



GRANT'S
OF DERBYSHIRE

Picton House, 26 Malpas Road, Matlock DE4 3HT
Offers Around £450,000

We are delighted to offer For Sale, this substantial, four bedroom detached, Edwardian home which is situated at the end of this quiet cul-de-sac, a short distance from the heart of this popular town of Matlock and all of its amenities. This home has a wealth of character and original features and occupies a larger than average garden plot. The home is presented over three floors and enjoys an elevated position with quite superb views down the valley and up towards Riber Castle and High Tor at Matlock Bath. The accommodation comprises; entrance porch, reception hallway, guest's cloakroom with WC, sitting room, dining area and kitchen with a rear porch. On the first floor there is a four piece family bathroom and two double bedrooms, the principle of which has an ensuite shower room. On the second floor we have two further bedrooms, and a good sized landing area with eaves storage and a good sized walk-in cupboard. Outside there is a good sized garden, presented over three levels and laid mainly to lawn with a variety of plants and mature trees all fully enclosed by dry stone walling. There is a brick-built outbuilding sectioned into three, providing good storage for household items, garden furniture etc. On street parking. Viewing Highly Recommended. Virtual Tour Available.



The Location

This home is located at the end of this quiet cul-de-sac and is less than a ten minute walk to the centre of Matlock. The local Primary and Secondary schools are a short distance away making this home ideal for families with young children. The Doctor's Surgery is only a short walk away also.

Ground Floor

The property is accessed via the wrought iron gate where the pathway leads through the foregarden and then stone steps leads lead up and around to the multi-paned door which opens into the

Entrance Porch 4'0" x 3'10" (1.22 x 1.18)

With wooden glazed panels and a quarry tiled floor. This is the ideal place to throw off outside coats and shoes etc. A part glazed uPVC door opens into the

Entrance Hallway 13'2" x 7'8" (4.02 x 2.35)

A light and bright reception hallway with coving to the ceiling and an elegant staircase which rises to the first floor. The modern consumer unit and electric meter is located in a low level cupboard at the bottom of the stairs. The stripped pine door on the left leads into the

Sitting Room 12'10" x 12'9" (3.93 x 3.89)

A light and airy reception room with original coving to the ceiling and picture rails. A bay fronted uPVC double glazed window to the front aspect provides superb views towards Riber Castle and over towards High Tor at Matlock Bath. The chimney breast houses the wood-burning stove which is a pleasing focal point. There is a built-in low level cupboard to the chimney recess. TV point. Back in the entrance hallway, a door beneath the staircase opens to reveal the

Guest's Cloakroom & WC 4'7" x 3'0" (1.4 x 0.92)

Fitted with a modern white suite comprising of a low flush WC and a wash hand basin.

Kitchen 12'8" x 8'7" (3.87 x 2.64)

With a wood laminate flooring and an extensive range of Beech wall, base and drawer units with contrasting black worktop over and inset stainless sink. There is an integrated dishwasher and freezer and the chimney breast neatly houses the gas powered, five ring cooking range. There is space for an under counter fridge and folding doors open to reveal a most useful pantry which has wall mounted shelving for the storage of foodstuffs. A leaded feature glazed door to the rear gives access to the

Rear Porch 3'2" x 3'2" (0.98 x 0.97)

With a window to the rear and a part glazed door that leads out to the rear garden. Back in the kitchen, a large opening leads through to the

Dining Area 14'6" x 13'0" max (4.43 x 3.97 max)

With original coving to the ceiling and picture rails, there is ample space here for a family-sized dining table and chairs. The uPVC French doors lead out to the rear garden and patio area.

First Floor

The staircase from the ground floor winds up and around to the first floor landing which passes two good sized storage cupboards, one of which houses the "Worcester" gas combination boiler. On arrival at the landing, doors lead off to the family bathroom, bedroom two and

Bedroom One 13'0" x 10'11" (3.98 x 3.33)

The principle bedroom with a quality wood flooring and a full wall bank of bespoke fitted wardrobes with hanging rails, integral drawers and shelving. The uPVC double glazed windows to the front aspect provide a good level of natural light and also provide superb, far-reaching views over the surrounding town and countryside. A stripped pine door leads into the

Ensuite Shower Room 7'8" x 5'10" (2.35 x 1.78)

Stylishly tiled and fitted with a modern suite comprising of a vanity wash basin with mixer tap over and storage cupboard beneath. There is a shaver point, a low flush WC and a shower enclosure with thermostatic shower fittings over. Two high level cupboards provide storage for linen etc and household cleaning products etc.

Bedroom Two 12'11" x 11'0" (3.94 x 3.36)

Currently used as a second reception room but could easily be a double bedroom with coving to the ceiling and a uPVC double glazed window overlooking the rear garden.

