



GRANT'S
OF DERBYSHIRE

Primrose Cottage, Upperwood Road, Matlock Bath DE4 3PE
Offers Around £585,000

This beautifully renovated Victorian four-bedroom detached home, with fabulous views, is now available for sale in the ever-popular village of Matlock Bath. Set in a prestigious elevated position, with commanding views over the Riber Valley, wooded hills, and the Derwent Valley, the property has been expertly transformed by the current owners to an exceptional standard - resulting in a truly magnificent home and garden.

The accommodation briefly comprises: entrance hall, utility room with WC, dining kitchen and very well-proportioned living room. On the first floor there is a family bathroom with separate WC, three double bedrooms, one with an ensuite shower room, and a single bedroom. There's also an attic space with window and drop down ladder. All of the main rooms face south east to look out over the beautiful garden and hillside beyond. The property benefits from gas central heating, double glazing throughout and brand new carpets in most areas.

Step outside to a generous stone terrace, perfect for admiring the stunning, landscaped garden. In one corner is a stone built outbuilding, formerly a potter's workshop. There is potential to make this into a self-contained annexe with kitchenette and bathroom. Visualisations are available on request. Planning permission for this has been granted in the past and could be re-applied for. There is off street parking for three vehicles on the road side. We highly recommend you view this exquisite property to fully appreciate the quality of the accommodation on offer.



The Location

Matlock Bath is an incredibly popular village with both residents and visitors alike. Nestled within a beautiful stretch of the Derwent Valley it provides ready access to the delights of the Derbyshire Dales and Peak District National Park. The towns of Matlock, Wirksworth, Cromford, Ashbourne, Bakewell and Belper are all easily accessible for daily commuting. Matlock Bath has its own railway station providing easy access to Derby, Nottingham, Sheffield and London. Primrose Cottage occupies an elevated position in an area named "Little Switzerland" by the Victorians due to the beautiful, historic setting and hillside. The access is via a quiet single track lane with passing places - the rewards of this are fabulous views, wonderful walks and peaceful living.

Accessing the Property

A wooden gate leads down stone steps to a covered porch with flagstone paving. A part-glazed door opens into the property.

Entrance Hallway 9'2" x 5'0" (2.81 x 1.53)

An elegant wood-panelled space with rich timber flooring and plenty of natural light from the side aspect window and glazed doors. Ideal for storing coats, shoes, and bags, it leads through to the dining kitchen and

WC / Utility Room 9'2" x 6'4" (2.80 x 1.95)

A practical utility space with a large butler sink, plumbing for a washing machine, room for fridge

and freezer, plus the gas condensing boiler and a dual flush WC - everything needed for daily chores, all in one place.

Dining Kitchen 20'2" x 11'10" (6.15 x 3.62)

A warm, well-planned space, where the dining area flows effortlessly into the kitchen, combining everyday practicality with timeless charm. Period touches, including wooden beams, add character throughout. The dining area is ideal for family gatherings or entertaining, complete with a Dru Passo gas stove and inviting seating area beneath a classic sash window. The kitchen offers a comprehensive range of units including a freestanding island, all topped with complementary worktops, and a white composite sink positioned beneath a double-glazed window, which along with the fully glazed door, frame views of the garden - perfect for enjoying the outlook while cleaning up. Integrated appliances include a dishwasher, fridge, Hisense oven, induction hob, and extractor. Wood-effect luxury vinyl flooring runs throughout, enhancing the warmth and appeal of this welcoming space, thoughtfully designed for modern living.

Pantry 8'1" x 2'7" (2.48 x 0.81)

A really useful space for storage conveniently situated towards the back of the dining kitchen.

Inner Hallway 2'11" x 2'9" (0.89 x 0.84)

A space which is again, full of light. Stairs lead to the first floor and three easy steps take you into the

Living Room 21'1" x 11'8" (6.43 x 3.56)

This room showcases the home's period charm with full-height double-glazed sash windows, enhanced by secondary glazing for added warmth. Wooden shutters frame striking garden views, while painted ceiling beams and a feature fireplace with contemporary gas stove lend a cosy, yet modern feel. It's a space that truly leaves a lasting impression.

