

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 3 The Cottages, White Tor Road Starkholmes, Matlock, Derbyshire DE4 5JF



### Characterful two bedroomed semi-detached cottage with cottage style garden featuring south westerly aspect

- Gas fired central heating • Entrance lobby
- Well proportioned feature sitting room with multi fuel stove and exposed feature beam
  - Fitted dining kitchen • Bathroom • Two bedrooms
- Particularly attractive cottage garden featuring south westerly aspect incorporating a timber garden shed
  - Viewing strongly recommended •

**Guide price £235,000**



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### GENERAL INFORMATION

- This sale offers a rare opportunity for the discerning purchaser to acquire this characterful stone built two bedroomed semi-detached cottage occupying a popular location.

The property is sold with the benefit of gas fired central heating and internally briefly comprises of an entrance lobby, feature sitting room with multi fuel stove and exposed feature beam, fitted breakfast kitchen with an attractive outlook and a bathroom. To the first floor are two bedrooms.

Outside to the rear of the property is a particularly attractive cottage garden with patio areas, flowering and herbaceous borders and a timber garden shed. It should be noted that the property enjoys a south westerly aspect having views through to surrounding countryside.

### LOCATION

- Matlock town centre offers a good range of amenities including shops, schools and leisure facilities. The nearby A6 provides swift onward travel to the north and south. The nearby market town of Bakewell is approx. 7 miles to the north. Derby is approx. 15 miles to the south, Chesterfield is approx. 10 miles to the north-east and Sheffield is approx. 20 miles to the north, all of these offer a more comprehensive range of amenities and are within commuting distance. Junction 28 of the M1 Motorway is approx. 12 miles providing swift onward travel to the north and south, other nearby regional centres and the main motorway network. Matlock train

station is served by East Midlands Trains with a journey time to Derby of just 34 minutes.

### ACCOMMODATION

- Wooden panelled and opaque glazed entrance door provides access to:

#### **ENTRANCE LOBBY 1.31m x 1.73m (4'4" x 5'8")**

Having a ceramic tiled floor covering. Original feature panelled and glazed door leading into the sitting room. A further latched door provides access to the bathroom. In turn the lobby opens into:

#### **KITCHEN 3.14m x 2.91m (10'4" x 9'7")**

Having a range of wooden top preparation surfaces featuring a salt glazed Victorian sink with copper swan necked mixer tap over, splashback with a range of base cupboards beneath. Cooker with four ring gas hob having gas double oven and grill beneath. Three appliance spaces, one having plumbing suitable for an automatic washing machine and two further spaces ideal for a fridge and freezer respectively. Please note there is a further appliance space ideal for a tall free standing fridge / freezer if required, freeing up the other appliance spaces for additional cupboards.

Central heating radiator. Ceramic tiled floor covering. Wall mounted Baxi condensing combination boiler provides domestic hot water and services the central heating system (fitted 2020). Window to side and picture window to rear which has views towards Matlock Bath and the Heights of Abraham.

#### **SITTING ROOM 5.28m x 3.64m (17'4" x 11'11")**

Having a feature stone fireplace / chimney which has a



Morso Squirrel cast iron multi fuel stove (installed July 2021) positioned on a stone hearth. Shelving to adjacent recesses. Ceramic tiled floor covering. Feature exposed beamed ceiling. Central heating radiator. Cupboard which houses the gas meter, electricity consumer unit and electricity meter. Telephone jack point. Window to side. Sealed unit double glazed window in upvc frame to rear which enjoys an autumnal and winter view towards Matlock Bath and surrounding countryside.

#### **BATHROOM 1.57m x 1.75m (5'2" x 5'9")**

Being part tiled and having a white suite comprising Kasbah styled sink unit with tiled splashback and shelving beneath. Low level WC. Ceramic cast iron bath. Central heating radiator. Opaque glazed window to side. Wooden floor boards.

#### **FIRST FLOOR**

##### **LANDING**

Having two latched doors providing access to bedroom one and bedroom two respectively.

##### **BEDROOM ONE 3.74m x 2.61m (12'3" x 8'7")**

Having central heating radiator. Trap door access to roof space. Feature fireplace. Sealed unit double glazed window in upvc frame to rear which enjoys an autumnal / winter view towards Matlock Bath and surrounding countryside.

##### **BEDROOM TWO 2.58m x 2.59m (8'6" x 8'6")**

Having central heating radiator. Window to rear.

#### **OUTSIDE**

- Immediately to the rear of the property is an attractive cottage landscaped garden with gravelled path which gives way to a well proportioned garden which incorporates two large flowering beds and a cold water tap.. There is a second gravelled area which houses a timber garden shed. The garden enjoys a south westerly aspect and has views through the canopy of a tree towards surrounding countryside and Matlock Bath.

#### **COUNCIL TAX BAND**

- Derbyshire Dales - Tax Band A

#### **DIRECTIONAL NOTE**

- The approach from our Matlock office is to proceed north along the A6, passing the Sainsbury's superstore and upon reaching the round about junction turn right for Matlock. Proceed into Matlock town Centre, proceeding straight ahead at the Crown Square round about, passing Hall Leys Park and Matlock Town Football Club. Thereafter turn right into Church Street, shortly before reaching the petrol station, proceed along Church Street which eventually becomes Starkholmes Road. Having past the White Lion Public House bear left into White Tor Road where eventually the cottage will be located on the left hand side, 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



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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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