Family Bathroom 10'2" x 9'1" (3.10 x 2.78)

Refitted approximately three years ago with a four piece suite comprising of a panelled bath, a twin sink vanity unit with storage drawers beneath, a large shower enclosure with thermostatic shower fittings over and a low flush WC. There is a Victorian-style radiator and an obscured glass uPVC double glazed window to the rear aspect. Back on the landing, the staircase rises to the

Second Floor

Landing Area 8'3" x 8'0" (2.52 x 2.44)

A good sized landing area where consideration could be given to having a desk for a home office/study area here. There is deep storage into the eaves and a door opens to reveal a good sized attic area with light providing a good space for additional household storage.

Bedroom Three 13'3" x 11'2" (4.05 x 3.41)

Another double bedroom with an engineered oak flooring and

having a uPVC double glazed window to the front aspect providing those stunning views across the town and up towards Riber.

Bedroom Four 12'7" x 6'10" (3.85 x 2.1)

A good sized fourth bedroom with a Velux window to the rear aspect providing a good level of natural light.

Outside

To the front of the property we have a raised foregarden with a pathway that leads around to the rear, passing a discreet place for the storage of refuse bins etc. Immediately to the rear of the home there is a paved patio area, ideal for warm weather dining. Stone steps lead up to the first garden level which has been mainly laid to lawn but has a wealth of plants and mature trees within its borders. The central pathway continues up to the top of the garden passing a paved seating area and ending up at the top of the garden which is again laid mainly to lawn, fully enclosed by mature hedgerow and stone walling. Back down at the paved patio we have a useful stone/brick built store/former outhouse in three sections. There is power and light to the right hand unit and measurements are as follows
Right Hand Store - 2m x 1.94m, Middle Store 2 x 1.53m and Left Hand Store 2 x 1m.

Directional Notes

Leaving Matlock Crown Square via Bank Road, take the first left turn into Imperial Road, then take the third left turn into Malpas Road where the property can be found at the end of the road, on the right hand side as identified by our For Sale sign.

Council Tax Information

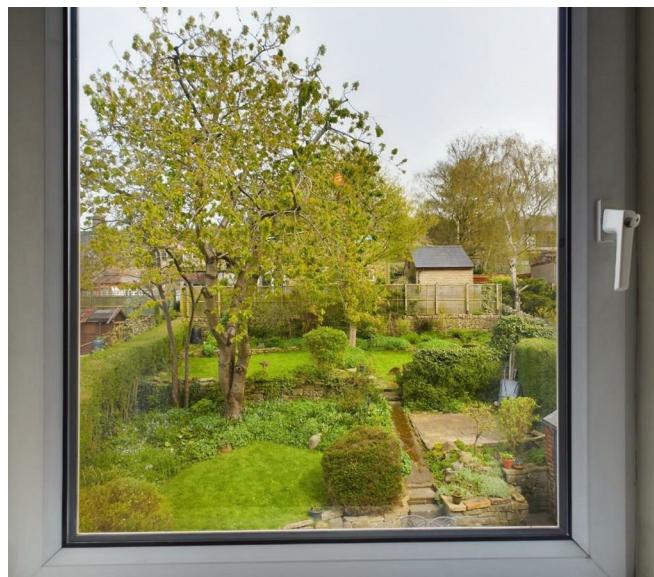
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2224 per annum.

Parking

Whilst there is no allocated parking as such, the vendors here have informed us that they have enjoyed the ability to park their cars outside of their home and across the road "almost without exception". This has been attributed to the home's location being at the end of the cul-de-sac.

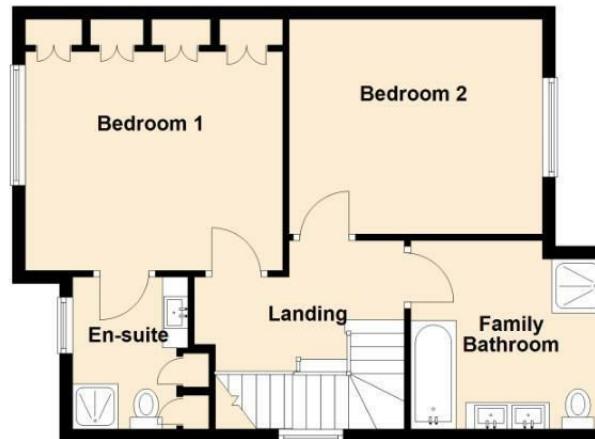






GRANT'S
OF DERBYSHIRE

First Floor
Approx. 51.7 sq. metres (556.1 sq. feet)



Ground Floor
Approx. 59.2 sq. metres (637.0 sq. feet)



Second Floor
Approx. 28.5 sq. metres (306.9 sq. feet)



Total area: approx. 139.3 sq. metres (1499.9 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

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.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
92 plus A	79
91-91 B	52
90-89 C	
88-84 D	
83-64 E	
63-36 F	
35-20 G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
92 plus A	
91-91 B	
90-89 C	
88-84 D	
83-64 E	
63-36 F	
35-20 G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	