

**THE LODGE
35 MATLOCK GREEN
MATLOCK
DERBYSHIRE DE4 3BT**



O A £259,950

A distinctive stone built property providing refurbished and characterful two bedroomed accommodation, situated within a particularly convenient town location.

This stone built property stands beneath a steeply pitched slate roof with finials and protrusions to gable windows and has been sympathetically refurbished and upgraded through recent years. This interesting former Lodge holds an elegant character whilst offering an easily managed home. With retained fireplaces and stripped internal doors and quarry tiled floor, all of which are complemented by modern additions to include oak beams and sills to the windows, a sympathetic finish and up-to-date kitchen and bathroom fittings. The cottage is complemented by an attractive low maintenance garden.

Standing just off Matlock's town centre within almost level walking distance of the main shops, bars, restaurants not to mention the delightful Hall Leys Park, the cottage is well suited to those seeking a convenient location whether the young professionals or perhaps those reaching retirement years. The delights of the surrounding Derbyshire Dales and Peak District countryside are all close at hand whilst good road communications lead to the neighbouring townships of Bakewell, Chesterfield and Alfreton.

- Stone built 2 bed property
- Characterful accommodation
- Retained fireplaces
- Up-to-date kitchen and bathroom
- Low maintenance garden
- Convenient town location
- Viewing highly recommended



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ACCOMMODATION

Set to a carved stone entrance, a broad panelled door with brass furniture opens to an **entrance hall** and with a stripped pine door enclosing a useful understairs store.

Sitting Room – 3.8m x 3.1m (12' 5" x 10' 2") the tall corniced ceilings aid the elegant character and, as with the remainder of the house, the room is finished in a sympathetic style with oak lintels and sills to windows on two elevations and as a focal point to the room, an ornate cast iron fireplace with tiled hearth and solid fuel grate.

Dining Room – 3.35m x 3.3m (10' 10" x 10' 8") again with stripped pine door from the hallway, high corniced ceiling, lighting rose, oak sill and lintel to the front facing window plus a quarry tiled floor believed to be original to the property and remaining blue and white tiles to the former fire hearth. A similar pine panelled door leads off to the:

Fitted Kitchen – 3.31m x 2.9m (10' 8" x 9' 5") well fitted with a range of modern oak fronted cupboards and drawers plus work surfaces which incorporate a stainless steel sink unit and four ring gas hob. There is a fitted extractor canopy above, integral refrigerator and freezer, eye level double oven and space for an automatic washing machine or dishwasher. A matching full height cupboard houses the gas fired combination boiler which serves the central heating and hot water system together with the electric fuse board and meters. There is a ceramic tiled floor, window to the side and attractive panelled door which gives external access from and to the courtyard garden.

From the dining room, enclosed stairs rise to the **first floor landing** having access to the **roof void**, front facing window with oak timbers and doors leading off to the remaining accommodation.

Bedroom 1 – 3.8m x 3.1m (12' 5" x 10' 2") a good sized double bedroom with front aspect window and feature cast iron fireplace.

Bath and Shower Room – 3.3m x 2.2m (10' 8" x 7' 2") a well proportioned room with ample space for the four piece suite which includes a pedestal wash hand basin, low flush WC, panelled bath and separate walk-in shower cubicle with quadrant porcelain tray and mixer shower fitting. Linen storage, extractor fan and complementary ceramic tiling.

Bedroom 2/Study – 3.02m x 3.3m (9' 9" x 10' 8") with front facing window, access to the boarded **loft** providing useful storage, exposed stonework to one wall and a built in cupboard with attractive pine doors finished with iron furniture.

OUTSIDE

Standing behind a tall wall at the side of the house is an attractive courtyard garden, interestingly finished with brick paving laid in a herringbone style and with well stocked raised shrub borders. A low maintenance area, ideal for pot plants and relaxation and including a **timber garden shed**. A gated access leads from the lane side, useful for direct access in and out of the kitchen.

At the front, substantial stone pillars lead in from the main road and a slim pathway leads to the main entrance.

A little way, further along the lane, there is access to a garage and parking.

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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 C.

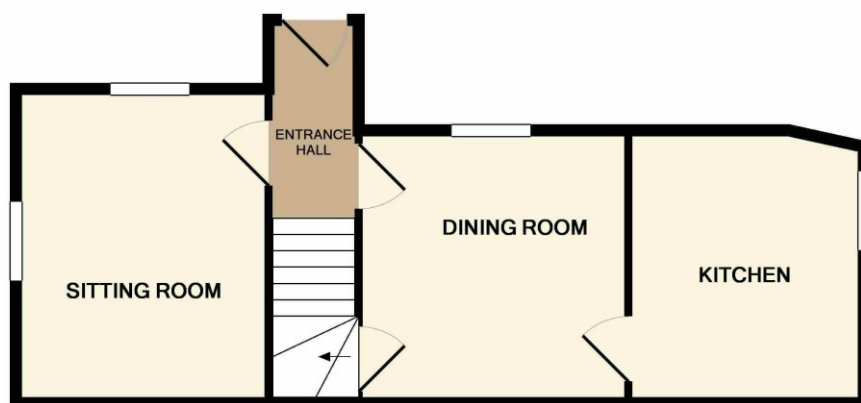
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square take Causeway Lane proceeding passed Hall Leys Park. A small rise finds a driveway on the left hand side (just passed the Alms Houses) and The Lodge can be found here standing gable on to the main road.

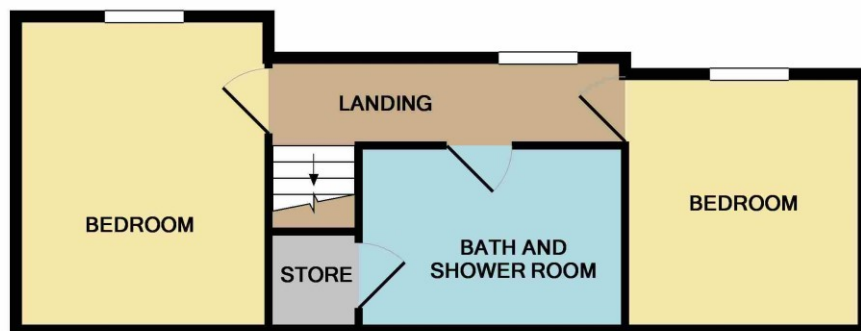
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9702

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)



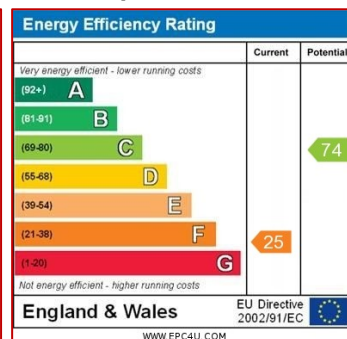
1ST FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 798 SQ.FT. (74.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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EPC Graph



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