



GRANT'S
OF DERBYSHIRE

25 Church Street, Holloway, Matlock DE4 5AY
Offers Around £365,000

Nestled in the sought-after village of Holloway, this beautifully presented terraced cottage enjoys a peaceful, elevated position with truly stunning views to the rear. Set across four floors, the accommodation offers versatile and spacious living, blending character with modern comfort. The ground floor features a generous sitting room with a log-burning stove, complemented by a second reception room—perfect as a home office or snug. In the basement, the well-appointed dining kitchen opens directly onto a paved patio, ideal for relaxing and taking in the picturesque outlook. Additional spaces include a guest cloakroom and a useful storeroom/playroom. On the upper two floors the property boasts three well-proportioned bedrooms and a family bathroom. The home is finished to a high standard throughout and benefits from gas central heating, double glazing, and a recently replaced roof. Externally, a paved area to the front adds charm, while the rear features a lovely patio and a delightful garden laid mainly to lawn. Viewing is highly recommended. Virtual tour available. No Upward Chain.



Location

Situated in the sought-after village of Holloway, in the heart of the beautiful Amber Valley, this property enjoys a peaceful yet well-connected setting. Surrounded by stunning countryside, there are numerous scenic walks directly from the doorstep. Holloway, along with the neighbouring villages of Dethick and Lea, offers a welcoming community and a lively calendar of events, including an annual carnival, book and film clubs, and a horticultural society.

Local amenities include a highly regarded butcher's shop with grocery essentials, while the nearby village of Lea is home to the popular Jug & Glass pub and the acclaimed Lea Gardens. A wider range of shops, supermarkets, and services can be found a short distance away in Wirksworth, Crich, and Matlock.

Perfect for commuters, the property offers easy access to Matlock, Chesterfield, Derby, Nottingham, and Sheffield. Rail services from Cromford and Whatstandwell provide regular connections to Derby, with onward travel to London and other major cities. Families are well served by a respected primary school in Lea and Highfields Secondary School in Matlock, supported by a daily school bus.

Accommodation

Ground Floor

To the front of the home is an entrance door with opaque glazed panels and transom window above. This opens into the

Entrance Hallway

A light and inviting space with display shelving in an alcove to one wall. A staircase leads up to the first floor and doors open to the sitting room and the

Study 12'1" x 11'11" (3.69m x 3.64m)

With a sash window to the front aspect, this adaptable space is currently used as a home office. It would also lend itself perfectly to use as a snug, playroom, or music room—offering flexibility to suit a variety of lifestyles.

Sitting Room 14'0" x 12'0" (4.28m x 3.67m)

This is a well-proportioned reception room fitted with a stylish Heta wood-burning stove set on a raised hearth which provides a most pleasant focal point and is perfect for cosy evenings. Ornate ceiling coving and built-in cupboards adjacent to the chimney breast add to the character, while two large rear-facing windows flood the room with natural light and offer truly spectacular, far-reaching countryside views.

First Floor

The stairs leading up from the entrance hallway reach the

Landing

With access to the bathroom and the two bedrooms on this floor. A door opens to a built-in storage cupboard and an additional door opens to the staircase leading up to the attic bedroom.

Bedroom One 15'7" x 12'1" (4.77m x 3.69m)

A delightfully spacious double bedroom featuring a front-facing sash window, providing a light and airy atmosphere along with a touch of period charm.

Bedroom Two 9'1" x 7'6" (2.78m x 2.29m)

A bright and airy bedroom with a rear-facing window that frames the stunning, far-reaching views—an ideal space for a guest room or home office.

Bathroom 8'11" x 7'6" (2.73m x 2.31m)

This part-tiled room with wood-effect flooring is fitted with a three-piece suite comprising a panelled bath with thermostatic shower over, a concealed cistern WC, and a wash hand basin with mixer tap set into a vanity unit. Inset spotlights provide a clean, contemporary finish, while an obscured rear window allows natural light.

Second Floor

The stairs from the first floor landing lead directly into the

Attic Bedroom 14'4" x 13'2" (4.38m x 4.03m)

A spacious and characterful room featuring exposed brickwork to one wall and excellent natural light from two rear-facing Velux roof lights along with an additional window to the front. Three doors open to generous eaves storage.

Basement

The stairs lead down from the sitting room to the

Dining Kitchen 15'2" x 12'0" (4.63m x 3.68)

A well-appointed and spacious kitchen featuring quality wall and base units with granite work surfaces and upstands, set against stylish tiled flooring. An inset sink with swan neck mixer tap sits beneath one of two rear-facing windows, both of which enjoy fabulous, far-reaching views. The kitchen is equipped with an integrated dishwasher and a gas cooker with extractor hood, while an exposed brick chimney breast adds character, housing a Heta wood-burning stove on a raised hearth. With ample space for a dining table and

chairs and a glazed door opening to the rear patio, this is a perfect space for both everyday living and entertaining.

Within the room is a ledge and brace door opening to the

Pantry 8'4" x 3'1" (2.56m x 0.94m)

A most useful space benefitting from both power and light and fitted with shelving.

Inner Hallway

To the rear of the kitchen is a door to this inner hallway where there is space for hanging coats etc. and access to the storeroom and the

Guest Cloakroom 6'4" x 3'2" (1.94m x 0.99m)

Having tiled flooring and fitted with a dual flush WC and a wall-hung wash hand basin with tiled splashback.

Storeroom/Playroom 12'0" x 11'3" (3.66m x 3.44m)

With plumbing in place for a washing machine, this room is currently used as a utility and storage space but offers potential for a variety of uses, including as a playroom or hobby area.

Outside

To the front of the home is a charming paved foregarden, fully enclosed by stone walling. To the rear, accessible from the kitchen, is a fantastic paved patio—ideal for al fresco dining or simply relaxing while enjoying the superb views. Stone steps lead down to a well-maintained garden, featuring a decked area and a good sized lawn with planted borders.

Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band C which is currently £2043 per annum.

Directional Notes

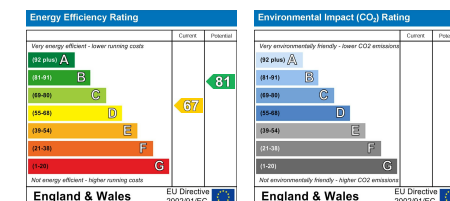
From our office in Wirksworth Market Place we would advise driving in the direction of Cromford and at the traffic lights at the bottom of the hill turn right onto the A6 and then immediately left, passing Arkwright's Mill on the left hand side and then over the bridge leading onto Lea Rd. Continue along this road for 2.5 miles and eventually you will enter the village of Holloway. At the top of Mill Lane, take a left turn into Church Street and number 25 can be found on the left hand side after approximately a third of a mile.







Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



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