First Floor

Stairs lead up from the inner hallway to the first-floor. Wood panelling along the staircase and a solid timber handrail reflect the home's thoughtful design and consistent style.

Bedroom One 13'2" x 12'7" (4.02 x 3.86)

A truly standout room - this generously sized double bedroom is filled with natural light from a large double-glazed sash window offering delightful views over the garden, fitted shutters offer practicality and charm.

Bedroom Three 8'6" x 7'10" (2.61 x 2.39)

A charming single bedroom with a window to the rear aspect offering views over the garden.

Bedroom Two 11'11" x 8'10" (3.65 x 2.71)

Another beautiful, generously sized room with wood panelling to one wall and large sash window overlooking the garden. Part glazed, folding doors open into the ensuite shower room. You'll find a loft hatch in this room.

Ensuite Shower Room 6'3" x 3'7" (1.93 x 1.10)

With vinyl flooring and a pretty arch topped window to the rear aspect, the room features a corner shower unit with electric shower, pedestal wash basin and dual flush WC.

Family Bathroom 8'7" x 6'7" (2.63 x 2.03)

A bright and airy room featuring fully tiled walls, vinyl flooring, a panelled bath, vanity unit with wash basin, and a corner shower cubicle with an electric shower. A side-aspect window brings in lots of natural light.

WC 4'6" x 2'9" (1.39 x 0.85)

Featuring a combined two-in-one wash basin and toilet and wood panelling to the walls.

Bedroom Four 13'4" x 8'5" (4.08 x 2.58)

With windows to both the front and rear aspect, this is another attractive double bedroom, featuring a loft hatch with pull-down ladder offering convenient access to the attic space.

Attic Space 10'4" x 7'11" (max) (3.17 x 2.43 (max))

This would make a really useful household storage area or even hobby room.

Outbuilding / Potential Annexe 18'5" x 17'0" (5.62 x 5.19)

A former "Potter's Studio & Workshop" with cast iron stove and ceiling height, glazed folding doors which overlook the valley. There is huge potential for development here with a range of possibilities such as creating a separate annexe or an artist's studio for example. We have been made aware that planning permission had been granted (now lapsed) to create a studio in

2015. Derbyshire Dales District Council Planning reference 15/00105/FUL

We have images of how this development could look on request.

Outside Store Room 18'2" x 6'6" (max) (5.56 x 1.99 (max))

Found next to the main entrance to the property and providing great storage options.

Outside & Parking

To the roadside of the property there is private parking for up to three vehicles. Steps lead down to the ground level where you'll find the entrance to the property as well as the outside store room. Steps to the side of the property lead down and around to the extensive terrace which is an ideal spot for outdoor dining and to enjoy the fabulous views. From the terrace, steps lead down to a garden which beautifully landscaped with a well thought out range of different seating areas complemented by a fantastic range of evergreen and flowering plants. The property and gardens are surrounded by woodland which is a natural haven for wildlife. At the bottom of the garden is part of an ancient pathway which is believed to have been used by miners who worked the spa mines further up the hillside.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum.

