Fletcher & Company

Croft Cottage Upperwood Road, Matlock Bath, Matlock, DE4 3PE

£215,000

Freehold

- A Delightful Detached Characterful Cottage
- Enviable Elevated Position Overlooking Matlock Bath
- Extensive Plot With Lawned Garden And Additional Woodland
- Conservatory/Porch Leading To A Fitted Kitchen
- Lounge/Dining Room With Feature Fireplace
- One Double Bedroom
- Modern Fitted Bathrooms
- Off Road Parking For Two Vehicles
- Easy Access To The Peak District, Railway And A6
- Ideal Holiday Let

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Summary

Nestled in the charming area of Upperwood, Matlock Bath, this delightful detached cottage offers a serene retreat with stunning views of the surrounding countryside. The property is perfectly positioned to provide easy access to the vibrant towns of Matlock Bath and Matlock, as well as the breathtaking landscapes of The Peak District.

Upon entering, you are welcomed into a conservatory/porch which leads to the . Step down into the lounge/ dining room which features a characterful fireplace and double aspect views over the garden and countryside

The first floor boasts a spacious double bedroom with double aspect windows providing far reaching views. A modern bathroom with a contemporary suite completes the interior, ensuring comfort and convenience.

The cottage has gas central heating and double glazing

Outside, the property offers off-road parking for two vehicles, a charming patio area, and a well-maintained lawned garden, perfect for outdoor activities or simply enjoying the fresh air. There are a range of useful outbuildings. Additionally, a woodland garden adds a touch of nature, enhancing the overall appeal of this enchanting cottage.

This property is an excellent opportunity for those seeking a tranquil lifestyle in a picturesque setting, with the added benefit of local amenities and transport links nearby.

Whether you are looking for a permanent residence or a holiday retreat, this cottage is sure to impress.

It would also appeal to buyers looking for a holiday let in a sought after tourist area.

The Location

Located on a wooded hillside with stunning views overlooking Matlock Bath and surrounding countryside. Matlock Bath is a lively tourist destination with its riverside attraction including shops, restaurants, pubs, leisure facilities and the renowned 'Matlock Bath Illuminations' event. A short drive or walk away is the town of Matlock which is regarded as the gateway to the Peak District National Park. The towns of Wirksworth, Cromford, Belper and Ashbourne are all easily accessible for daily commuting. Railway stations at Matlock Bath and Matlock provides easy access to Derby, Nottingham, Sheffield and London St Pancras. A regular bus service runs along the A6 linking Buxton through to Derby.

On The Ground Floor

Entrance Porch/Conservatory

11'3" x 6'4" (3.43 x 1.94)
Having UPVC double glazed windows and a tiled floor. This leads to the kitchen.

Kitchen

10'11" x 9'10" (3.33 x 3.01)
Comprehensively fitted with a range of hand-built base cupboards, drawers and eye-level units with a wood grain effect work surface over incorporating a porcelain sink drainer unit with mixer tap. Integrated appliances include an electric double oven, gas hob and extractor fan. There is tiling to all splashback areas, a tiled floor, and understairs cupboard and drawers which provide excellent storage space, beams to the ceiling and inset spotlighting. Having a double glazed leaded glass window into the conservatory and a door providing access. Steps lead down to the lounge/dining room and there is a rear pantry area off which provides excellent storage space. Stairs lead off to the first floor.

Lounge/Dining Room

12'7" x 10'7" (3.84 x 3.23)

Having a feature stone fireplace with quarry tiled hearth and timber sills housing a cast iron gas stove. There is a tiled floor, exposed beams to the ceiling, open shelving, a double glazed Velux leaded glass window to the side and UPVC double glazed leaded glass French doors provide access to the front of the garden. There is a central heating radiator and a small recess which provides space for a table and chairs.

On The First Floor

Landing

4'0" x 2'6" (1.24 x 0.78)

Approached via a staircase rising from the kitchen and having wrought iron railings. The landing doors to the bedrooms and bathroom.

Bedroom

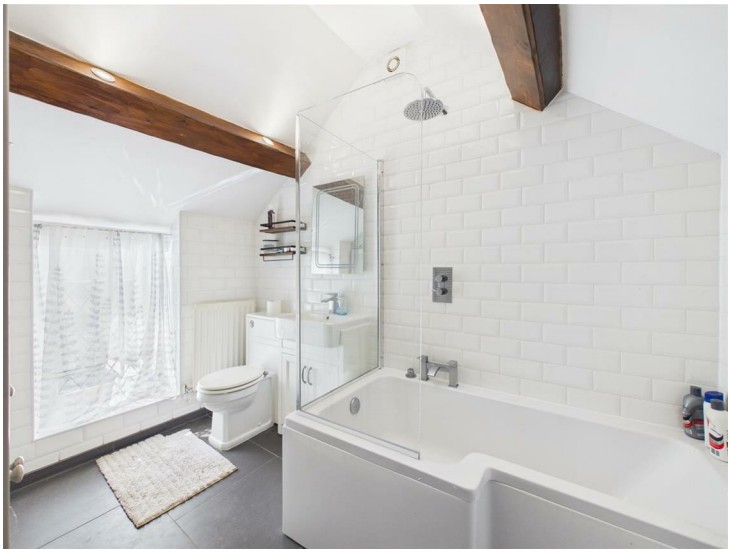
12'7" x 10'8" (3.84 x 3.26)

A double bedroom with central heating radiator and UPVC double glazed leaded glass windows to the side and front providing far-reaching views over local countryside. Access is provided to the roof space.

