

**MILLCROFT  
LADYGROVE ROAD  
TWO DALES  
MATLOCK DE4 2FG**



**O A £540,000**

**An elegant detached stone-built family home standing with extensive gardens and to an attractive back water location.**

This former mill manager's house dates from the early 1930's and benefits from more recent extensions to provide the elegant family home it is today. Built of local gritstone beneath a blue slate roof, the house stands to an elevated position above the former Ladygrove Mill buildings from where there are delightful views across the surrounding wooded countryside of Ladygrove at the foot of Sydnop Dale.

A sizeable garden plot provides a host of outdoor opportunities and a good degree of privacy within this quite unique setting. With excellent walking from the doorstep, the property stands on the fringe of Two Dales which not only boasts ready access to the neighbouring countryside, but also a wide range of local shops and facilities, including general stores, butchers, pharmacy, doctors' surgery and post office. Good road communications lead to the neighbouring market towns of Matlock, Bakewell, Chesterfield whilst the cities of Derby, Sheffield and Nottingham all lie within daily commuting distance.

- Elegant detached stone-built family home
- Sizeable garden plot
- Close to local facilities
- 3 Reception rooms
- Breakfast kitchen
- Sun porch
- 3 Bedrooms
- En-suite dressing room to master bedroom
- Family bathroom
- Extensive gardens and car parking





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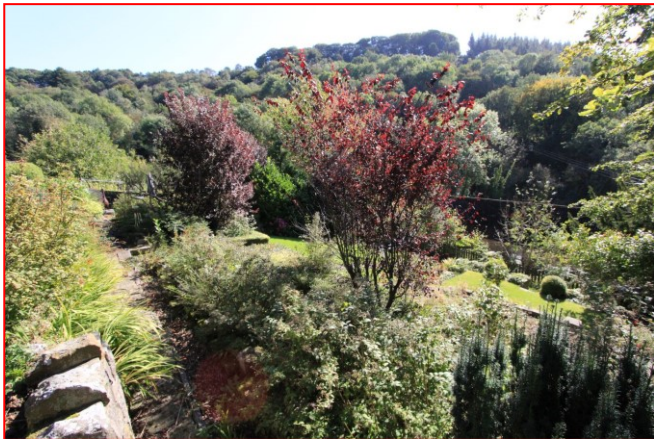




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## ACCOMMODATION

At the front of the house sheltered beneath a corbeled stone plinth, a wood grain effect upvc panelled door opens to a ...

**Reception Hallway** – featuring an oak herringbone parquet floor, picture rails, coat hanging and stairs which lead off to the first floor.

**Sitting Room** – 4.28m x 3.60m (14'1" x 11'10") the measurements not including the broad bay window which faces the front allowing excellent natural light and views across the wooded slopes which surround Ladygrove. There is a second window to the side of the chimney breast which sites a modern cut stone fireplace with matching raised hearth and a living coal gas-fire stove.

**Living Room** – 4.13m x 3.60m (13'7" x 11'10") again with excellent views across the gardens and to the neighbouring countryside. There is a slate tiled floor and set to a matching slate hearth, multi fuel burner to the fireplace with stone lintel. An open doorway leads to the ...

**Dining Room** – 2.52m x 3.26m (8'3" x 10'8") with twin windows to the rear and a continuation of the slate floor and door leading off through a lobby beneath the stairs which has useful storage and to the ...

**Breakfast Kitchen** – 3.92m x 3.45m (12'9" x 11'4") well fitted with a range of modern cupboards and drawers plus wood grain effect work surfaces which incorporate a 1½ bowl stainless steel sink unit. There is a stainless steel range with six gas burners, dual ovens and grill, matching stainless steel splashback and extractor canopy above. There is a combination of ceiling and wall spotlights and windows facing the rear.

Returning through the Dining Room to the **Side Hall** with slate tiled floor and access to the ...

**Shower Room** – providing a useful ground floor WC facility and fitted with a white suite to include pedestal wash hand basin, WC and walk-in shower cubicle with electric shower and tiled surround. Chrome ladder radiator.

