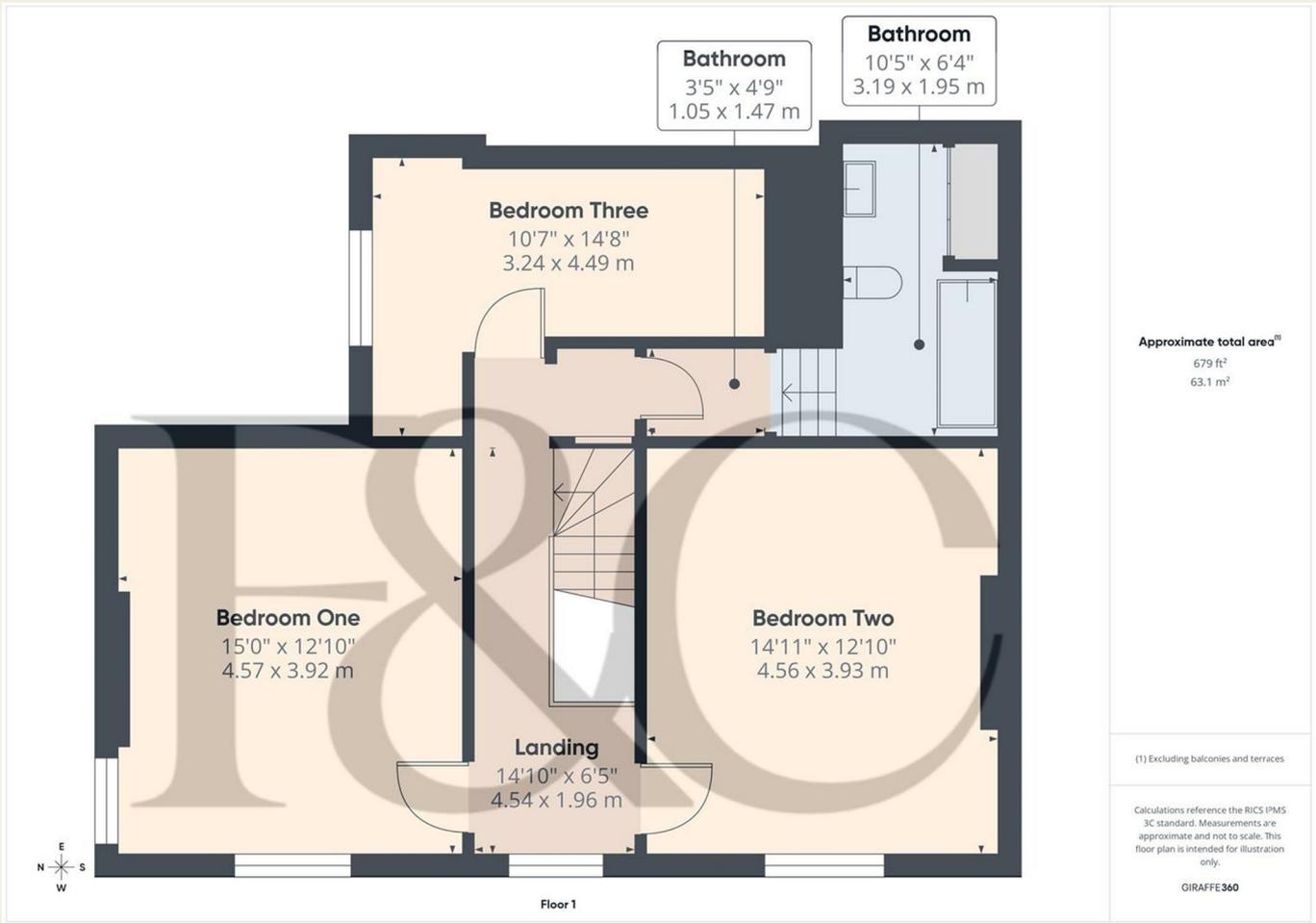
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.