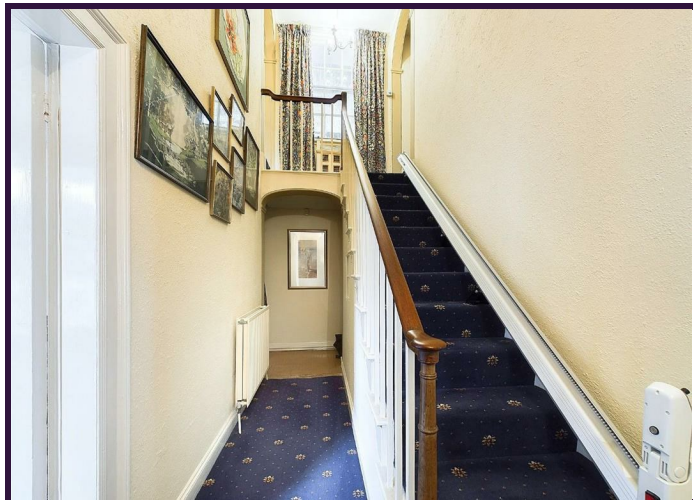




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Dale Cottage, 138 Dale Road, Matlock DE4 3PS
Asking Price £500,000

We are delighted to offer this Grade II* Listed iconic, five bedroom detached home with its white rendered frontage and blue plantation-style shutters, which has a wealth of character and original features. This home, having parts that date back to the 16th century, occupies a good sized plot and is located between the towns of Matlock and Matlock Bath. The accommodation comprises; entrance hall, guests's WC, sitting room, dining room, kitchen, utility area and breakfast room. On the first floor there are five bedrooms, one having an ensuite shower room and also there is a family bathroom. Outside there is a converted outbuilding, currently used as a studio but offering potential for a number of uses such as a home office for example. There is also a larger than average double garage/workshop having a mezzanine also and off street parking for several vehicles. Viewing Highly Recommended. Virtual Tour Available.



The Location

Matlock Bath nestles within a beautiful stretch of the Derwent Valley and it provides easy access to the delights of the Derbyshire Dales and The Peak District National Park. Matlock, Wirksworth, Cromford and Ashbourne are all easily accessible for daily commuting. Matlock Bath has its own railway station thus providing easy access to Derby, Nottingham and Sheffield. This home enjoys views across to High Tor Cliff face and the surrounding woodland. The village of Cromford (A World Heritage Site), is equally accessible and home to Sir Richard Arkwright's Cromford Mills.

Ground Floor

The property is accessed via stone steps and pathway which lead through the foregarden and up to the substantial wooden door which opens into the

Entrance Hallway 13'5" x 6'0" (4.11 x 1.84)

With an elegant staircase and oak handrail which leads up to the first floor. At the rear of the staircase, a hallway leads down to the

Guest's WC 7'5" x 2'9" (2.27 x 0.84)

With a vinyl floor covering, half wood panelled walls and a suite comprising a low flush WC and a wall mounted vanity wash basin with cupboard beneath. Back in the entrance hallway, the first door on the right leads into the

Sitting Room 20'1" x 12'3" (6.14 x 3.75)

A delightful, light and airy reception room with front aspect sash windows with wooden shutters, original picture rails and elegant coving. There is a brick built fireplace with an open fire. Currently in situ is an electric fire but there is also a gas point. High level perimeter shelving. TV point.

Dining Room 20'2" x 12'3" (6.17 x 3.74)

Another larger than average reception room bathed in natural light from the front aspect sash windows with original shutters, picture rails and coving to the ceiling. There is a stylish tiled fireplace and a door that leads to an inner lobby. A door opens to reveal a useful vaulted cellar with wall mounted shelves for general household storage.

Kitchen 12'4" x 11'2" (3.77 x 3.41)

Fitted with an extensive range of Canadian pine wall, base and drawer units with part granite/hardwood worktops over and inset sink. There is space and plumbing for a washing machine and integrated appliances include a dishwasher and fridge. There is an

eye level electric oven and the bespoke fitted dressers with illuminated shelves are included in the sale. The front aspect sliding box window overlooks the front courtyard. Steps lead up to the

Hallway/Utility Area 6'11" x 4'0" (2.12 x 1.24)

The ideal place for additional household appliances including fridges and freezers. A door leads out to the front courtyard and part glazed double doors open to reveal the

Breakfast Room 12'7" x 10'3" (3.85 x 3.13)

We have been informed that this part of the home dates back some 400 years and has a number of uses in the past including being used as a breakfast room. There are exposed ceiling timbers, an open fireplace (not in use) and a blue and terracotta quarry tiled floor. A part glazed door leads out to the front courtyard.

First Floor

On arrival at the first floor landing we find a rear aspect sash window with secondary glazing and a good size linen storage cupboard. The first door on the right opens into

Bedroom One 12'4" x 10'11" (3.76 x 3.35)

A double bedroom with Yorkshire sliding box window with secondary glazing and built in window seat. There's a lovely view over towards the river and High Tor.

Family Bathroom 12'3" x 6'9" (3.74 x 2.07)

A most stylish three piece suite presented in an "Arts & Crafts" fashion with contrasting black and white fittings and a suite that comprises of a panelled bath with electric shower over, a vanity wash basin with storage cupboard beneath and illuminated mirror above and a low flush WC.

