



**Sally Botham**  
ESTATES

**82 NEW STREET**  
Matlock, DE4 3FH  
£520,000





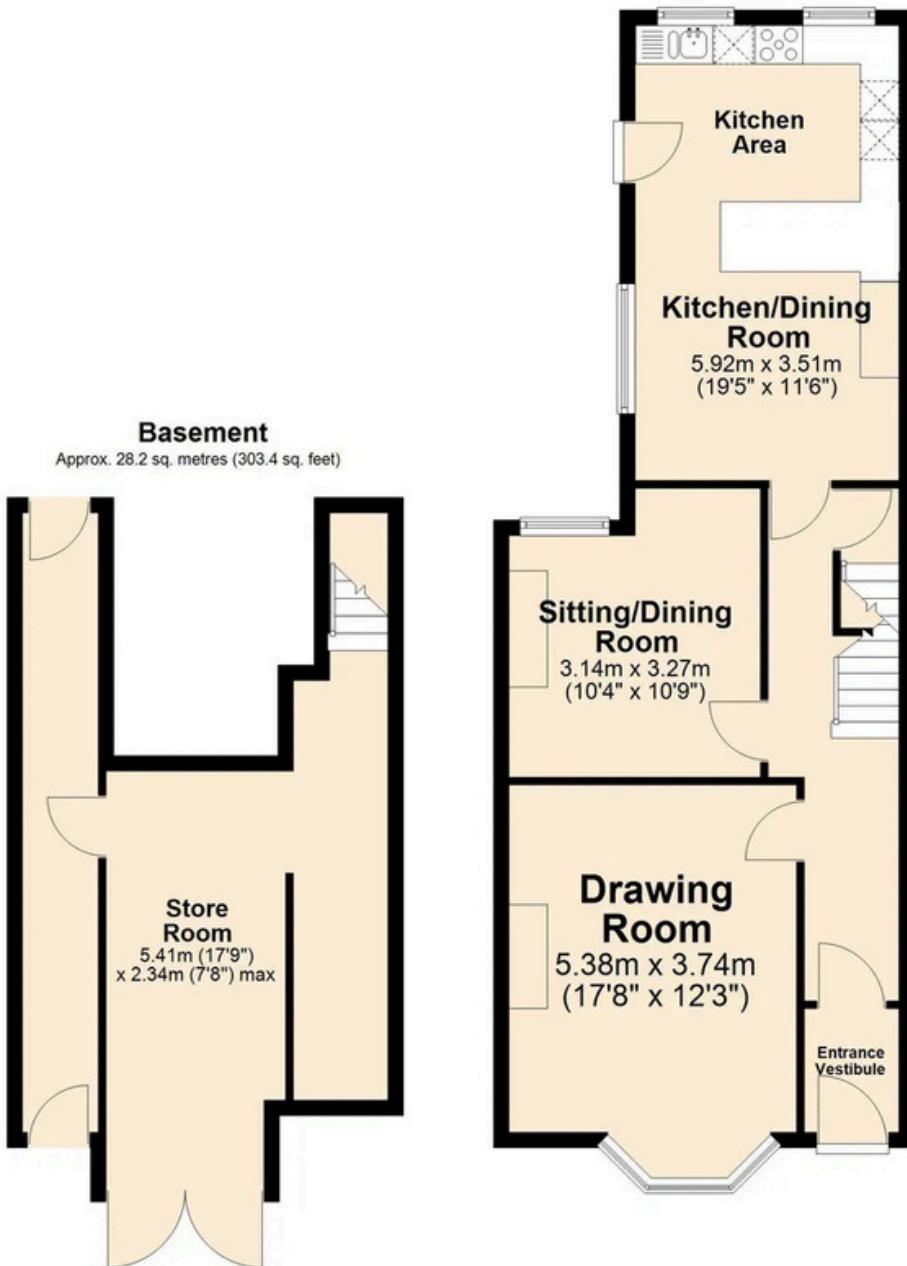






### Ground Floor

Approx. 62.8 sq. metres (676.0 sq. feet)



