



## **12 BAILEYS MILL**

**Bentley Brook, Matlock, DE4 5NR**

**£175,000**

An exceptionally well-presented apartment located within a converted historic grade II listed former corn mill, situated on the outskirts of the town, close to delightful walks and the nearby Lumsdale Falls. Offering an open-plan-style living-dining space, fitted kitchen with a door leading down to the rear terrace, a spacious bedroom, and ensuite shower room. There are communal gardens to the rear of the property and an allocated parking space. There is potential to divide the large bedroom into two, as it was originally.

Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens, and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby and Nottingham and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5 miles), and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.



Entering the property via a wooden entrance door which opens to:

**OPEN PLAN LIVING DINING ROOM** 5.18m x 4.18m and 4.72m x 2.07m

Having insulated herringbone tiles to the floor, exposed beams to the ceiling, and being illuminated by downlight ceiling light points. The living area has deep fitted insulated mirror-fronted storage units with hanging space, shelving, and ample storage space. There is a fitted ATC oil-filled electric radiator, a television aerial point with satellite facility, USB points, and two telephone/Wi-Fi points. A broad opening leads to the dining area, having a rear aspect casement window, with secondary glazing sliding window, set within an exposed brick feature wall. There is ample space for dining furniture, wall light points, a fitted ATC oil-filled electric radiator, television aerial point, USB points, and a telephone/Wi-Fi point.



An opening leads to:

**KITCHEN** 3.23m x 2.62m

With a rear aspect casement window, with secondary glazing sliding window, and a pair of side aspect half-glazed panelled doors, with quarry tiles to the floor, and an Ellard electric door shutter providing an integrated lock-up-and-leave feature, opening to an external side-access entrance stairway. Having insulated herringbone tiles to the floor, the kitchen is fitted with a range of cupboards and drawers set beneath worksurfaces with matching splashback. Fitted within the worksurfaces is a 1 ½ bowl sink with mixer tap and vegetable spray, and a 4-ring induction hob with central induction extractor. There are further fitted cupboards providing storage space, with downlight spotlights beneath, and fitted USB points. Integral appliances include a space saver dishwasher, fridge freezer, Neff washing machine, a Candy smart-touch dryer, a fitted pull-out larder, an eye-level Neff electric oven & grill with Wi-Fi connection, and a fitted double bin.



From the living room area, a wooden door with light-window over opens to:

**BEDROOM** 4.87m x 3.44m maximum measurements

Having insulated herringbone tiles to the floor, and rear aspect windows with secondary glazing sliding windows. There are integral mirror-fronted wardrobes providing hanging space and storage shelving, a fitted ATC oil-filled electric radiator, and a television aerial point. This room was originally two rooms and could easily be converted back if required.



From the bedroom, a wooden door opens to:

**ENSUITE SHOWER ROOM** 2.94m x 1.60m (maximum measurements)

A fully tiled room, illuminated by downlight spotlights, having suite with His & Hers wash hand basins with mixer taps, storage drawers beneath, and fitted illuminated mirror over, a concealed cistern dual-flush WC, and wet room Hansgrohe shower with overhead and handheld shower sprays. There is fitted shelving, a ladder-style towel radiator, and an extractor fan. A door opens to an AIRING CUPBOARD 0.69m x 0.68m with slatted linen shelving and housing the Santon water cylinder which provides hot water to the property.



**OUTSIDE**

There is an area of patio to the rear of the property with ample space for garden furniture and pot plants, beneath which is a larger communal enclosed terrace garden having borders with ornamental shrubs, flowering plants, bushes and trees, and a spacious area of patio with garden furniture. To the far end of the garden is the original mill race creating a delightful feature and a haven for wildlife.



**PARKING**

Parking is provided via a communal car park with allocated spaces.



**SERVICES AND GENERAL INFORMATION**

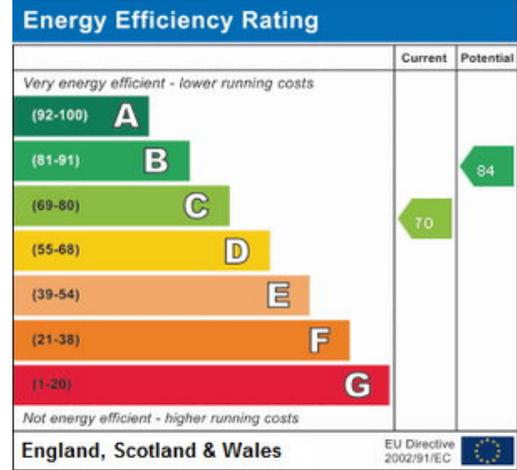
- Mains electric and water services are connected to the property.
- Ground rent: peppercorn
- Service / maintenance charge: £202.75 PCM (£2,433.00 PA)

**COUNCIL TAX BAND** (Correct at time of publication) 'C'

**TENURE** Leasehold (999 years from 2005)

**DIRECTIONS**

Leaving Matlock along the A615 towards Alfreton 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.