

**172 DALE ROAD  
MATLOCK BATH  
DERBYSHIRE DE4 3PS**



**O A £300,000**

**A distinctive Victorian detached house offering modernised accommodation with scope for additional improvements.**

Believed to have been built in the latter half of the C19<sup>th</sup>, this elegant detached house is built of brick featuring carved stone detail to openings on the front elevation. The house has undergone extensive renovation several years ago and is now offered with scope for further cosmetic improvement and opportunity to create a characterful and stylish family home. There is the advantage of double garaging and off street parking together with formal and less formal gardens to include patios, terraces and woodland providing a range of interest.

The house is situated to a wooded backdrop and opposite the limestone cliff face which rises to form part of Matlock's Derwent gorge. Standing midway between Matlock Bath and the larger market town facilities of Matlock, local shops and facilities are close at hand whilst good road communications lead to the surrounding centres of employment and the recreational delights of the Derbyshire Dales.

- Hall
- Kitchen
- 2 Reception rooms
- Utility room
- 3 Bedrooms
- 2 Bathrooms
- Hobby/Store room
- Parking
- Double garage
- Gardens



**RICS MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk  
**ASHBOURNE:** 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk







## ACCOMMODATION

Set beneath a cutstone arched fan light, a period panelled door opens to a...

**Central Hallway** – having stairs which lead to the first floor beneath an ornate corbelled arch, coved mouldings and an oak plank floor which continues to the rear of the house. A further panelled door leads to the rear yard.

**Sitting Room** – 4.18m x 3.57m (13' 9" x 11' 9") an elegant room with high ceilings including original deep plaster mouldings, picture rails, deep skirting boards and a sash window facing High Tor to the front. As a focal point to the room a Victorian painted slate fireplace with cast and tiled inset plus an oak boarded floor.

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.



**Dining Room** – 3.98m x 3.21m (13' 1" x 10' 6") with corniced ceiling, plate racks and a feature brick arched fireplace with flagged hearth and siting a solid fuel cast iron stove. Front facing sash window looks to the wooded slopes which rise to High Tor.

An open doorway leads to the...

**Fitted Kitchen** – 4.07m x 3m (13' 4" x 9' 10") well fitted with a range of oak cupboards and drawers plus work surfaces which incorporate a one and half bowl modern pot sink. There is tiling above the work surfaces, pelmet lighting, recessed down lighting to the ceiling, polished tiled floor, sash window to the front and a second window to the rear.

A part door allows access from the rear hall and from where there is also access to the...

**Utility Room** – 2.48m x 2.77m (8' 2" x 9' 1") fitted with low level cupboards and work surfaces above a flagged stone floor. There is adjustable shelving, two high level windows, plumbing for an automatic washing machine and a wall mounted gas fired boiler which serves the central heating and hot water system.

From the hallway a long flight of stairs rise to a first floor **Galleried Landing** having sash window and external door opening to the upper terraced garden.

**Bedroom 1** – 3.27m x 3.02m (10' 9" x 9' 11") with sash window to the front, period feature fireplace and under stairs store.

**Bath & Shower Room** – fitted with a double end panelled bath with Victorian style mixer shower tap, pedestal wash hand basin, low flush WC and separate walk-in shower. The room is fully tiled to the floor and ceiling in neutral shades and with an obscure glazed window to the side and chrome towel radiator.

**Master Bedroom 2** – 4.21m x 3.58m (13' 10" x 11' 9") with a sash window looking across the Derwent Gorge, ornate period fireplace believed to be original to the house, central heating radiator and access to an...

**Ensuite Shower Room** – with corner shower cubicle, pedestal wash hand basin and low flush WC. Window to the front and full height ceramic tiling.

**Bedroom 3** – 4m x 3.2m (13' 1" x 10' 6") with similar feature fireplace and sash window to the front.

From the rear landing a second flight of stairs rise to a...

**Hobby/Store Room** – carpeted with part restricted head height but including a low level window and central heating radiator.

## OUTSIDE

The house stands with a mixed area of garden offering opportunity for all the family. To the front of the house stone paved pathways give way to shrub and rock borders with easily managed lawns. To the side a less formal area running parallel yet above the roadside, sheltered beneath mature trees. From here the garden rises up the hillside to the back incorporating an area of informal woodland.

Through renovations to the house the works have incorporated the creation of a broad driveway with stone flagged finish which provides side by side car standing and access to a...

**Double Garage** – 5.8m x 5.16m minimum (19' x 16' 11") with two pairs of timber doors, electric power and light. The recently constructed garage is designed with a rooftop patio terrace accessed from the house at upper ground level.

At this side of the house a range of natural stone walls form further terraced gardens which provide superb vantage points for views across this stretch of the Derwent Gorge.

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

**TENURE** – Freehold

**SERVICES** – All mains services are available to the property which enjoys the benefit of gas-fired central heating. No tests have been made on services or their distribution.

**COUNCIL TAX BAND** – D.

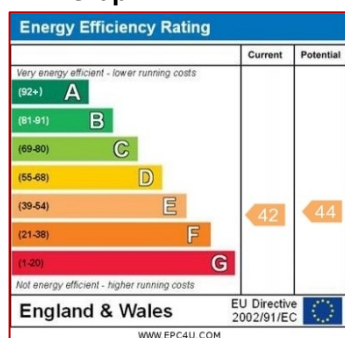
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square, take the A6 Dale Road towards Matlock Bath and no. 172 can be found on the right hand side after around 1/2 of a mile.

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

**Ref: FTM9593**

### EPC Graph



[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.