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**Utility Room** – 1.52m x 1.52m (5'0" x 5'0") with plumbing for an automatic washing machine and the added benefit of a stainless steel sink unit, work surfaces and built-in cupboards. Slate splash back tiling and window to the rear.

**Sun Porch** – 3.36m x 1.52m (11'1" x 5'0") a recent addition to the house and providing both a functional entrance from the driveway, excellent boot and coat storage, plus being pleasantly situated for the morning sun. exposed stonework to the main house, slate tiled floor and two slim windows and a pair of fully double glazed patio style doors.

From the Reception Hall, stairs rise to the **First Floor Galleried Landing** with rear facing window on the stairs return, the landing being particularly spacious offering room for a study or hobby area.

**Master Bedroom 1** – 4.28m x 3.61m (14'1" x 11'10") a good double bedroom with south facing views over the gardens and beyond the mill to the fields and woods. There is open access to an ...

**En-suite Dressing Room** – 1.70m x 3.45m (5'7" x 11'4") fitted with an extensive range of built-in cupboards and wardrobes plus Velux roof light.

**En-suite Shower Room** – fitted with a modern 4-piece suite to include double end bath with mixer tap, pedestal wash hand basin, low flush WC and double width walk-in shower with tiled surround, sliding screen and porcelain tray. Double glazed window, extractor fan and ladder radiator.

**Bedroom 2** – 4.12m x 3.62m (13'3" x 11'11") a similar front facing room again enjoying excellent natural light and southerly views. The room is finished with laminate plank flooring and picture rails which are evident throughout the original house.

**Family Bathroom** – stylishly finished with blue/grey floor and wall tiling. The walls topped with an attractive mosaic border. A white suite comprises low flush WC, pedestal wash hand basin and panelled bath with mixer shower tap. Contemporary ladder radiator and extractor fan.

**Bedroom 3** – 3.73m x 2.56m (12'3" x 8'5") with picture rails and side facing window.

## OUTSIDE

Millcroft stands to an extensive garden plot, principally south facing and offering ample opportunities for further landscaping, the keen gardener and family recreation alike. Terraced gardens, patios and vegetable plots, together with less formal areas, all benefit from the sunny position and are complemented by the delightful wooded backdrop of Ladygrove. Gated access from the lane side opens to a long drive which sets the house well back and opens to a broad area of car parking.

**TENURE** – Freehold.

**SERVICES** – All mains services are available to the property which benefits from gas fired central heating and uPVC double glazing. No test has been made on services or their distribution.

**COUNCIL TAX** – Band E.

**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.

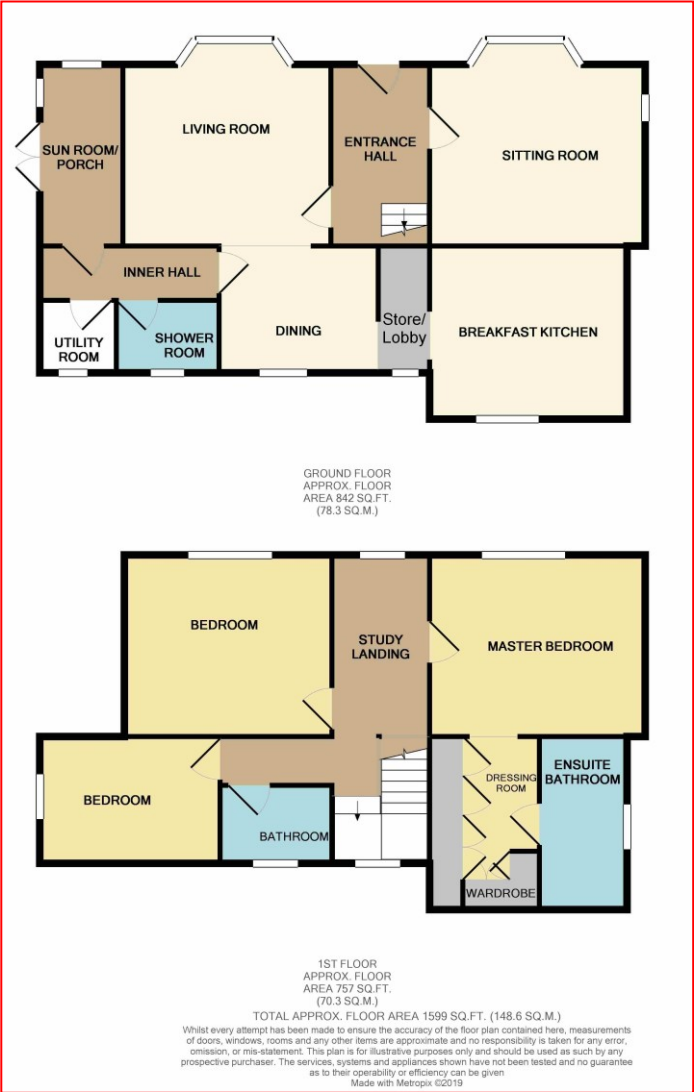
**DIRECTIONS** – From Matlock Crown Square take the A6 north towards Darley Dale. On reaching Darley Dale turn right just passed the new Medical Centre onto Chesterfield Road and into Two Dales. Continue for around half a mile before turning right onto Ladygrove Road. Follow Ladygrove Road to its end and when reaching the mill buildings keep right and follow the lane around as it bends to the left and up the hill. Continue up the hill for around 50 metres and Millcroft can be found on the left hand side.

