

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Rosy Cottage, 2 Wards End Starkholmes, Matlock, Derbyshire DE4 5JB



Characterful two bedroomed mid-terraced stone built cottage enjoying stunning far reaching views with landscaped rear garden

- Gas fired central heating • Sitting room with view • Fitted dining kitchen with • Utility room
 - Two bedrooms • Well presented bathroom
- Cottage garden with patio area to front aspect taking full advantage of the far reaching view
 - Landscaped established garden to rear with patio and deck area • Timber garden shed
 - Resident parking area • Viewing strongly recommended •

Guide price £275,000



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GENERAL ACCOMMODATION

This sale offers a rare opportunity for the discerning purchaser to acquire this characterful stone built two bedroomed mid-terraced cottage enjoying superb must be seen far reaching views.

The property is sold with the benefit of gas fired central heating and internally enjoys a wealth of character and charm, briefly comprising of a sitting room with feature fireplace and views, handmade fitted dining kitchen and a utility room. To the first floor are two bedrooms and a well presented bathroom.

Outside immediately to the rear of the property is a landscaped garden incorporating patio areas and established flowering and herbaceous borders plus timber garden shed. To the front of the property is an attractive cottage garden area with patio, which enjoys superb far reaching views towards the surrounding countryside. Furthermore there is an area allocated for residents parking.

LOCATION

Matlock town centre offers a good range of amenities including a large Sainsbury's supermarket, schools and a wide range of restaurants with leisure facilities at The Arc Leisure Centre. At the centre of the town is Hall Leys Park enjoying tennis courts, childrens play area, skate park, bowling green, cafe, formal gardens and riverside walks.

The nearby A6 provides swift onward travel to the north and south providing access to the nearby market town of Bakewell (approx 7 miles to the north) and Derby (approx. 15 miles to the south). There are excellent bus services to Chesterfield (approx 10 miles) and to Sheffield (approx 20 miles to the north). All these centres offer a more comprehensive range of amenities and are within commuting distance.

The railway station in Matlock has regular trains to Derby which also connect to London St Pancras (approx 2.5 hours). Junction 28 of the M1 Motorway is approx 12 miles providing swift onwards travel to the north and south, other nearby regional

centres.

ACCOMMODATION

Panelled and glazed wooden entrance door provides access to:

SITTING ROOM 3.78m x 3.94m (12'5" x 12'11")

Note the latter measurement being taken into the recess adjacent to the chimney breast which features glazed shelving and cupboard beneath, housing the gas meter. To the adjacent chimney recess there are a range of fitted bookshelves. Feature stone fireplace with raised stone hearth incorporating a Tiger cast iron real flame gas stove. Painted exposed ceiling beams. Engineered oak board floor covering. Central heating radiator. TV aerial connection. Sash window to front overlooking the foregarden and enjoying a superb must be seen far reaching view over Matlock and towards Stanton Moor. Wooden braced door provides access to:

L-SHAPED DINING KITCHEN 4.97m x 2.24m extending to 3.30m (16'4" x 7'4" extending to 10'10")

Featuring a handmade kitchen comprising of oak preparation surfaces with recessed Belfast sink unit, mixer tap over, tiled splashback and a range of base drawers and cupboards beneath. Complementary wall mounted cupboards over with corner shelving. Canon cooker which features four ring gas hob with filter canopy over and double electric fan assisted ovens / grill beneath. Integrated slimline dishwasher. Feature stone fireplace which incorporates a raised granite hearth featuring a cast iron Clearview wood burning stove. Quarry tiled floor covering. Decoratively boxed central heating radiator. Doorway leads into a utility room and a braced wooden door has the staircase off to the first floor. Furthermore there is a useful understairs storage cupboard and under stairs pantry cupboard. Two sealed unit double glazed windows and a wooden panelled and glazed door to side, overlook and provide access to the garden.

UTILITY ROOM 2.07m x 1.52m (6'9" x 5'0")

Having a roll edged preparation surface incorporating an inset



stainless steel sink unit with swan necked mixer tap over, tiled splashback and handmade cupboard beneath. Complementary handmade wall mounted cupboards over with shelving. Appliance space suitable for an automatic washing machine, second ideal for a tumble dryer and a third suitable for a large fridge / freezer. Cupboard housing electricity meter and consumer unit. High level window with electric extractor fan to rear.

