



**Wellfield House 15 Rutland Avenue**  
Matlock, DE4 3GQ

Offers In The Region Of £1,150,000





## Wellfield House 15 Rutland

, Matlock, DE4 3GQ

This impressive four bedroom Georgian detached family home, which was formally a Hydropathic Establishment, is accompanied by a charming two bedroom cottage, currently used as a holiday let. Enjoying a desirable southerly aspect, the property occupies a generous plot of approximately 0.75 acres, featuring beautifully maintained gardens in a private setting. Both the home and the cottage boast stunning panoramic views across the Derbyshire Dales, extending towards Riber Castle and High Tor.

### Wellfield House

The ground floor comprises; Entrance porch and hallway, two front aspect reception rooms, each featuring bay windows and log burning stoves. Conservatory with access onto the front patio and garden. Dual aspect dining kitchen with separate utility room and downstairs WC.

The first floor comprises; Dual aspect Master bedroom with built in wardrobe space and ensuite bathroom, second front aspect double bedroom, main family bathroom and two further double bedrooms.

### Box Tree Cottage

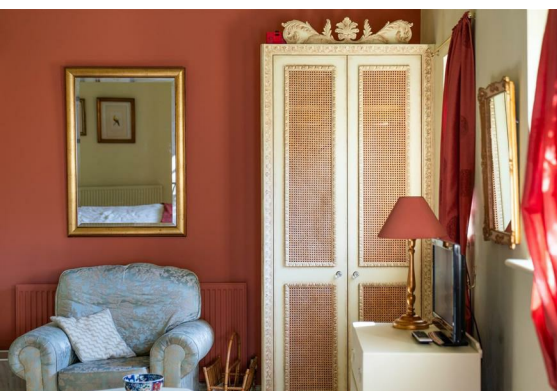
The accommodation comprises; Open plan living space with log burning stove and patio doors, kitchen area, two double bedrooms and shower room.





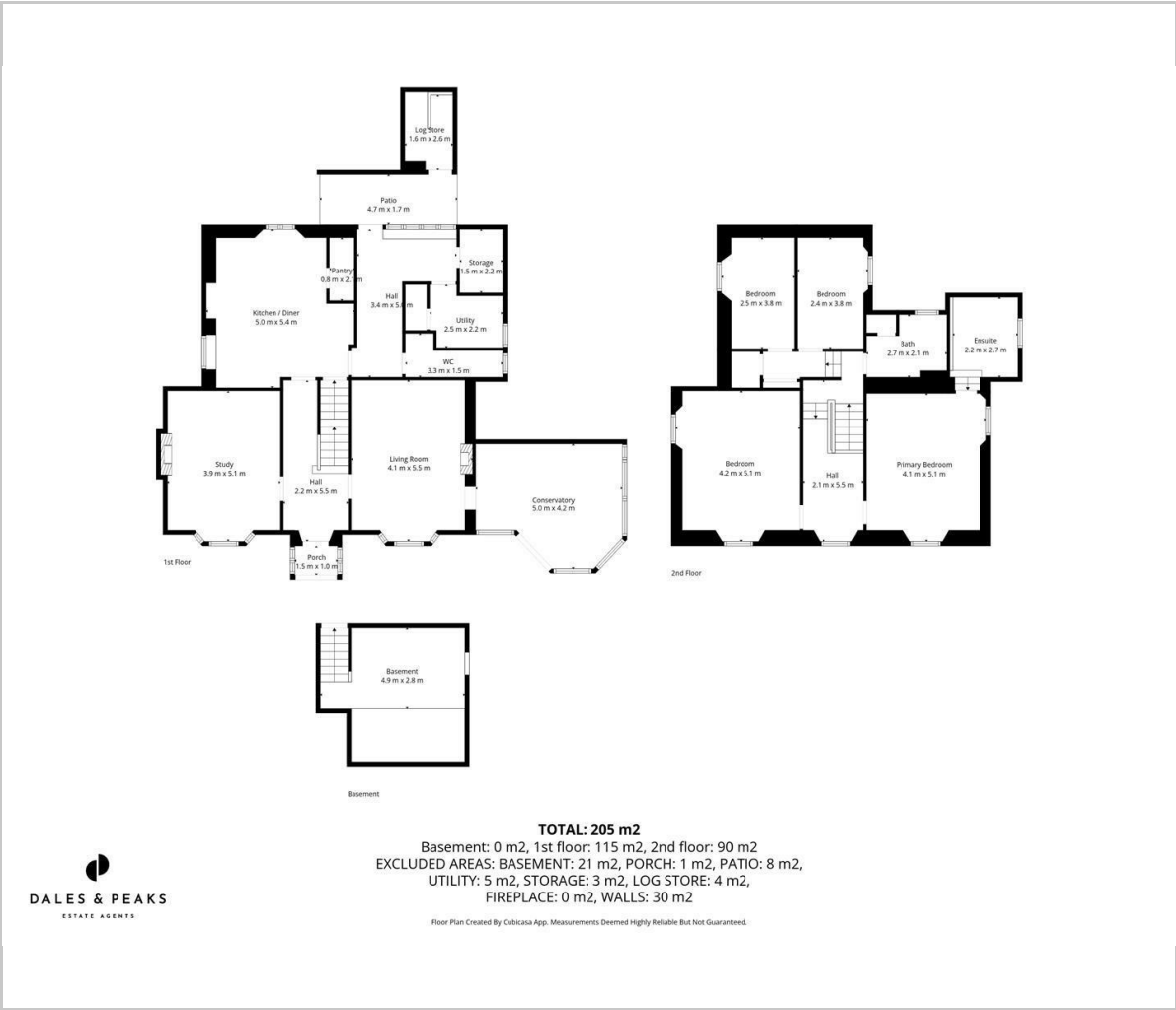


Dales and Peaks ForwardMove  
- Please read





Floor Plan



Viewing

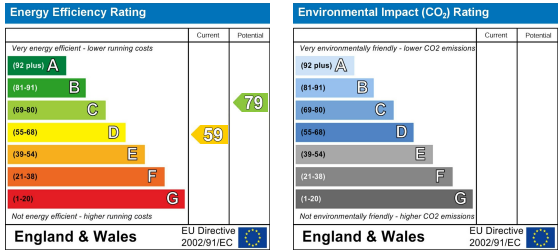
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



131 Chatsworth Road, Chesterfield, Derbyshire, S40 2AP  
T: 01246 567540



E: info@dalesandpeaks.co.uk  
www.dalesandpeaks.co.uk