



GRANT'S  
OF DERBYSHIRE

16 High Ridge, Matlock DE4 3HP  
Offers Around £395,000



This beautifully extended detached family home combines generous space with modern comforts, designed for both family living and entertaining. With uPVC double glazing and gas central heating throughout, this home offers four well-proportioned bedrooms, including a principal suite with en-suite, a stylish family bathroom and a convenient ground-floor shower room. At the heart of the home, the expansive open-plan living and dining area flows seamlessly into a smaller lounge & there's a contemporary fitted kitchen, creating the perfect setting for gatherings. A separate utility room and attached garage add practicality whilst outside, the landscaped gardens to the front and rear provide inviting spaces to relax and unwind. The rear garden enjoys wonderful far-reaching countryside views and a generous driveway to the front offers ample off-road parking. Viewing is highly recommended to be able to fully appreciate the accommodation on offer.



### Ground Floor

The property is approached via the block-paved driveway, accessed by wrought iron garden gates, and entered via a stylish side-aspect solid core door with decorative glazed panels, this opens into the

### Entrance Hallway 6'6" x 14'3" (1.99m x 4.36m)

A welcoming reception hall where a staircase rises to the upper floor. The space is enhanced by decorative LED downlighting and features an open under-stairs storage area. Contemporary oak panelled doors lead off to all ground floor accommodation.

### Downstairs Shower Room 8'8" x 3'1" (2.66m x 0.95m)

With a front aspect uPVC double glazed window with obscured glass and fitted with a three piece suite consisting of vanity style porcelain sink with mixer tap over and storage cupboard beneath, a dual flush WC and tiled shower cubicle with electric shower over and hinged glass door. This room also has an extractor fan and a wall fitted cabinet.

### Living/Dining Room 9'11" x 8'10" & 11'10" x 12'3" (3.04m x 2.70m & 3.61m x 3.75m)

This spacious and bright room features front aspect UPVC double glazed windows overlooking the driveway and a sandstone fireplace with multi-fuel stove. The dining area provides enough space for a family sized dining table and chairs and an opening leads into the

### Lounge 9'10" x 7'4" (3.01m x 2.25m)

Forming the ground floor extension of this home, offering space for further seating or use as a home office/study area. The uPVC double glazed french doors lead out to the beautiful landscaped rear garden.

### Kitchen/Diner 8'5" x 17'3" (2.59m x 5.28m)

A light and airy room with rear aspect uPVC double glazed windows and french doors which lead out to the rear garden. The kitchen area is fitted with an extensive range of matching shaker-style wall, base and drawer units with a granite effect worktop over, with matching upstands, tiled splashbacks and an inset sink with mixer tap. Integrated appliances include a four-ring ceramic hob with integral fan-assisted oven and grill, an illuminated extractor canopy over, an eye-level microwave, under-counter dishwasher, fridge and wine cooler. The worktop extends into a useful breakfast bar, ideal for two breakfast stools & perfect for that morning cup of tea. An oak panelled door opens to a handy under-stairs cupboard which has power and light and provides storage space for household items whilst also housing the Worcester gas-fired boiler.

### Utility Room 7'6" x 4'0" (2.30m x 1.22m)

Accessed via the garage, here we have a side aspect part glazed uPVC door which provides direct access to the rear garden and offering plenty of space for a free-standing automatic washing machine, tumble dryer & fridge-freezer if desired.

### First Floor

Stairs from the entrance hallway rise to the first floor landing where there's a side aspect uPVC double glazed window with obscured glass and a loft-access hatch which provides access to the part-boarded loft space. There's a useful airing cupboard, fitted with slatted shelving and a chrome, ladder-style heated towel rail, providing the perfect storage space for linen and towels (0.62m x 0.60m). Oak panelled doors open to all four bedrooms and the family bathroom.

### Bedroom 1 15'10" x 12'3" (4.85m x 3.75m)

A spacious double bedroom with rear aspect uPVC double glazed windows and uPVC french doors which open to an attractive juliet balcony providing spectacular views over open fields and nearby woodland. An oak panelled door opens into the:

### En-suite Shower Room 2'7" x 7'3" (0.80m x 2.21m)

With a side aspect UPVC double glazed window with obscured glass and fitted with a three piece suite consisting of pedestal wash hand basin with mixer tap, dual flush WC and tiled shower cubicle with bi-fold glass doors, mains shower over & separate handheld shower head. This room also has a fitted storage cupboard with shelving and an extractor fan.

### Bedroom 2 11'0" x 12'4" (3.36m x 3.78m )

Also of double proportion with front aspect uPVC double glazed windows with superb views towards the surrounding countryside.

### Bedroom 3 7'6" x 8'10" (2.30m x 2.70m)

A third double bedroom with front aspect UPVC double glazed windows with views towards the surrounding countryside. This room also has an inset wardrobe with fitted shelving and hanging rail.

### Bedroom 4 / Office 6'6" x 6'5" (1.99m x 1.98m )

Of single proportion with a side aspect uPVC double glazed window overlooking open fields and nearby woodland. This room also has fitted shelving and could be utilised as a home office if desired.

### Family Bathroom 8'6" x 5'4" (2.61m x 1.63m)

Stylishly tiled and having a side aspect uPVC double glazed window with obscured glass and fitted with a three piece suite consisting of vanity style porcelain sink with mixer tap over and

storage drawers beneath, a dual flush WC and 'p' shaped panelled bathtub with mains waterfall shower over, separate handheld shower head and glass shower screen. This room also has fitted wall cabinets and an extractor fan.

### Outside & Parking

To the front of the property there's a generous block paved driveway (with inset lighting) offering ample off-road parking for at least three vehicles, bordered by well stocked flowerbeds featuring ornamental shrubs, rose bushes and small trees. There is a EV charger point. A continuation of paving leads to wrought iron gates which open to an enclosed patio area ideal for potted plants and outdoor seating if desired. To the rear of the property there's a beautiful landscaped garden enjoying a good level of privacy. There's a good sized patio area ideal for alfresco dining and summer barbecues, with a large area laid with slate which has a raised central flowerbed, complemented by additional borders planted with seasonal blooms and ornamental trees. There's a large log store and a good sized greenhouse which sits to the far left, while the rear corner features a tranquil pond with water feature and mature planting. A second patio area is situated at the far end of the garden, perfect for enjoying the uninterrupted views across open fields and woodland. (Please note that due to a recent intervention by the planning inspectorate, this land has not succeeded in obtaining planning permission for housing development. Correct as of August 2025).

### Garage 8'1" x 18'8" (2.47m x 5.69m)

With power and light and a front aspect electrically operated door. An integral side aspect uPVC panelled door opens into the kitchen/diner and a rear aspect half-glazed panelled door opens into the utility room.

### 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.

### Directional Notes

Leaving Matlock Crown Square via Bank Road, follow the road up the hill and around the right hand bend, turn left into Cavendish Road. Follow the road for a while until you reach Wolds Rise on your right hand side. Turn right onto Wolds Rise and follow the road round, taking the third right hand turn onto Hurker Rise. After approximately 100ft, bear left onto High Ridge and follow the road round, no.16 can be found on the right hand side.













Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

123.3 m<sup>2</sup>  
1328 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(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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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.