FIRST FLOOR

SEMI-GALLERIED LANDING

Having a wooden handrail, balusters and newel post. Central heating radiator. Glazed lightwell. Three wooden braced doors provide access to the bedrooms and bathroom respectively.

BEDROOM ONE 3.76m x 3.95m (12'4" x 13'0")

Having a feature stone fireplace with stone hearth. Decoratively boxed central heating radiator. Exposed varnished pine floor boards. Glazed lightwell. Sash window to front enjoying a superb must be seen far reaching view over Matlock and towards Stanton Moor.

BEDROOM TWO 4.10m x 2.42m (13'5" x 7'11")

Having feature exposed stone wall. Decoratively boxed central heating radiator. Full length glazed window, which also opens and provides access onto the decked patio area and garden beyond.

WELL APPOINTED BATHROOM 2.45m x 2.27m (8'0" x 7'5")

Having a white suite comprising pedestal wash hand basin with tiled splashback, low level WC and panelled bath with mixer tap / handheld shower and separate shower over. Built-in linen cupboard. Wall mounted Worcester gas fired condensing combination boiler which provides domestic hot water and services the central heating system. Ladder style heated towel rail. Sealed unit double glazed opaque window to side.

OUTSIDE

Immediately to the front of the property is a particularly attractive cottage foregarden area which features well established

flowering and herbaecous borders and patio area with wrought iron gate and stone path which leads to the front entrance door. It should be noted that this aspect, as described, enjoys a must be seen superb far reaching view over Matlock and towards Stanton Moor. Residents parking.

Immediately to the rear of the property is a courtyard area which is ideal for housing a wood store and extends to a useful storage area to rear beneath the decked patio area. There are stone steps that lead off this courtyard, which provide access to a beautifully well established and terraced landscaped garden, featuring decked and paved patio area. Steps lead to an upper tier with gravelled path and well stocked flowering and herbaecous borders, second patio area and timber garden shed. The garden enjoys roof top views towards surrounding countryside.

COUNCIL TAX BAND

Derbyshire Dales - Tax Band C

DIRECTIONAL NOTE

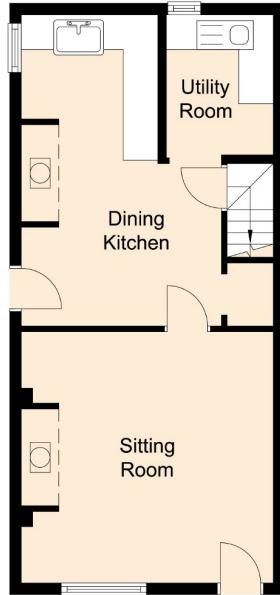
The approach from from our Matlock office is to proceed north along the A6, passing the Sainsburys superstore and upon reaching the roundabout junction turn right for Matlock. Proceed into Matlock town centre, straight over the Crown Square round about, passing Hall Leys Park and Matlock Town Football Club and thereafter turn right into Church Street. Proceed along Church Street which becomes Starkholmes Road, eventually taking the turning on the left into Riber Road. Upon reaching the second bend in the road access can be found on the left hand side via Wards End, where the property is shortly located on the right, clearly denoted by our "for sale" board.

VIEWING

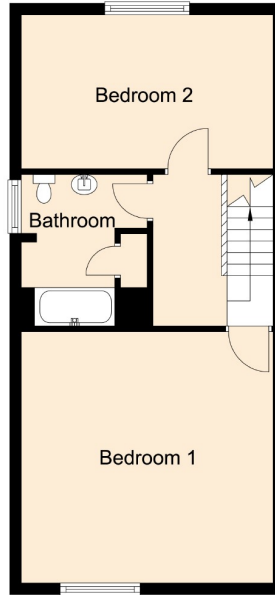
Strictly by appointment through Scargill Mann & Co - Matlock office 01629 584591 (AT/JO)



Ground Floor



First Floor



Rosy Cottage, 2 Wards End, Starkholmes, Matlock DE4 5JB

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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