



**Wellfield House 15 Rutland Avenue**  
*, Matlock, DE4 3GQ*

**Offers In The Region Of £1,150,000**



## Wellfield House 15 Rutland

, Matlock, DE4 3GQ

This impressive four bedroom Georgian detached family home, which was formally a Hydropathic Establishment, is accompanied by a charming two bedroom cottage, currently used as a holiday let. Enjoying a desirable southerly aspect, the property occupies a generous plot of approximately 0.75 acres, featuring beautifully maintained gardens in a private setting. Both the home and the cottage boast stunning panoramic views across the Derbyshire Dales, extending towards Riber Castle and High Tor.

### Wellfield House

The ground floor comprises; Entrance porch and hallway, two front aspect reception rooms, each featuring bay windows and log burning stoves. Conservatory with access onto the front patio and garden. Dual aspect dining kitchen with separate utility room and downstairs WC.

The first floor comprises; Dual aspect Master bedroom with built in wardrobe space and ensuite bathroom, second front aspect double bedroom, main family bathroom and two further double bedrooms.

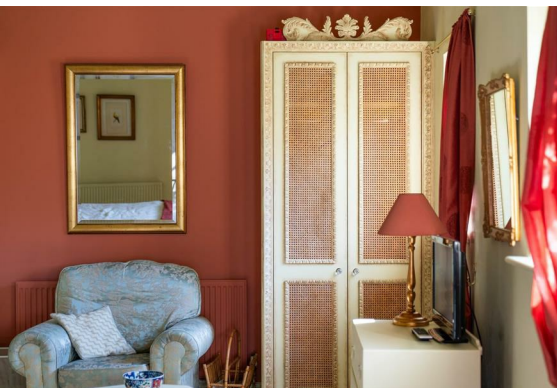
### Box Tree Cottage

The accommodation comprises; Open plan living space with log burning stove and patio doors, kitchen area, two double bedrooms and shower room.