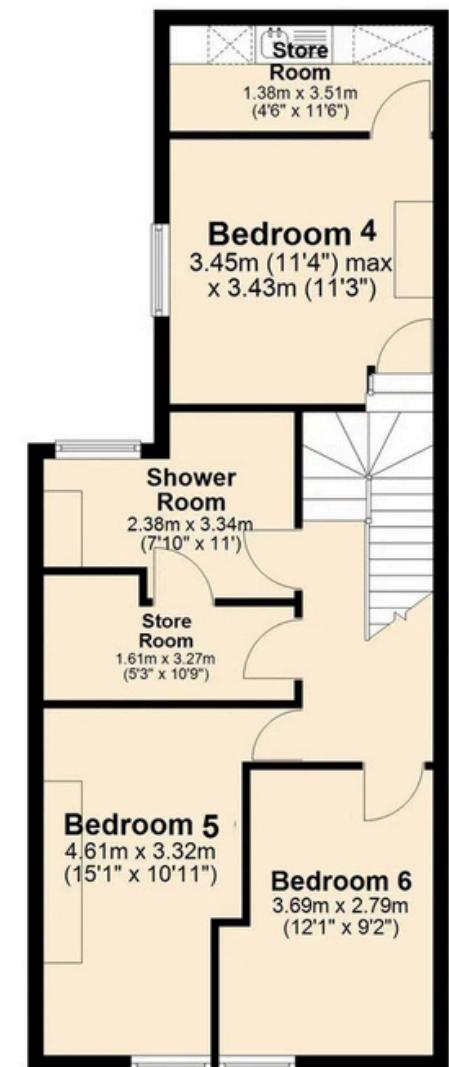
### First Floor

Approx. 63.1 sq. metres (679.5 sq. feet)



### Second Floor

Approx. 59.3 sq. metres (638.4 sq. feet)



Total area: approx. 213.4 sq. metres (2297.3 sq. feet)

**An elegant, late Victorian townhouse villa with a date stone of 1888, ideally located close to the centre of the town. Set in a slightly elevated position with a commanding view over the town towards High Tor and Masson, the accommodation is set over four floors with a wealth of original features. This handsome property offers: six bedrooms; first and second floor bathrooms; study; sitting rooms / dining room; drawing room with a bay window; and large dining kitchen. There are good sized storage cellars with access to the front of the property, storeroom off bedroom four, off road parking and an enclosed courtyard garden. Well-equipped for modern living with recently fitted double glazing and air source heat pump.**

**The property and adjoining neighbour featured in the 1969 film 'Women in Love' with Alan Bates, Oliver Reed, and Glenda Jackson.**

**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 broad panelled entrance door with an overdoor light, which opens to:

#### **ENTRANCE VESTIBULE**

Having coat hanging space, cornice to the ceiling, and fitted dado rail. A broad panelled door opens to:

#### **RECEPTION HALLWAY**

A spacious hallway having an elegant original staircase rising to the upper floor accommodation. There is decorative original cornice to the ceiling, and fitted dado rail. The hallway has light oak laminate flooring, and a central heating radiator with thermostatic valve. Original panelled doors open to:

#### **DRAWING ROOM**

Having a front-aspect double-glazed bay window, enjoying superb far-reaching views over the town to the open countryside that surrounds the area. The room has a decorative cornice to the ceiling, and a centre ceiling rose. There is an original feature fireplace with slate surround, and cast iron and tiled insert housing an open grate. To either side of the chimney breast are fitted display shelves. The room is illuminated by wall and centre light points, and there is a television aerial point with satellite facility, and central heating radiator with thermostatic valve.

#### **SITTING ROOM / DINING ROOM**

With a rear-aspect double-glazed UPVC sliding sash window overlooking the enclosed courtyard garden. The room has heavy decorative cornice to the ceiling, centre ceiling rose,

and a feature fire-opening with a rustic brick insert and exposed stone lintel creating a display niche. There are wall and centre light points, and a fitted picture rail.

