

**IVY BANK HOUSE
9a CHURCH STREET
HOLLOWAY
NR MATLOCK
DERBYSHIRE DE4 5AY**



O A £549,950

A quality and individual stone built home providing generously proportioned family accommodation, all enjoying a highly sought after village location.

This superb, modern, detached house offers accommodation on four floors. The principal four bedroom living space is complemented by an additional attic suite and lower ground floor double garage, workshop and studio. The property offers an excellent opportunity for the extended family, those working from home or those appreciative of hobby space. The house is complemented by ample car parking and attractive yet easily managed gardens. The house stands with fine southerly views from the centre of this highly regarded village and a closer inspection is strongly recommended to fully appreciate the merits on offer.

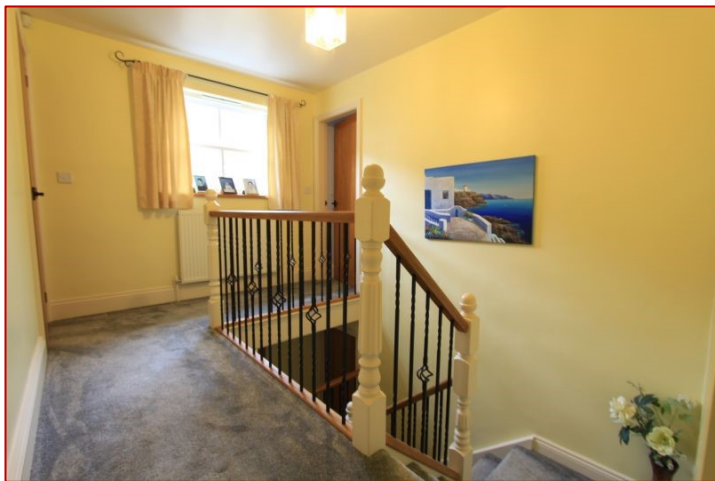
Holloway boasts a thriving local community and amenities including a well respected primary school and access to the delights of the surrounding Derbyshire Dales countryside. good road communications lead to the surrounding centres of employment including Matlock 4 miles, Chesterfield 11 miles, Alfreton 5 miles, Bakewell 12 miles and Derby 14 miles.

- Modern detached family home
- Sought after central village location
- 4 Bedrooms
- 3 Bathrooms
- Versatile additional rooms
- Integral double garage
- Large drive
- Landscaped gardens
- Superb views
- Viewing highly recommended



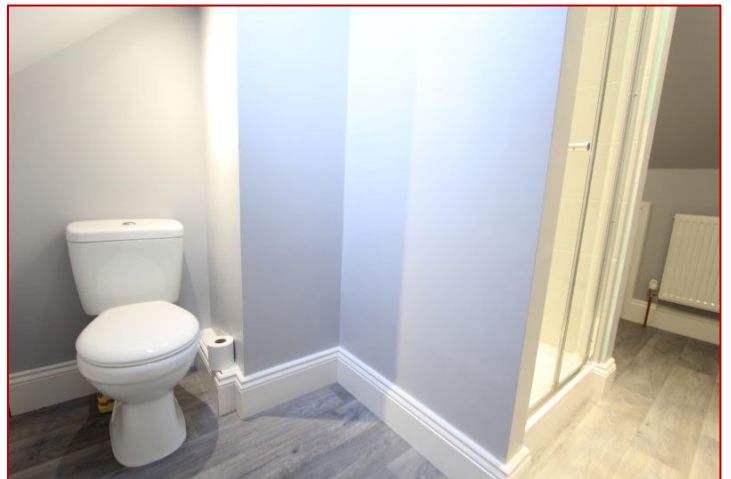
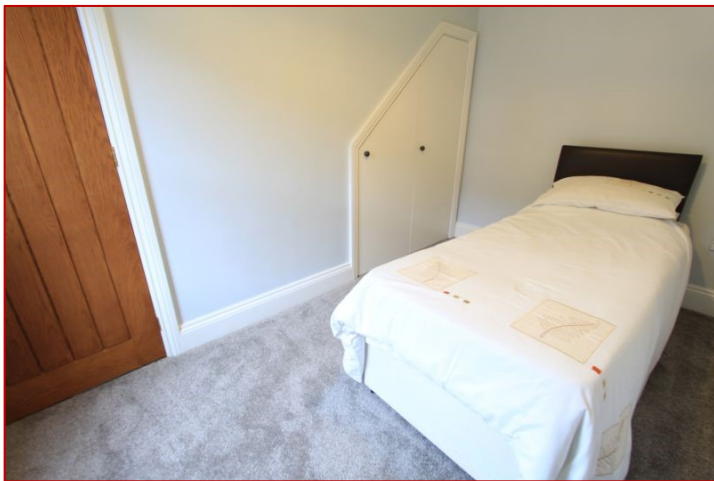
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ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





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ACCOMMODATION

An attractive porch with Ivy Bank House name stone, coach lighting and etched glazed panelled door shelters a further part glazed door which in turn opens to a central hallway. The hall has ample space for occasional furniture, a heated ceramic tiled floor and hardwood veneered doors, leading off to the ground floor accommodation.