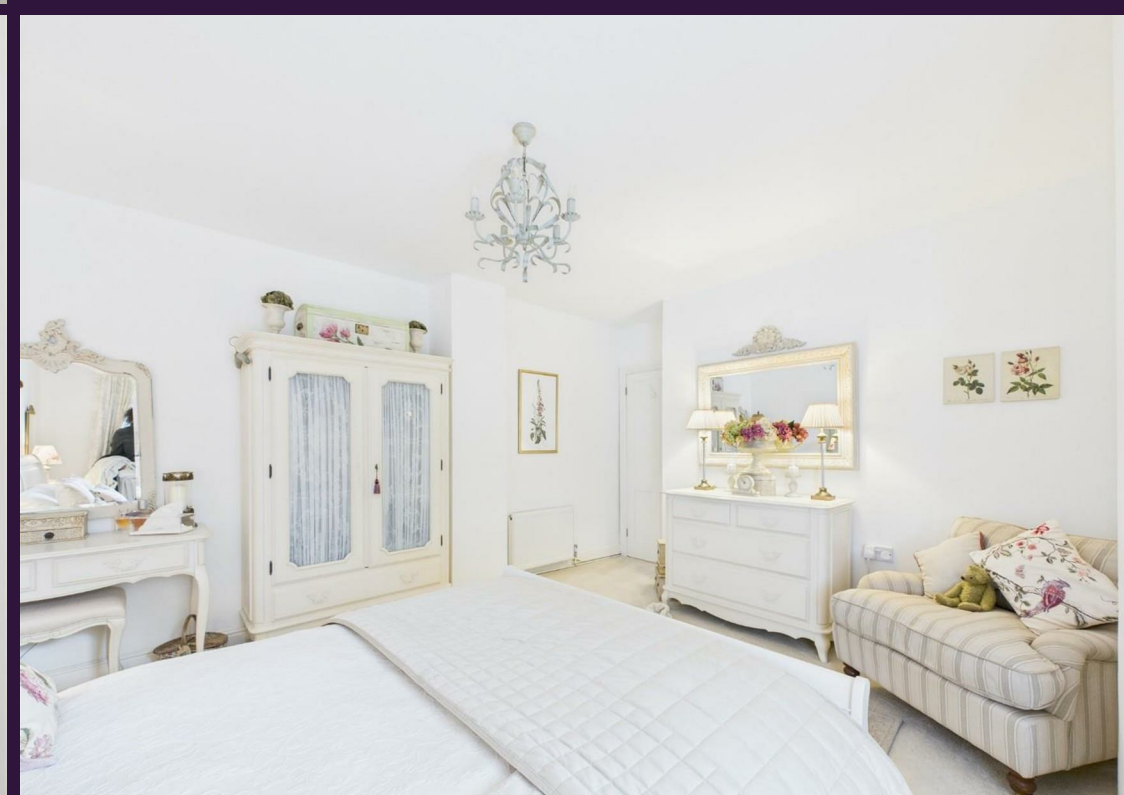
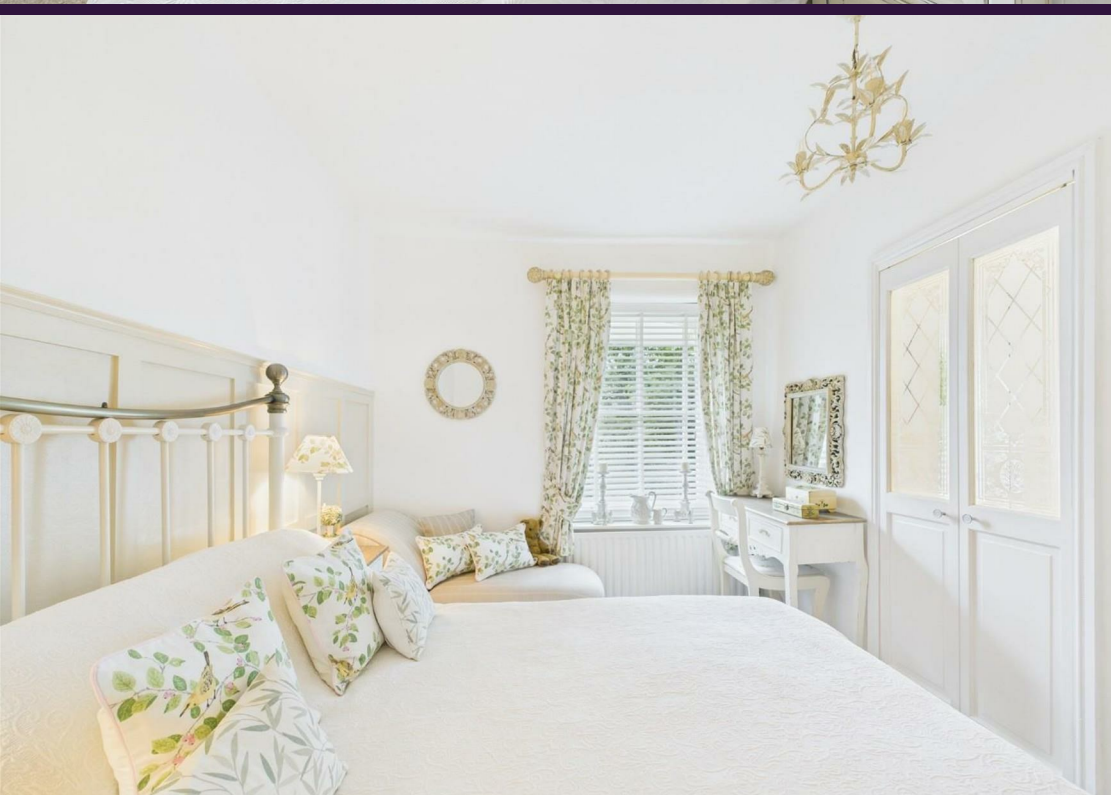
The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional Notes