#### **DINING KITCHEN**

A delightfully spacious room with dual-aspect UPVC double-glazed sliding sash windows, and wood-effect composite entrance door with double-glazed panel opening onto the courtyard garden to the rear of the property. The kitchen is fitted with a good range of light wood units, with cupboards and drawers set beneath a granite effect worksurface with a tile splashback. The worksurface returns to form a peninsula room divide with an over-sailing top, creating a breakfast bar. There are wall-mounted storage cupboards. Set within the worksurface is a one-and-a-half-bowl sink with a contemporary mixer tap, along with a four-ring induction hob, over which is an extractor canopy which is vented to the outside. Fitted within the kitchen is an eye-level duel fan-assisted electric oven with steam function and combination microwave, oven and grill above. Integral appliances include a slimline dishwasher and fridge-freezer. There are deep pan drawers, carousel corner cupboards, and pull-out spice drawers. The room is illuminated by low-energy downlight spotlights. There is a ceiling-mounted pulley-operated clothes airer. The room has central heating radiators with thermostatic valves.

From the hallway, a panelled door opens to a stone staircase, which descends to:

#### **STORAGE CELLARS**

CELLAR ONE: with an original cold shelf, quarry tile floor, and space and connection for an automatic washing machine. A broad opening leads to CELLAR TWO: with a pair of traditionally-hung vehicular-style access doors with glazed panels lending light to the cellar. A further door opens to:

#### **STORAGE PASSAGE**

With doors opening onto the front and the rear of the property.

From the reception hallway, a staircase with turned spindles and newels, and a swept wood handrail, rises via a half-landing to:

#### **FIRST FLOOR LANDING**

A split-level landing, where original panelled doors open to:

#### **BEDROOM ONE**

Having a front-aspect double-glazed bay window with a fitted window seat, enjoying a superb outlook over the town, taking in High Tor, the Heights of Abraham, and Masson, round to Stanton Moor in the west. The room has elegant original cornice to the ceiling, fitted picture rail, and a centre ceiling rose. There is an original Victorian fireplace with a painted slate surround, and tiled insert and hearth depicting stylized daffodils, and housing an open grate. The room has a central heating radiator with thermostatic valve.

#### **BOX ROOM / STUDY**

With a front-aspect double-glazed sliding sash window, enjoying similar views to bedroom one. This room would make an ideal dressing room to bedroom one if required.

## **BEDROOM TWO**

A spacious double room with a rear-aspect double-glazed sliding sash window overlooking the courtyard garden. The room has an original decorative cast iron bedroom fireplace, and a central heating radiator with thermostatic valve.

## **BEDROOM THREE**

A double room with side-aspect double-glazed sliding sash windows flooding the room with natural light. The room has a fitted dado rail and central heating radiator with thermostatic valve.

## **FIRST FLOOR BATHROOM**

A generous first floor bathroom with dual-aspect double-glazed UPVC sliding sash windows with obscured glass. The room has panelling to dado height and suite with: inset double-ended bath with mixer shower over, having a monsoon-style rain head and handheld shower spray, and concertina shower screen; Victorian-style pedestal wash hand basin with illuminated mirror over; low-level flush WC, and matching bidet. There is a column-style central heating radiator with incorporated towel rail and a contemporary vertical column central heating radiator with thermostatic valve. There is a concealed storage cupboard within the bath panel.

From the first-floor landing, the staircase continues via a half-landing to:

## **SECOND FLOOR LANDING**

Illuminated by a large Velux-style rooflight, and having fitted dado rails, loft access hatch, and doors opening to:

## **BEDROOM FIVE**

With a front-aspect double-glazed window, enjoying views as far as Riber Castle and Black Rocks. The room has a central heating radiator with thermostatic valve and an original cast iron bedroom fireplace.

## **BEDROOM SIX**

Again with a front-aspect double-glazed sliding sash window, enjoying the far-reaching views afforded by the property. The room has a central heating radiator with thermostatic valve.