Sitting through Dining Room – 6.67m x 5.27m (21' 10" x 17' 4") maximum. An L shaped room providing an excellent all day living space with ample room to create a formal dining area. As with the remainder of the house, there are attractive double glazed sash windows, two to the rear and one to the front, modern "hospital" style radiators and combination wall and ceiling lights. As a focal point to the room, a substantial cut stone fireplace with raised hearth and brick recess sites a cast iron multi-fuel stove. There is an oak boarded floor and two doors, each leading to either end of the hallway.

Breakfast Kitchen – 4.72m x 3.01m (15' 6" x 10') well fitted with an extensive range of cupboards and drawers complemented by plate racks, display shelving, integral dishwasher and wine rack together with black granite work

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surfaces which surround a twin bowl porcelain sink and also top a central island creating a breakfast bar facility. A brick recess with stone lintel provides position for a range style cooker and the tiled floor again benefits from under floor heating. A sash window allows superb views beyond the gardens at the rear and towards the wooded slopes which flank the Derwent Valley rising to Bolehill on the horizon.

Off the kitchen there is access to a ...

Conservatory – 5.6m x 2.07m (18' 5" x 6' 10") glazed to two sides and created to a former balcony, having a heated ceramic tiled floor and slim French doors to one side allowing external access via steps to the drive and gardens.

Shower Room fitted with a white suite to include pedestal wash hand basin, low flush WC and shower cubicle with bi-fold door, full height ceramic tiling and mixer shower, obscure glazed window and ceramic tiled floor.

Utility Room – 2.57m x 2.38m (8' 5" x 7' 10") with front facing sash window, a range of built in cupboards in a shaker style, work surface with circular stainless steel sink, plumbing for an automatic washing machine, ceramic tiled floor and coat hanging. A gas fired boiler serves the central heating and hot water system.

From the hall, stairs rise to the first floor to a galleried landing with iron spindles, painted newels and hardwood hand rails. There is a front aspect window and doors to the principal bedroom accommodation.

Master Bedroom 1 – 3.7m x 3.52m (12' 2" x 11' 7") minimum, the measurements not including the deep door recess. There is an obscure glazed window to one side and sash window to the rear which, again, allows delightful south westerly views beyond neighbouring roof tops.

En-Suite Shower Room with walk in Quadrant shower cubicle with curved screen and electric shower fitting, low flush WC, pedestal wash hand basin, towel radiator, ceramic tiled floor and extractor fan.

Bedroom 2 – 3.27m x 3.02m (10' 9" x 10') with similar views towards Bolehill and the foreground fields and woods.

Bathroom fitted with a deep spa bath with body jets and mixer shower tap fitting. Low flush WC, pedestal wash hand basin, towel radiator, extractor fan and electric shaver point.

Bedroom 3 – 3.22m x 3.01m (10' 7" x 10') a third double bedroom with front facing sash window.

Bedroom 4 – 3.55m x 2.05m (11' 8" x 6' 9") a front facing single room with the benefit of built in storage set beneath the stairs which lead to the second floor.

The stairs are accessed via a lobby from the landing and to ...

Attic Room – 6.67m x 3.48m (21' 11" x 11' 5") an excellent additional space with two Velux roof lights on the valley side and door off to a ...

Shower Room with wash hand basin, shower cubicle and low flush WC. Eaves access.

From the central hallway, enclosed stairs descend to the lower ground floor which provides excellent ancillary space whether for hobbies, work space or guest accommodation. Off the tiled hallway, there are two deep walk in stores, access to the garage and to ...

Garden Room/Studio – 3m x 5.3m (9' 10" x 17' 5") with sash window, external door and laminate flooring.

Utility/WC – 3.59m x 2.06m (11' 9" x 6' 9") with hot and cold (capped) water feeds, WC (pumped system) and pedestal wash hand basin.