Bathroom

9'9" x 5'7" (2.99 x 1.71)

Appointed with a three piece, white suite comprising a P-shaped bath with glass shower screen and mixer shower over, a vanity wash handbasin with useful cupboards beneath and a low flush WC. There is feature metro style tiling to all splashback areas, exposed beams to the ceiling, a tiled floor, a central heating radiator and a wall mounted heated towel rail. A range of built-in cupboards provide excellent storage space and one houses the boiler (serving domestic hot water and central heating system).



Outside

Garden

Steps lead down to a paved sun terrace and further steps and gate lead to a lawned garden which is well stocked to the borders with mature trees and shrubs. Two uPVC double glazed doors provide access to the external stores located beneath the parking area. There is an additional stone open store. There is power and light.

In addition, there is an extensive area of woodland and the entire plot is approximately 1/4 acre.

Outbuilding/Store

Parking

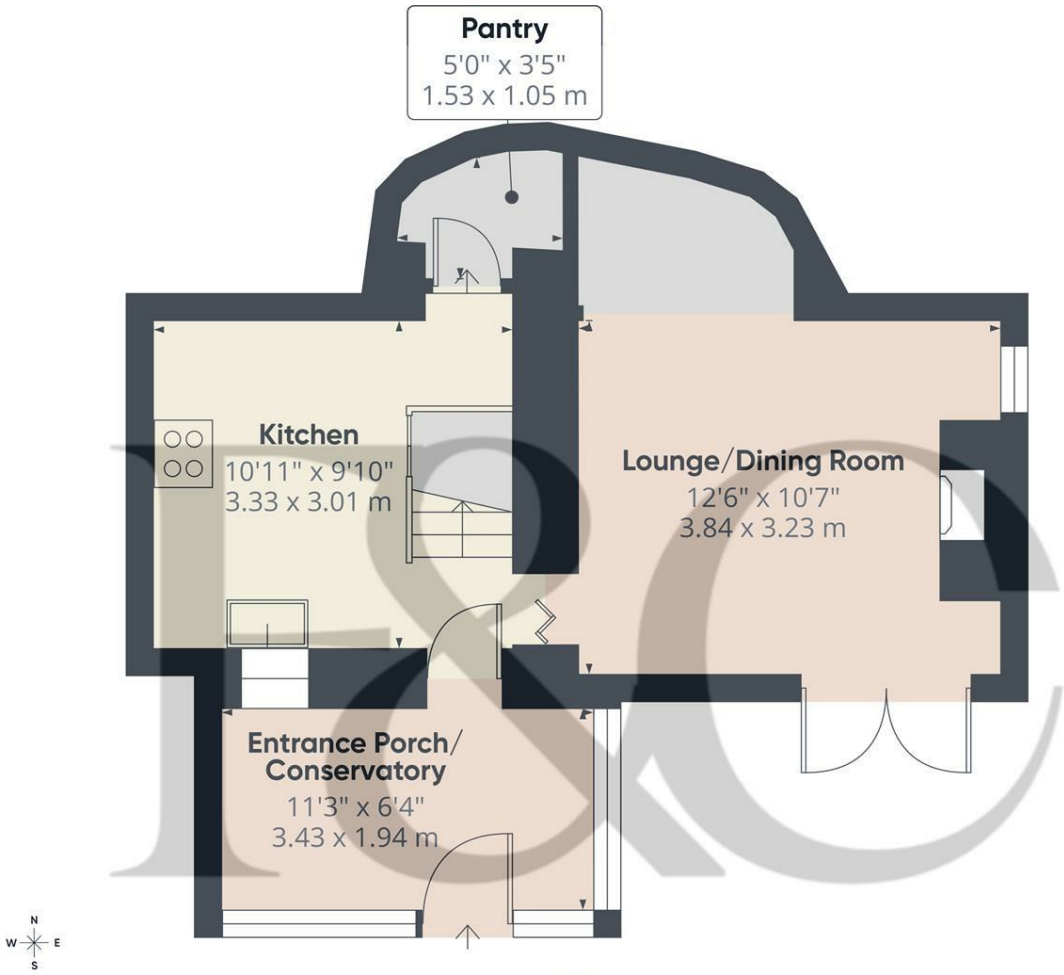
There is parking available for two cars at road level.

Important Access Information

The property is situated on Upperwood Road, Matlock Bath. Viewers should be aware that there is a restricted/narrow access point along Upperwood Road which is not suitable for SUVs, vans or larger vehicles.

Please contact Fletcher & Company ahead of your viewing if you require further information regarding access to the property.