From the landing, a further door opens to:

## **LINEN STORE**

With a central heating radiator with thermostatic valve, ample storage space, and a panelled door opening to:

## **SECOND FLOOR SHOWER ROOM**

With a rear-aspect UPVC double-glazed window with obscured glass. Suite with: quadrant shower cubicle with Mira Sport electric shower; pedestal wash hand basin; and dual-flush close-coupled WC. The room has a cast iron bedroom-style fireplace, and a central heating

## **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.

radiator with thermostatic valve. There are downlight spotlights and an extractor van. From the half-landing, steps rise to:

## **BEDROOM FOUR**

A double bedroom with a side-aspect UPVC double-glazed tilt-and-turn window with views over the rooftops to the open countryside beyond. The room has a feature cast iron bedroom fireplace, central heating radiator with thermostatic valve, and a batten door opening to:

## **STORE ROOM**

With a rear-aspect Velux-style window. The room has a fitted worksurface with storage cupboards beneath, and an inset stainless sink with mixer tap. Sited within the room is the hot water cylinder and controls for the air source heat pump, which provides hot water and central heating to the property.

## **OUTSIDE**

To the front of the property is an off-road parking space, where double doors open to the cellar. A stepped pathway gives access to the entrance door, and the further personnel door opens to the storage gennel leading to the rear of the property.

To the rear of the property is an enclosed courtyard garden with flagged seating areas and raised beds stocked with a good variety of soft fruits, including gooseberries, loganberries, raspberries, rhubarb, and a cherry tree. Within the garden there is a stone-built garden store.

## **SERVICES AND GENERAL INFORMATION**

All mains services except gas are connected to the property. The property is fitted with an air source heat pump, which provides hot water and central heating.

