



1 Baileys Mill, Bentley Brook, Matlock, DE4 5NR
£1,300 pcm



- Well presented light and spacious apartment.
- Two bedrooms
- Open plan living dining kitchen
- Fully furnished
- Communal gardens.
- Easy reach of town centre amenities and railway station
- Surrounded by open countryside and fine walks.
- Allocated parking

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An exceptionally well-presented ground-floor apartment situated within an historic, Grade II listed, former corn mill, ideally located on the outskirts of the town within easy reach of local amenities and fine countryside walks. The accommodation has the benefit of its own entrance door without the need to access communal hall and offers: two bedrooms, family bathroom, spacious open plan living-dining-kitchen. The property has allocated off road parking within a communal car park and an area of communal garden. Baileys Mill is situated close to Lumsdale heritage site with a series of ruined mill buildings in a steep wooded valley with ponds and waterfalls. The amenities at Matlock Green are only a few minutes walk from the property. There is good access to the towns of Matlock, Alfreton and Wirksworth and the cities of Nottingham and Derby are within commuting distance.

Entering the property via a half-glazed panelled entrance door, which opens to:

LIVING DINING KITCHEN A spacious room with a front-aspect window with secondary glazing, an original heavy pitch pine beam and cast iron pillar. The kitchen area of the room has wood-effect laminate flooring and a good range of shaker-style units in a light wood-effect finish, with cupboards and drawers beneath a granite-effect worksurface with a tile splashback. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a one-and-a-half-bowl stainless sink with mixer tap, and a four-ring ceramic hob, over which is an extractor canopy. Beneath the hob is a fan-assisted electric oven. Integral appliances include a slimline dish washer, a washer-dryer, and fridge-freezer. There is a Passivent extractor.

The sitting area of the room has a feature fireplace with a raised hearth, housing a flame-effect electric fire. There are wall-mounted panel heaters, wall lamp points, a television aerial point with satellite facility, and a telephone point with broadband facility. A door opens to a storage cupboard with a fitted shelf and hanging space.

From the kitchen, a door leads to:

HALLWAY Having an entrance door opening into the main body of the building. There is an electric wall panel heater and an intercom link to the main building entrance door. An airing cupboard houses the hot water cylinder, which is fitted with dual immersion heaters. Further doors open to:

BEDROOM ONE With front-aspect windows with secondary glazing, electric wall-mounted panel heater, and point for a wall-mounted TV.

BEDROOM TWO Having a half-glazed door with over-door light, opening onto the front of the property. The room has an electric wall panel heater.

FAMILY BATHROOM A partially tiled room with a shaver point, electric

towel heater, and a Passivent extractor. Suite with: panelled bath with mixer taps and mixer shower over, with monsoon-style rain head and handheld shower spray, and a concertina shower screen; pedestal wash hand basin; and dual-flush close-coupled WC.

OUTSIDE There is an allocated off-road parking space within the communal car park. To the rear of the building are communal gardens.

SERVICES AND GENERAL INFORMATION Mains electricity, water, and drainage are connected to the property. The electric panel heaters and hot water system are controllable via an app.

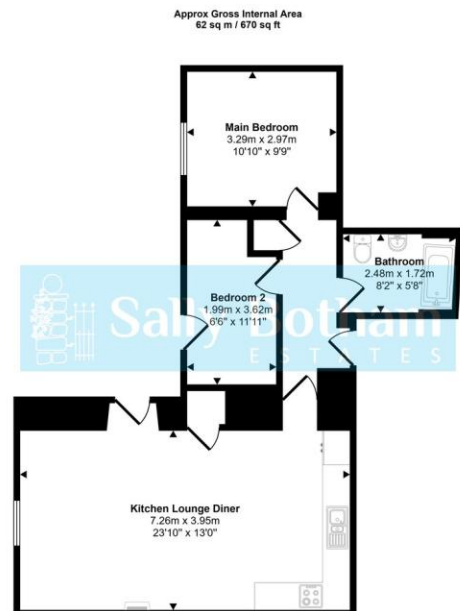
For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

COUNCIL TAX BAND (Correct at time of publication) 'B'

DIRECTIONS Leaving Matlock along the A615 towards Alfreton, passing through Matlock Green. Shortly after passing Derwent treescapes turn left into Lumsdale Road where Baileys Mill can be found on the left hand side.

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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	71 C
39-54	E		
21-38	F		
1-20	G		