

£750,000

Main Road, Matlock DE4 5HE

Detached House | 5 Bedrooms | 3 Bathrooms





Step Inside

Key Features

- Iconic Detached Stone Residence
- 5 Bedrooms, 3 ReceptionRooms
- Picturesque Canalside Location
- Accommodation Over 3 Floors

- World Heritage Location
- Steeped in National History
- Canal-side Gardens to Rear
- Stunning Living SpacesThroughout

- Viewing Absolutely Essential
- COUNCIL TAX BAND F

Property Description

An opportunity to purchase this truly iconic detached family home that benefits from a canal-side location that is steeped in history.

Main Particulars

Derbyshire Properties are delighted to introduce this locally iconic property at the foot of Main Road in the historic village of Whatstandwell, Matlock, Derbyshire. Over the years this stunning home has served as the main village shop, tea rooms and even reading rooms. Seated beautifully next to the Cromford Canal, and the bridge famously said to be frequented by Florence Nightingale, it is easy to understand why this attractive property has played a prominent role in the village community.

The property has been much improved and extended into a superb five-bedroom home. The whole of the lower ground floor offers further accommodation and added bedrooms to the rear, making this an incredibly well-sized detached family property. The home benefits from parking to the front and side with canal-side gardens to the rear.

Boasting over 3,000 sq ft of functional living accommodation this exceptionally picturesque property will be in demand from all types of buyers as it would make an incredible family home or an equally exquisite holiday haven. A viewing comes very strongly recommended.

Accommodation

The property enjoys a new large open plan dining kitchen with plenty of modern units, ample work surfaces and contemporary features. There is generous diningspace, stylish décor and cloak cupboard.

To the rear, and extending almost the full width of the property, is a simply stunning sitting room. This room extends over nine metres, with four large windows to the rear aspect offering lovely views over the canal. This is a truly impressive room that comfortably accommodates the current owners. 2 four seater sofa's, a variety of side tables / bookcases with room to spare for the grand piano.

Also on the ground floor there is a well-appointed dual aspect study, featuring fireplace with log burner. There is also a convenient cloakroom neatly set under the stairs.

The front section of the first floor contains three bedrooms a family bathroom and a shower room. To the rear of the property there is a large second bedroom and master suite with en-suite shower room.

This amazing lower floor has been converted and modernised from the old cellar block and has immense potential for a variety of uses. Mirroring the sitting room above, there is a large and most impressive Games Room / Gym with underfloor heating and electric blinds. Large windows running the length of the room overlook the gardens. There is also a well-appointed utility room with W/C and dog grooming facilities leading through to another versatile room, currently in use as a workshop. With its separate entrances the lower ground floor has the potential for conversion into a standalone annex.

Lower Ground Floor

Games Room 4.72m x 10.19m (15' 6" x 33' 5")

Utility Room 2.39m x 2.97m (7' 10" x 9' 9") WC 0.94m x 1.56m (3' 1" x 5' 1") Store Room 3.58m x 5.65m (11' 9" x 18' 6") Ground Floor Superb Open Plan Living Kitchen 4.35m x 5.56m (14' 3" x 18' 3") Study 4.39m x 2.77m (14' 5" x 9' 1") WC 2.10m x 0.83m (6' 11" x 2' 9") Living Room 4.79m x 9.14m (15' 9" x 30' 0") landing 1.02m x 0.95m (3' 4" x 3' 1") Hallway 1.23m x 0.90m (4' 0" x 2' 11") First Floor Landing Inner Landing 1.13m x 6.49m (3' 8" x 21' 4") Bedroom 1 3.51m x 5.17m (11' 6" x 17' 0") En-Suite

1.12m x 2.47m (3' 8" x 8' 1")

Bedroom 2

3.57m x 4.81m (11' 9" x 15' 9")

Bedroom 3

4.38m x 3.54m (14' 4" x 11' 7")

Bedroom 4

2.05m x 2.86m (6' 9" x 9' 5")

Bedroom 5

2.71m x 2.36m (8' 11" x 7' 9")

Landing 2

1.26m x 2.63m (4' 2" x 8' 8")

Bathroom

Shower Room

Outside

Additional Information
SHOWER ROOM - FITTED 2 YEARS AGO
BATHROOM - FITTED 1 YEAR AGO
LOG BURNER(LOUNGE) - FITTED IN 2021

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- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
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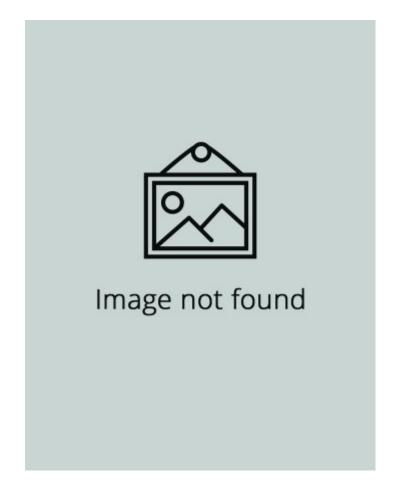
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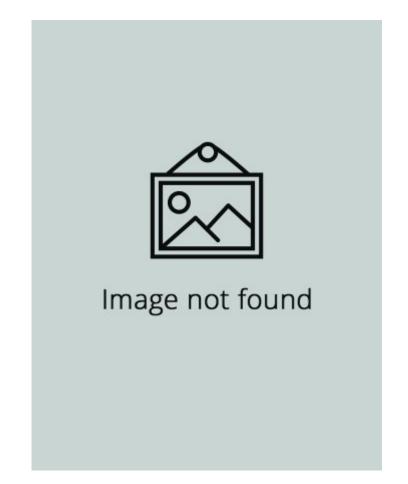






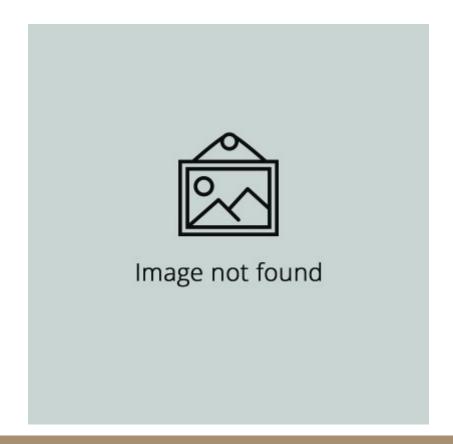






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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