



**The Butts Church Road**  
Darley Dale, Matlock, DE4 2GG  
Guide Price £400,000

## The Butts Church Road

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£400,000 - £425,000 (Guide price)  
Nestled in the charming area of Church Road, Darley Dale, Matlock, this delightful four-bedroom detached cottage presents a wonderful opportunity for those seeking a home with character and potential. With three spacious reception rooms, this property offers ample space for both relaxation and entertaining, making it ideal for families or those who enjoy hosting guests.

The cottage features four well-proportioned bedrooms, providing comfortable accommodation for all members of the household. The single bathroom, while functional, offers the chance for new owners to add their personal touch and style. The property is ripe for cosmetic updates, allowing you to transform the interior to suit your tastes and preferences.

Additionally, there is potential to erect a garage, which would enhance the property's functionality and convenience. This feature is particularly appealing for those with vehicles or who require extra storage space.

Set in the picturesque surroundings of Darley Dale, this home is not only a peaceful retreat but also conveniently located for access to local amenities and the stunning countryside that the Peak District has to offer. Whether you are looking to make this your forever home or a project to personalise, this cottage is a rare find in a sought-after location. Do not miss the chance to

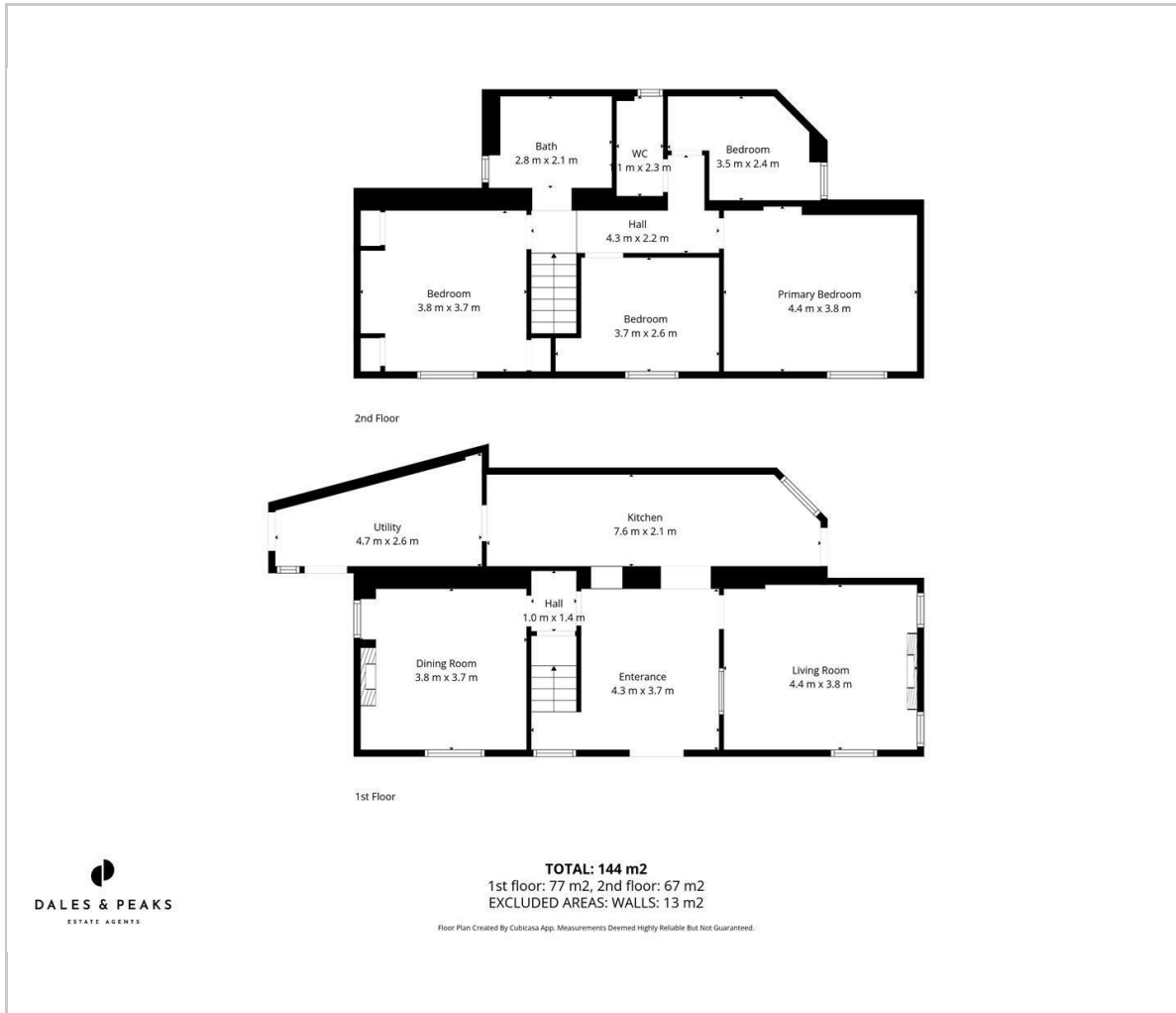




explore the possibilities that await in this charming property.



## Floor Plan



## Viewing

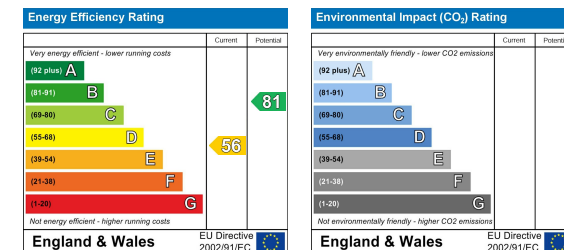
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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