Council Tax Band C



Floor 0

Approximate total area(1)

349 ft²

32.4 m²

(1) Excluding balconies and terraces

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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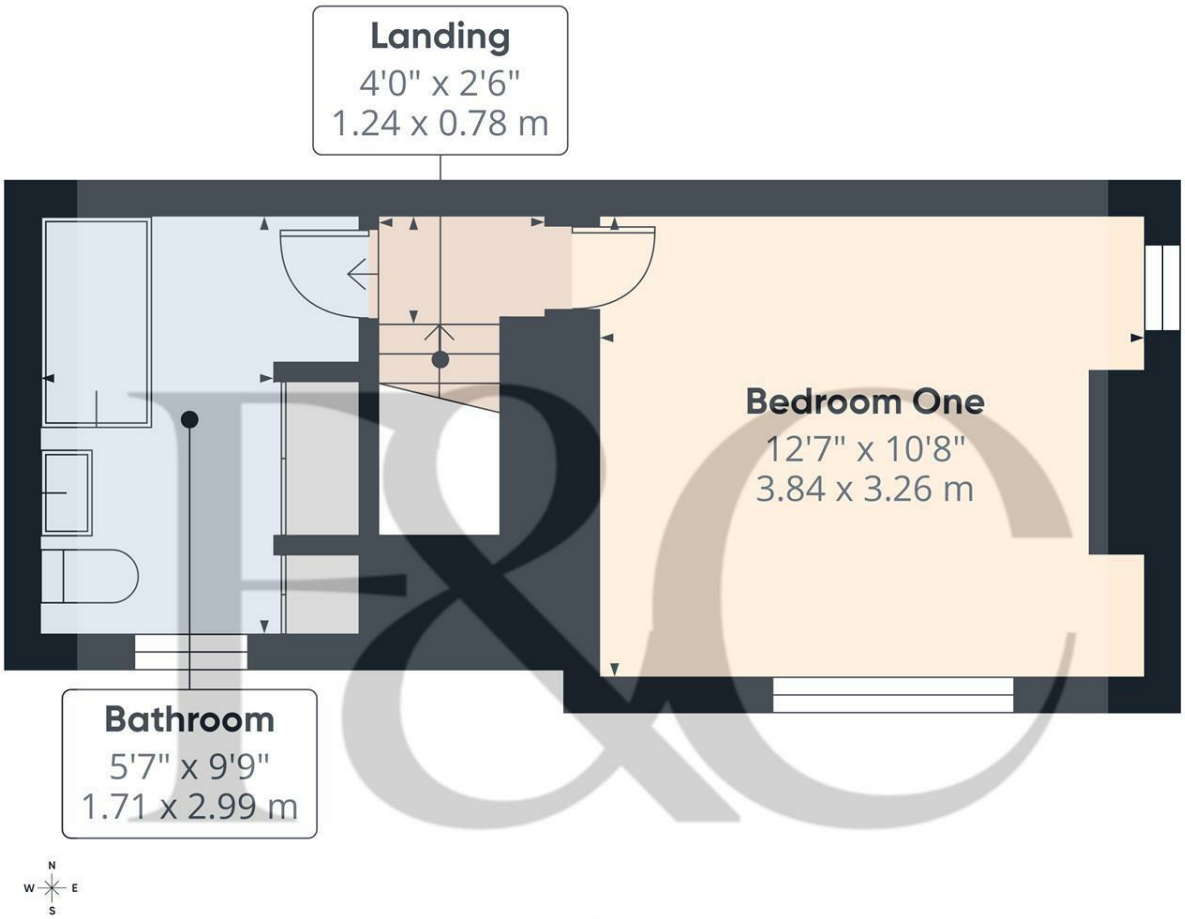

Floor 1

Approximate total area(1)

210 ft²

19.6 m²

(1) Excluding balconies and terraces

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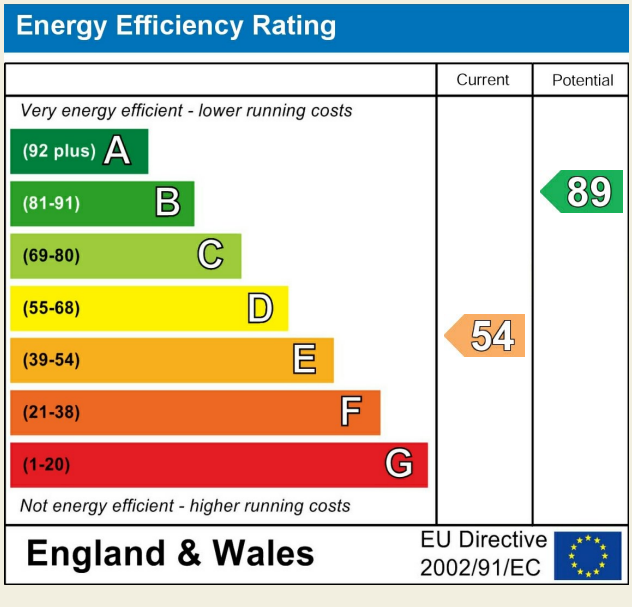

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Tenure: Freehold