Bedroom Two 12'6" x 11'10" (3.82 x 3.61)

Another double bedroom with front aspect sliding box window with secondary glazing enjoying views over to the green and river.

Bedroom Three/Office 12'4" x 9'1" (3.78 x 2.79)

A good sized room, currently used as a home office but could easily be another bedroom. Front aspect sliding box window with secondary glazing. Back in the hallway, a door opens to reveal stone steps which lead up to the

Garden Room 17'0" x 12'9" (5.19 x 3.89)

A most versatile space offering a number of potential uses such as an additional reception room or games room. There is a feature fireplace in the corner (not in use), an exposed stone wall and a fully glazed uPVC door which leads out to the rear.

Bedroom Four 11'9" x 7'10" (3.59 x 2.41)

A single bedroom with front aspect sash window which then leads through to

Bedroom Five 11'3" x 9'0" (3.44 x 2.76)

Another good sized room with storage cupboard, Velux window over and front aspect window. A door opens to the

Ensuite Shower Room 7'6" x 3'6" (2.3 x 1.09)

With a modern suite comprising of a shower enclosure with thermostatic shower fitting over, a low flush WC and a pedestal sink with mixer tap.

Outside

To the front of the property there is a well stocked foregarden having a variety of plants and trees. To the side of the property there is a lawned garden and steps lead up to a paved seating area. In the main house, accessed from the utility room, there is a paved courtyard which enjoys a good level of privacy. A door opens into the

Studio 11'3" x 6'8" (3.43 x 2.05)

A former outbuilding skilfully converted to provide this most flexible space, currently used for storage but has potential for a number of uses such as an artist's studio or home office.

Double Garage & Workshop 22'11" x 13'5" (7 x 4.09)

Situated along from the main home, this larger than expected detached building has power and light and offers huge potential for those who require a domestic workshop or somewhere for storage. There is a mezzanine level and off street parking for several cars at the side.

Directional Notes

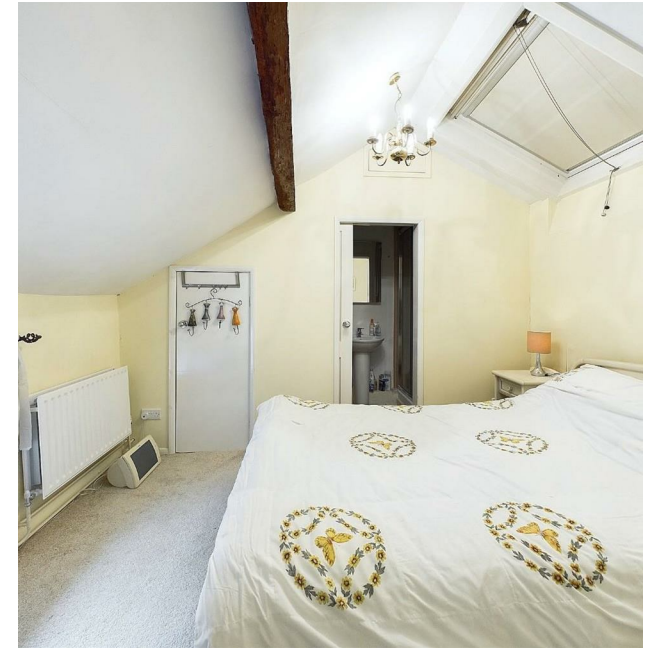
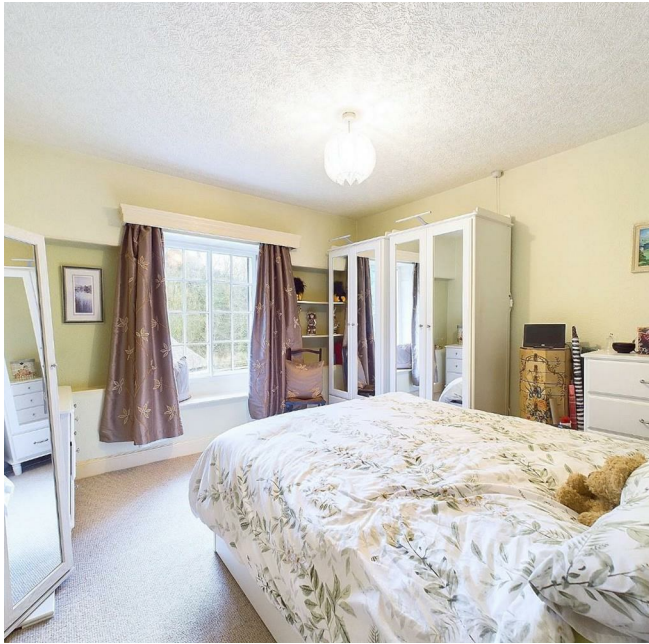
The approach from our office at Wirksworth Market Place is to drive in the direction of Cromford and upon reaching the traffic lights at the bottom, turn left onto the A6 towards Matlock. Travel through and past Matlock Bath and continue on until you see The Artist's Corner Car Park on the right hand side. In the first instance, park in this car park (Pay & Display) and walk across the road to Dale Cottage.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £2718 per annum.



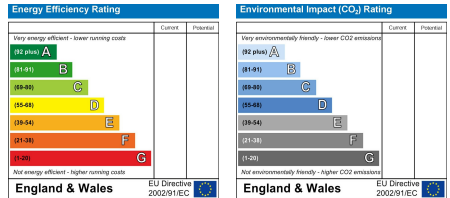




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Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars 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.



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