

6 VINEYARD TERRACE
HALLMOOR ROAD
DARLEY DALE
MATLOCK
DERBYSHIRE DE4 2HF



○ A £250,000

AN ATTRACTIVE STONE BUILT MID TERRACE TWO COTTAGE COMMANDING SUPERB VIEWS OVER THE VALLEY AND SURROUNDING COUNTRYSIDE.

Standing mid terraced and elevated from the roadside, this attractive cottage offers comfortable and well presented accommodation, which is spread over three floors, and comprises entrance lobby, sitting room and dining kitchen at ground floor level, two bedrooms and bathroom to the first floor, plus an additional room converted from the loft space with eaves storage. Outside, there is a delightful garden to the front and useful outbuilding at the rear. The cottage is ideally suited to the first time buyer, professional couple, growing family, investor purchaser or active downsizers, and a viewing is highly recommended.

Darley Dale, and nearby Two Dales, offer a wide range of shops and amenities which serve this sought after large village. Good road links lead to the neighbouring centres of employment to include Matlock (3 miles), Bakewell (5 miles) and Chesterfield (10 miles), whilst the cities of Sheffield, Derby and Nottingham each lie within daily commuting distance. The delights of the Derbyshire Dales and Peak District countryside are close at hand.

- Attractive stone built terraced cottage
- Superb views all round
- Three floors includes two double bedrooms, and additional loft room
- Comfortable interior style, cast iron multi fuel stove
- Gardens to front and rear
- Useful outbuilding
- Ideal for a variety of buyers

PHOTO GALLERY



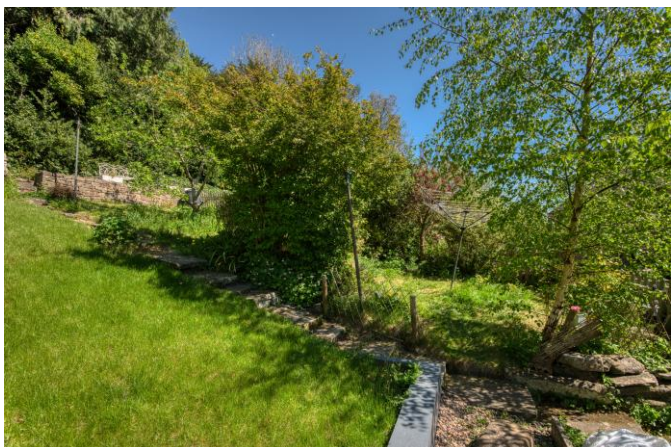
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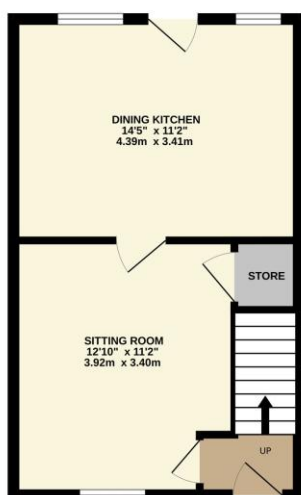
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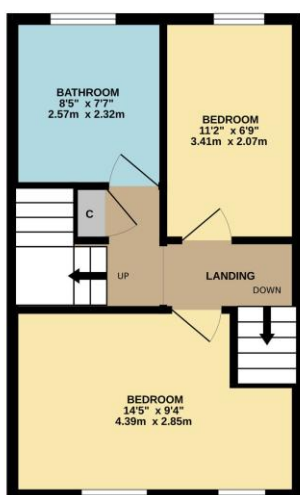


FLOOR PLAN

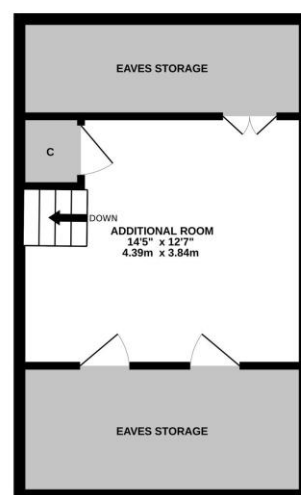
GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

A multi paned uPVC front door opens into an **entrance lobby** with stairs rising to the first floor and door opening into the...

Sitting room – a light filled room with tall multi paned front window allowing superb views over the surrounding countryside in the distance. The comfortable room is well proportioned and, as a focal point, there is a substantial stone fireplace with brick back and slate hearth houses a cast iron multi fuel stove. There is a useful understairs store, and a part glazed door opens to the...

Dining kitchen – a generous room fitted with a range of modern Shaker style cupboards and drawers, plus work surfaces which incorporate a white ceramic sink and drainer, and 4-ring electric hob with black extractor hood over and black glass splash back behind. There is an electric under counter oven, plumbing and space for an automatic washing machine and further appliance space. To one corner there is a handy utility area, the chimney breast provides a feature, and two windows overlook the rear. To the opposite corner is the wall mounted gas fired boiler which serves the central heating and hot water system. A cottage style door allows external access.

From the entrance lobby, stairs rise to the first floor **landing** where there is a useful store.

Bedroom 1 – the larger of the two bedrooms, with two front facing windows from where there are improved views of the surrounding Derwent Valley.

Bedroom 2 – a second double bedroom currently utilised as a home office. A rear facing window looks over the garden and wooded backdrop.

Bathroom – fitted with a panelled bath with mains shower over, pedestal wash hand basin and WC. The room is part tiled and has a rear facing window.

From the landing, a door opens to stairs which rise to the converted loft.

Additional room – a bright space with two Velux roof lights and eaves storage to each side. The room is ideal as a guest space, hobby room, home office or teenagers den.

OUTSIDE & PARKING

The front of the property is accessed via a right of way across the neighbouring house. The front garden has as patio seating area from where the superb views are again enjoyed to the fullest. A lawn gently slopes and is bounded by private hedging which offers a good degree of privacy.

The rear of the property is accessed externally from the end of the terrace over a broad shared yard, where opposite the cottage is a useful stone outbuilding with light, power and a window, ideal for garden and other storage.

The rear garden is accessed via a pathway to the side of the terrace where stone steps lead to a delightful and sunny garden. A lawn, which slopes away from house, is dissected by a pathway with a wildlife area, specimen trees and mature shrubs. At the top of the garden is a patio seating area from where, again, the superb views come into play. The whole garden is a haven for wildlife and a perfect spot to while away the hours.

TENURE – Freehold

SERVICES – All mains services are available to the property, which enjoys the benefit of gas fired central heating and uPVC double glazing. No specific test has been made on the services or their distribution.

EPC RATING – Current 70C / Potential 80C

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COUNCIL TAX – Band B

FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take the A6 Bakewell Road north to Darley Dale. On reaching Darley Dale, after passing The Grouse Inn, take the next right onto Whitworth Road. Continue on Whitworth Road before reaching a right turn onto Foggs Hill, turn right here, then immediately right again onto Hallmoor Road. Continue on and the row of cottages that form Vineyard Terrace are on the left, no. 6 identified by the agents For Sale board.

WHAT3WORDS – boardroom.stone.crumble

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM11106

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