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

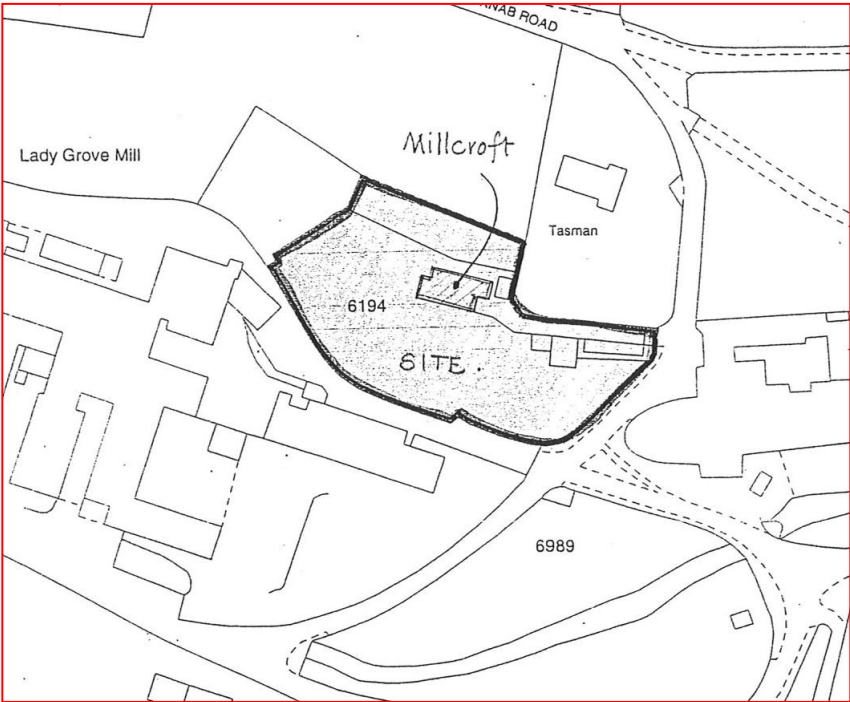
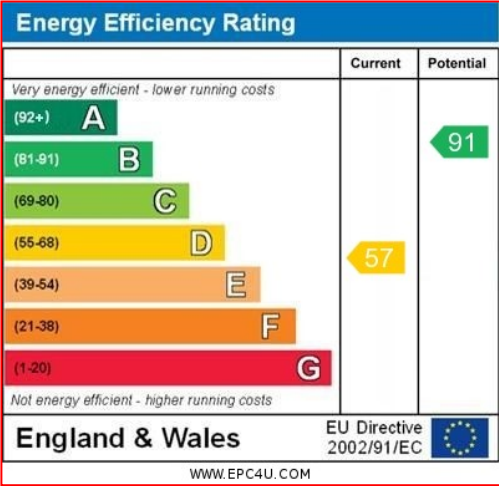
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Floor Plan



EPC Graph



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