



£750,000

Main Road, Matlock DE4 5HE

Detached House | 5 Bedrooms | 3 Bathrooms

01773 820983

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- Iconic Detached Stone Residence
- 5 Bedrooms, 3 Reception Rooms
- Picturesque Canalside Location
- Accommodation Over 3 Floors
- World Heritage Location
- Steeped in National History
- Canal-side Gardens to Rear
- Stunning Living Spaces Throughout
- 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 dining space, 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

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Image not found



Image not found

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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



Image not found

Telephone: 01773 820983

 **DERBYSHIRE**
PROPERTIES
= RAMPOL DETERMINED =

www.derbyshireproperties.com