For Broadband speed, please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

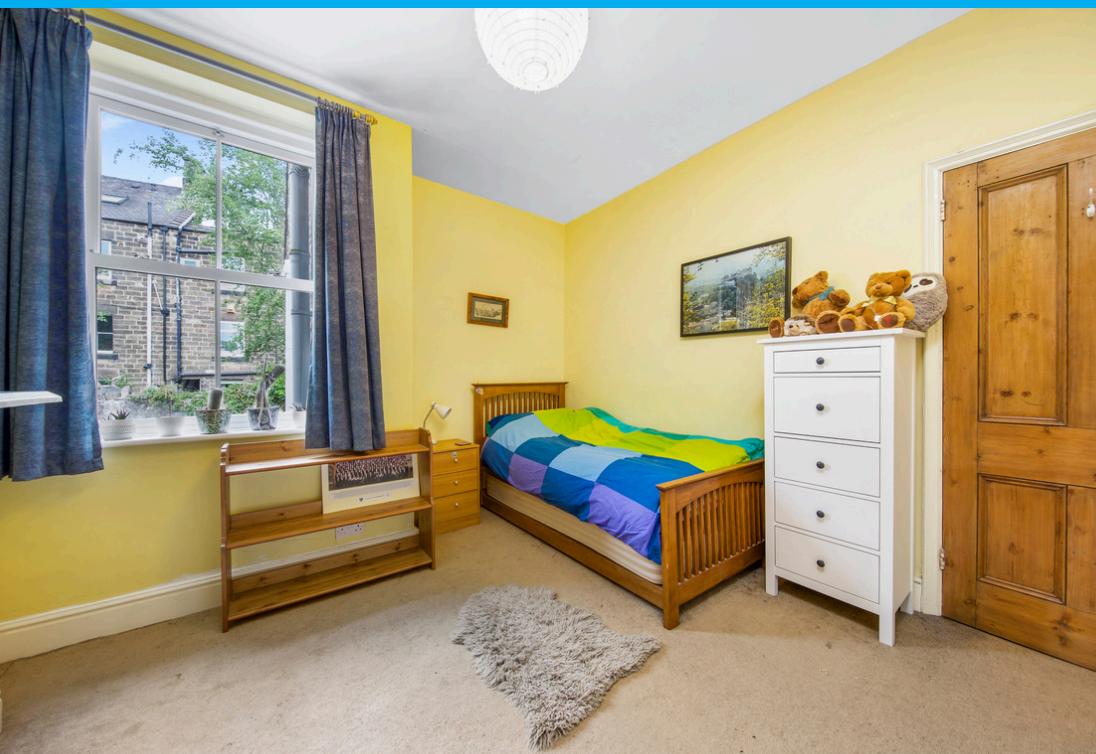
## **TENURE** Freehold

## **COUNCIL TAX BAND E**

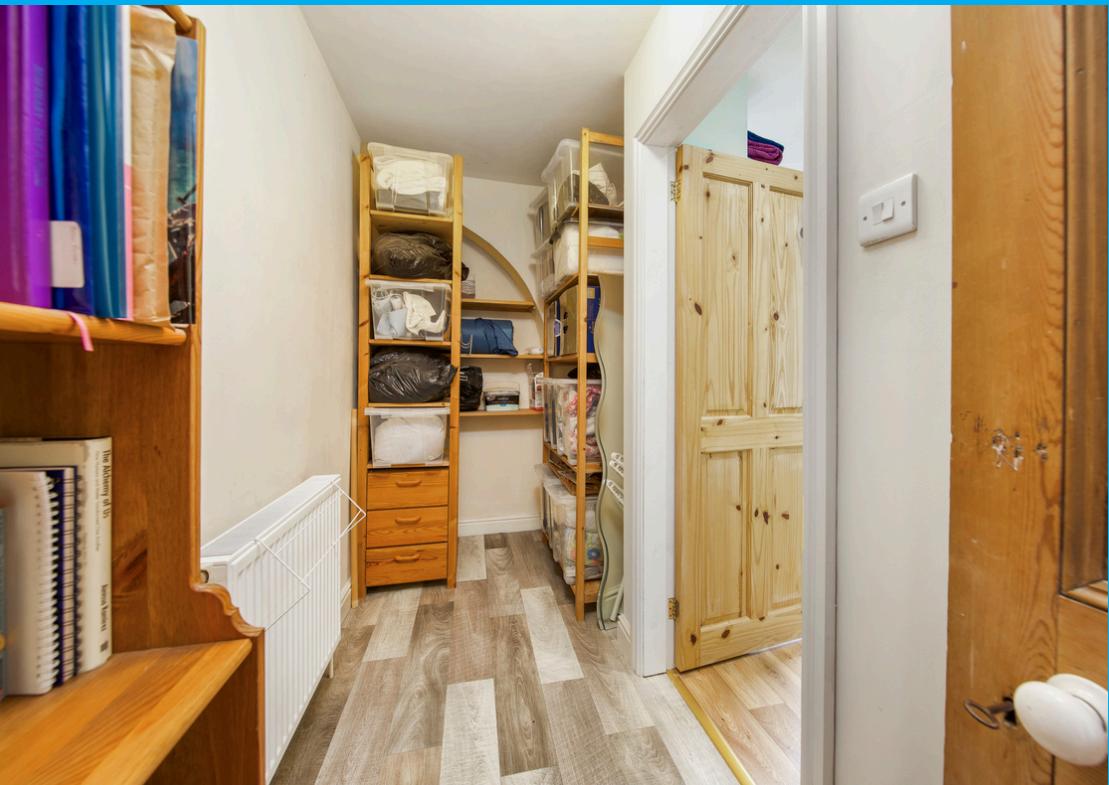
## **DIRECTIONS**

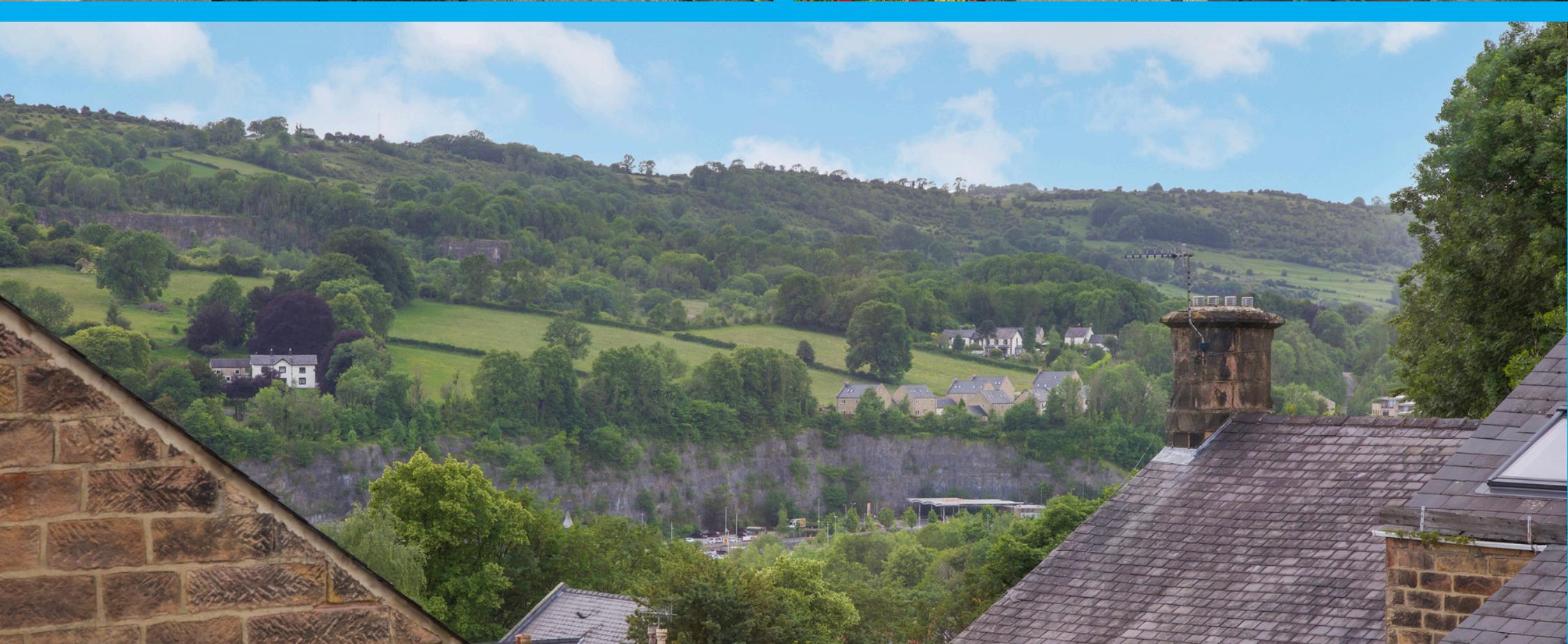
Leaving Matlock Crown Squire via Bank Road. Take the first right turn into Lime Grove Walk. At the T junction turn left into New Street, follow the road up the hill where the property can be found directly in front of you as the road turns sharp left.



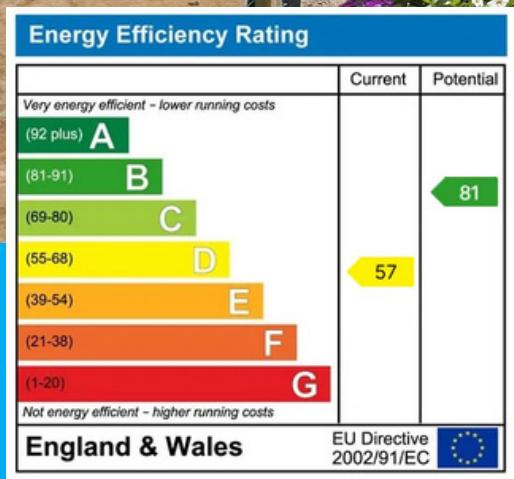












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