Double Garage – with a full width up-and-over door, electric power and light. As with the remainder of the house, the garage is well finished with a clean painted floor and walls.

To the rear of the double garage and accessed via a pair of secure metal doors is an...

Integral Store/Workshop – 3.2m x 3.01m (10' 6" x 9' 10") again, well finished with electric, power, light and offering excellent secure storage or workshop opportunity.

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OUTSIDE

From Church Street, a tarmac drive descends to a broad block paved driveway which spans the full width of the plot providing access to the garage, ample car parking and turning. From the drive, two shallow steps lead to the main garden which is attractively landscaped for ease of maintenance and features a level lawn with shale borders, raised beds, central ornamental pond, decked seating area with pergola and being planted with low growing specimen trees and shrubs. To the side of the house is a stone paved patio and steps which also lead from the front and via a metal stairway to the conservatory. Beneath the conservatory is log storage. Cold water tap.

At the front, a forecourt garden is laid with paved pathways set around stone-built raised beds. There is the benefit of a gated path leading from the roadside.

TENURE – Freehold.

EPC RATING – C.

SERVICES – All main services are available to the property which benefits from gas fired central heating, hardwood sealed unit double glazing and underfloor heating to the hall, kitchen, conservatory and shower room at upper ground floor level. No test has been made on services or their distribution.

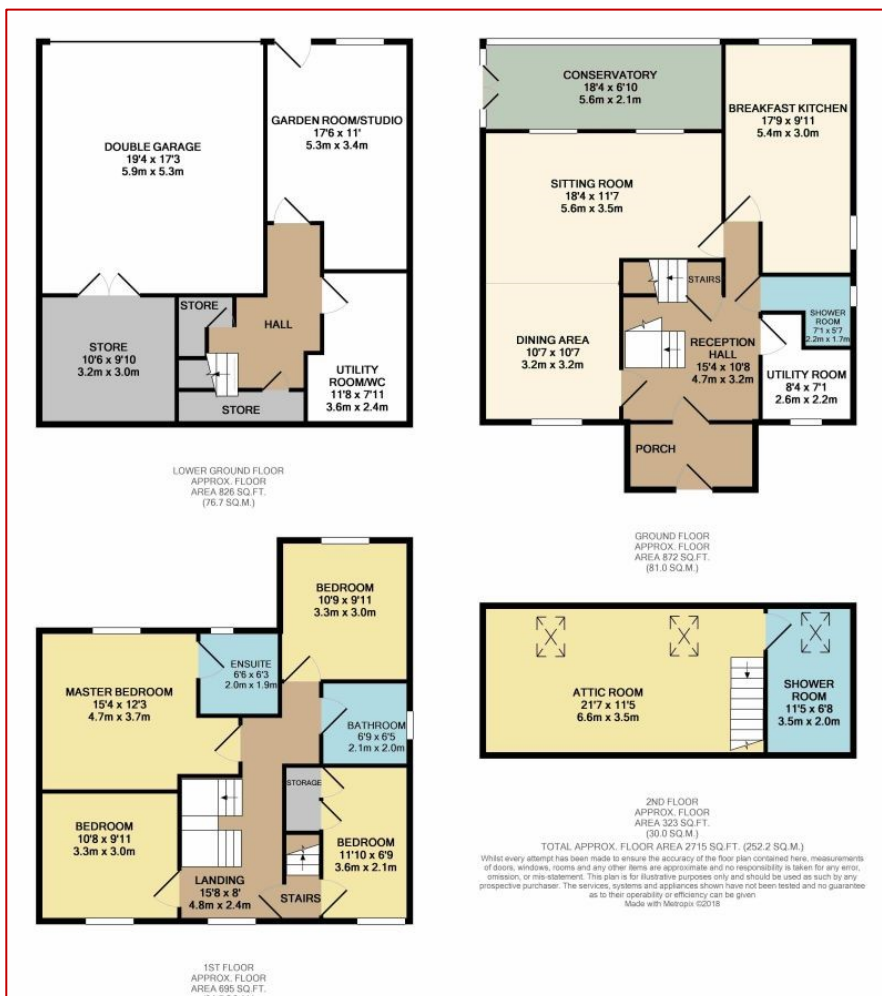
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take the A6 south to Cromford turning left into Mill Road at Cromford traffic lights. Follow Mill Road along to Lea Bridge and after passing John Smedley, continue up the hill into Holloway. Turn left into Church Street and Ivy Bank House can be found on the left hand side after approximately 200m and just before the turn into The Hollins.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9500

Floor Plan



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