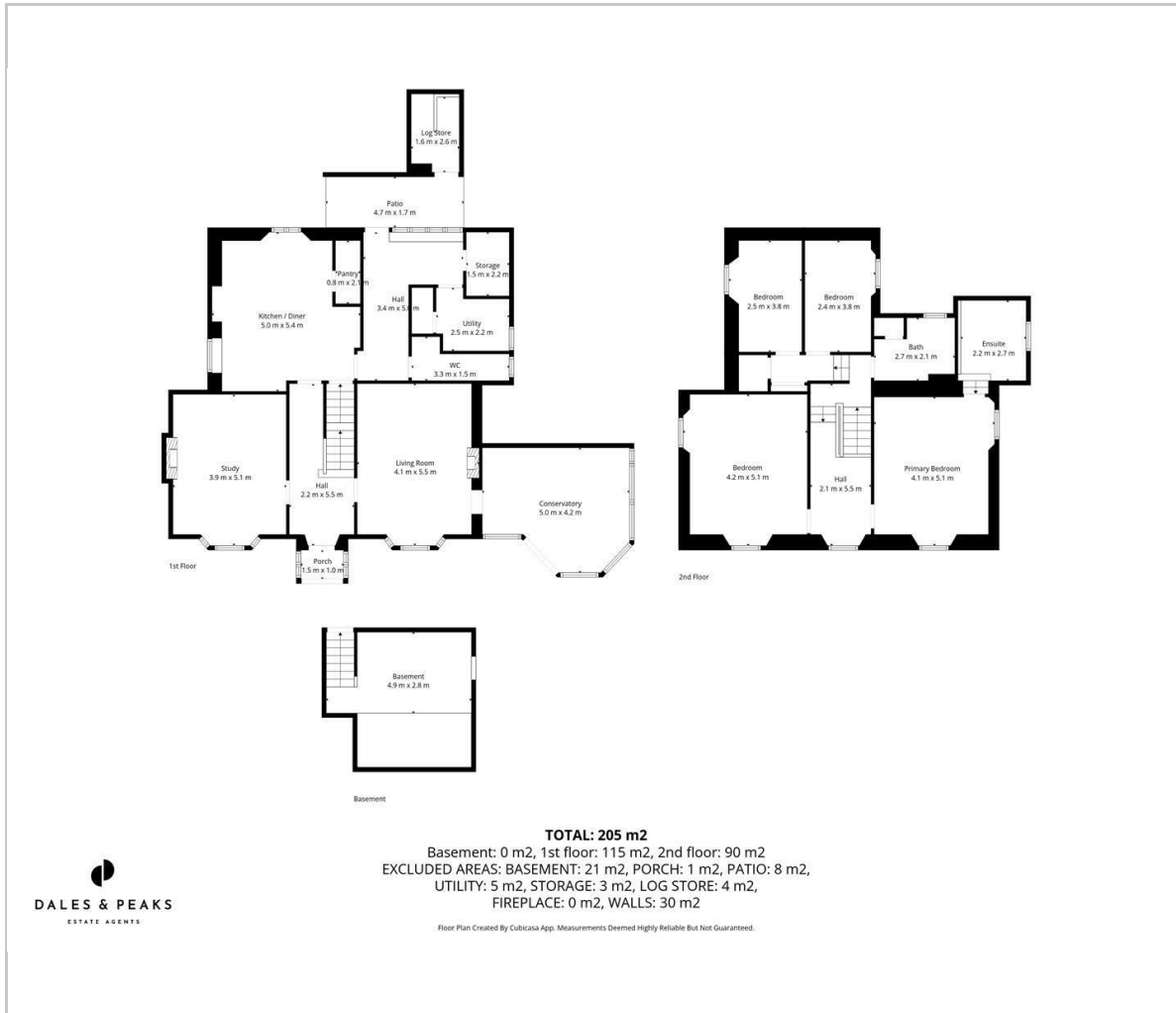




Dales and Peaks ForwardMove  
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## Floor Plan

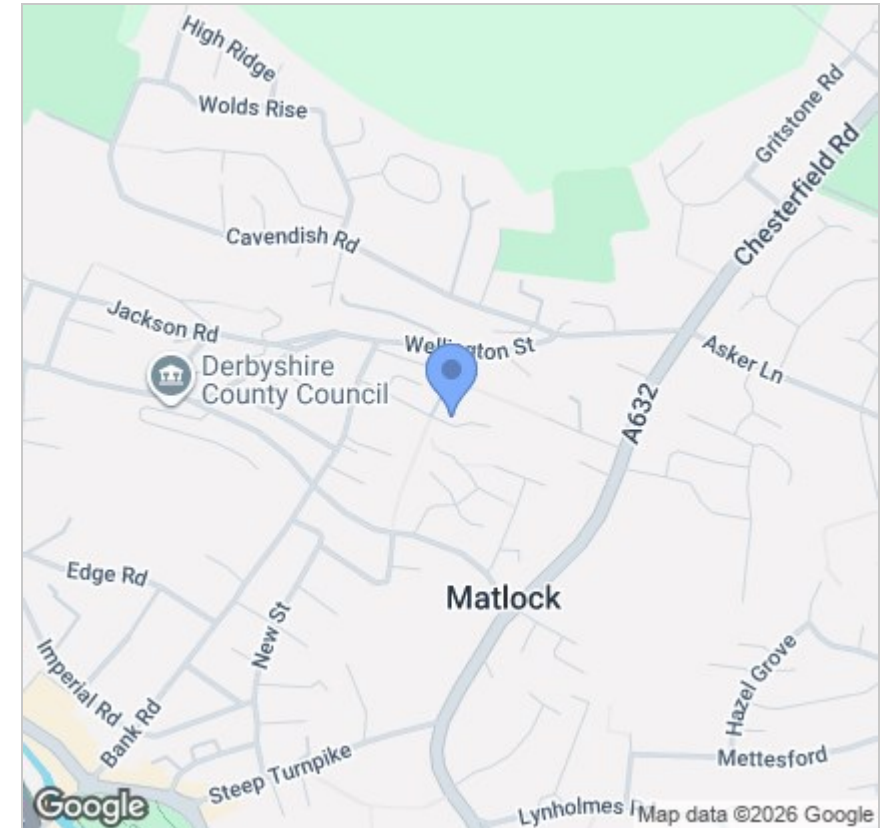


## Viewing

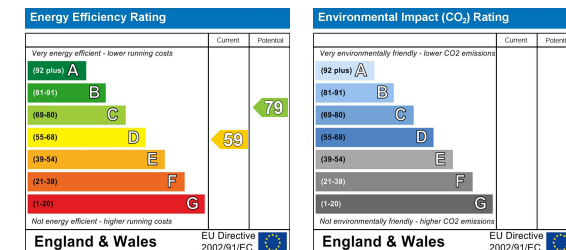
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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