



£475,000

Sun Lane, MATLOCK DE4 5BR

Character Property | 2 Bedrooms | 3 Bathrooms

01773 820983

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



DERBYSHIRE
PROPERTIES
SALES & LETTINGS
FOR SALE
01773 820983

Step Inside

Key Features

- Converted Chapel
- Charm & Character Throughout
- Spacious Open Plan Living Accommodation
- Master Bedroom & En-suite
- Farmhouse Style Kitchen/Diner
- Sought After Village Location
- Guest Cloakroom
- Reception Hall & Study Area
- Viewing Absolutely Essential
- Council Tax Band D

Property Description

An exciting opportunity to acquire this truly unique and superbly renovated former chapel, ideally positioned in the heart of the sought-after village of Crich.

Main Particulars

Presented to an exceptional standard throughout, this beautiful character home perfectly blends original period features with stylish modern living, offering spacious and highly sociable accommodation arranged over two floors. The property briefly comprises:- impressive reception hall, guest cloakroom/WC, study area, dining area, stunning living room with double-height ceilings and farmhouse-style kitchen. To the first floor, a striking open gallery landing provides access to two double bedrooms, family bathroom and ensuite shower room serving the principal bedroom. Externally, the property enjoys a charming courtyard garden with delightful views across the surrounding village and countryside.

Reception Rooms

Entered via double opening chapel doors from the front courtyard, this impressive reception space immediately showcases the charm and character of the property. Featuring an original window to the front elevation, decorative wall panelling with bespoke seating, period-style wall mounted radiator, coat storage and internal double doors leading through to the dining area and study space.

Guest Cloakroom

Comprising low-level WC, wall mounted wash hand basin, half-height wood panelling, shelving and chrome heated towel rail.

Dining Area

A wonderful sociable space featuring solid wood flooring, half wall wood panelling, period-style radiator, high ceilings and useful understairs storage cupboard. Steps rise to the living area and an opening provides access to the study.

Study Area

Having continuation solid wood flooring, original windows to the front and side elevations, period-style radiator, half wall wood panelling and bespoke fitted bookcase.

Living Area

Positioned centrally between the dining room and kitchen is this breathtaking living space with impressive double-height ceiling and original staircase rising to the first floor gallery landing. Features include original windows to the side and rear elevations, wood flooring, ceiling spotlights and television point. The focal point of the room is the cast-iron log burning stove with tiled backdrop and raised stone hearth. Steps lead directly into the kitchen.

Farmhouse Kitchen

Comprising a bespoke range of fitted base units with solid wood work surfaces incorporating Belfast sink with mixer tap and tiled splashbacks. There is undercounter space and plumbing for both washing machine and dishwasher, integrated gas range cooker with extractor hood, wall mounted shelving, porcelain tiled flooring, ceiling spotlights and space for an American-style fridge freezer. Window to the side elevation.

Rear Hallway

Having hardwood external door to the side elevation, porcelain tiled flooring, period-style radiator and internal door leading into the living area.

First Floor

Gallery Landing

A stunning open gallery landing overlooking the main living space and benefitting from the impressive double-height ceiling. Decorative coving and doors lead to all rooms.

Bedroom 1

A spacious double bedroom featuring original front elevation window with window seat, period-style radiator, TV point and storage alcove suitable for fitted wardrobes. Door leading to:-

En-Suite

Comprising low-level WC, pedestal wash hand basin and large shower enclosure with mains-fed shower. Tiled flooring, chrome heated towel rail, ceiling spotlights and extractor fan. A striking original floor-to-ceiling window provides beautiful elevated views across surrounding properties and countryside beyond.

Bedroom 2

A further well-proportioned double bedroom located to the rear elevation with original feature window, period-style radiator, TV point and ample space for bedroom furniture.

Family Bathroom

A beautifully appointed bathroom comprising low-level WC, pedestal wash hand basin and feature roll-top bath with centrally mounted taps and shower attachment. Tiled flooring, ceiling spotlights, extractor fan and feature skylight.

Outside

To the front of the property is a beautifully presented courtyard garden providing an ideal outside seating and entertaining area with paved flooring. Attached brick outbuilding provides useful external storage.

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.



Telephone: 01773 820983



www.derbyshireproperties.com