From our Wirksworth office continue along the main road in the direction of Cromford. At the "T" junction at Cromford take the left hand turn onto the A6 towards Matlock. Opposite the entrance to the railway station (F'Coffee is on the corner of this road), take the left hand turn onto Holme Rd. Follow Holme Road up and round to the left. As you continue, along Holme Road it becomes Upperwood Road. Follow Upperwood Road for about half a mile until you see the property on the left hand side. Please note that Upperwood Road is quite narrow at certain points and in one place in particular, the gap is 6 feet six and therefore will not admit larger vehicles.

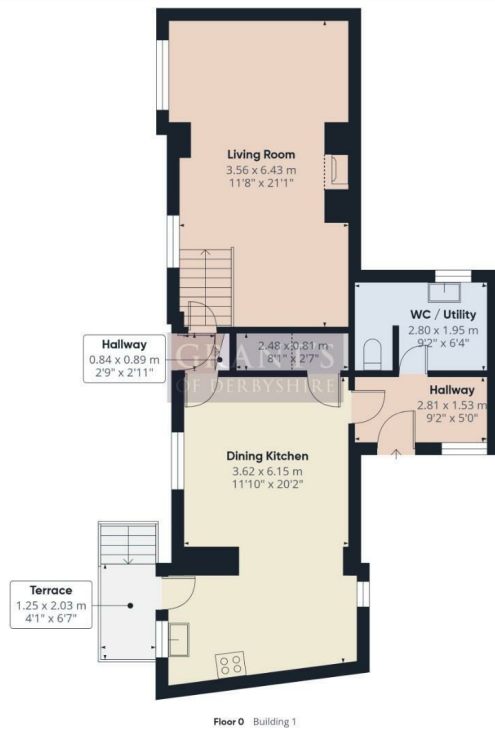
What Three Words for the house:
nerd.lawful.unimpeded

What Three Words for recommended parking for viewings: riches.purified.decoded









Approximate total area⁽¹⁾
59.5 m²
641 ft²

Balconies and terraces
3.7 m²
40 ft²

Reduced headroom
1.4 m²
15 ft²

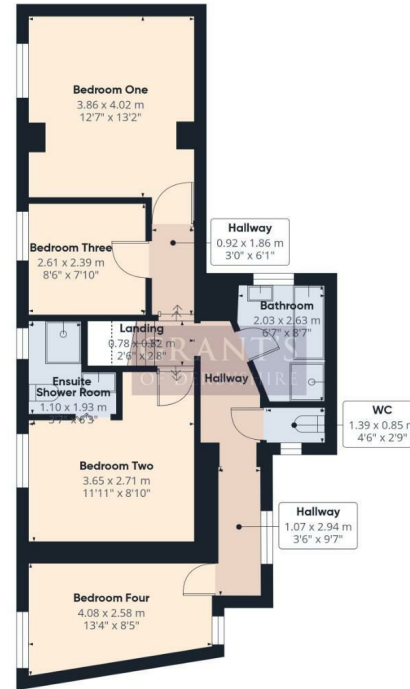
(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 1



Approximate total area⁽¹⁾
59.9 m²
645 ft²

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Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Floor 2 Building 1

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.

