

**180 STARKHOLMES ROAD  
MATLOCK  
DERBYSHIRE DE4 5JA**



**O A £150,000**

**A three storey, mid terraced stone cottage with great character, good garden and superb views.**

Enjoying a truly delightful outlook across wooded slopes which rise above Matlock Bath, this attractive terraced cottage provides accommodation across three floors and configured to provide just one bedroom making the cottage well suited to the professional couple or single occupant who will appreciate the edge of town position. The property retains a certain charm and appears to have been well maintained over the years. A good sized garden offers ample opportunity for the green fingered enthusiast and for those with time to relax and admire the view.

Starkholmes remains a favoured location with Matlock's town centre facilities lying around one mile away. There is equally convenient access to the recreational delights of the surrounding countryside. Across the road stands the White Lion public house, a well respected traditional bar and eatery. Local road networks provide ready access to the neighbouring villages, towns and centres of employment which include Matlock, Chesterfield, Bakewell and Alfreton with the cities of Derby, Nottingham and Sheffield all within daily commuting distance.

- 3 storey mid terraced cottage
- Superb views
- Sitting room
- Kitchen dining room
- Shower room
- Bedroom
- Good sized garden
- Greenhouse
- 2 outbuildings
- Sought after location
- Viewing highly recommended



**RICS**

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## ACCOMMODATION

A UPVC double glazed front door opens directly to the:

**Sitting Room** – 6.1m x 4.15m (20' x 13' 6") overall. Adapted to provide an open plan living space, part divided by the stairwell which descends to the **lower ground floor**. A focal point to the room is a substantial stone fireplace to a high raised hearth which sites a modern cast iron solid fuel fire. There is a characteristic stone lintel to a display recess to one side of the chimney breast and to the second chimney breast a feature built in fish tank. There are windows to both front and rear, the rear commanding spectacular views across the wooded hillside of Matlock Bath.

Descending the stairs to the lower ground floor, we approach the **kitchen** and **dining area**. Again, open plan being part separated by the stairs.

**Dining Area** – 3.32m x 4.17m (10' 9" x 13' 7") featuring substantial painted ceiling timbers, wall light points and built in **broom store**.

**Kitchen Area** – 4.46m x 2.41m (14' 6" x 7' 9") fitted with a modern range of cupboards, drawers and work surfaces which incorporate a stainless steel sink unit, four ring gas hob with extractor canopy above and built in electric oven below. There is a continuation of the ceiling beams and wood grain laminate flooring, integral dishwasher, fridge and freezer. A rear aspect window looks across the gardens with similar views towards the cable cars, the Heights of Abraham and the hillside houses above Matlock Bath. A glazed external door allows additional natural light and access to the patio gardens and **outbuildings**.

Returning upstairs and continuing to the **first floor** a small **landing** has access to the **roof void** and doors leading off to:

**Bedroom** – 4.1m x 3.62m (13' 4" x 11' 9") a good sized double bedroom with front aspect window and range of built in storage providing wardrobing, drawers and dressing table.

**Shower Room** – 3.39m x 2.27m (11' 1" x 7' 4") a well proportioned room fitted with a white suite including low flush WC, broad walk in shower cubicle with chrome mixer shower fitting and a wash hand basin set to a marble effect vanity surface with built in storage cupboards beneath. To one corner a built in **airing cupboard** houses the gas fired combination boiler which serves the central heating and hot water system.

## OUTSIDE

To the front of the cottage, is a narrow forecourt entrance sheltered behind a natural stone wall. The principal gardens are found at the rear to which there is a shared right of way through a gennel within the terrace and across the rear of the neighbouring cottage.

Gardens are gently tiered and include a decked terrace closest to the house, two paved areas together with a well stocked shrub and flower border towards the lower end. Here there is also an aluminium **greenhouse**, all of which take advantage of the views across the valley.

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Adjoining the house, there are two outbuildings, one providing utility services having plumbing for an automatic washing machine, electric power and light. The second is currently utilised as a log store.

**Note:** A recent survey of the property has revealed potential structural movement of the adjoining house. A report commissioned by the seller is available on request by interested parties.

**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 B.

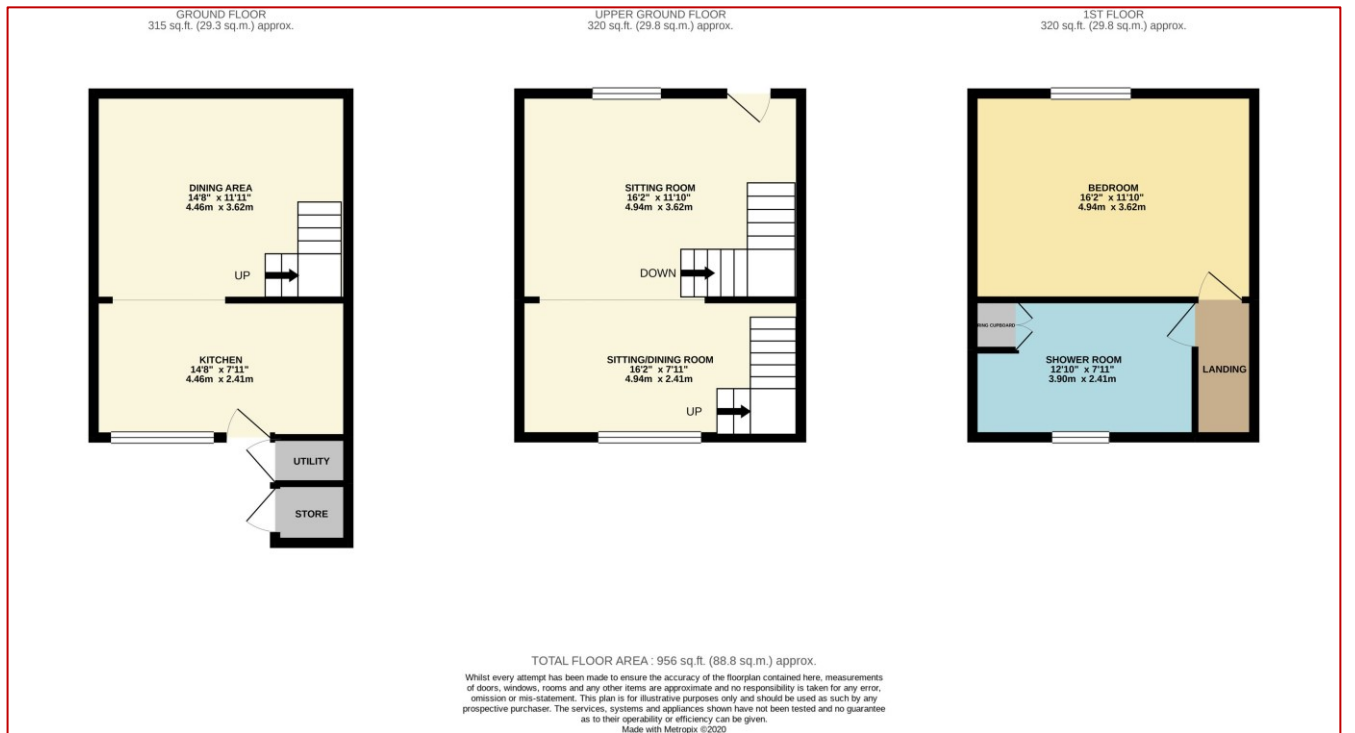
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock town square take Causeway Lane to Matlock Green before turning right into Church Street. Rise up the hill and into Starkholmes, continuing to the very top. The road begins to descend and when you reach the White Lion public house on the left, No. 180 can be found with the terrace on the right hand side.

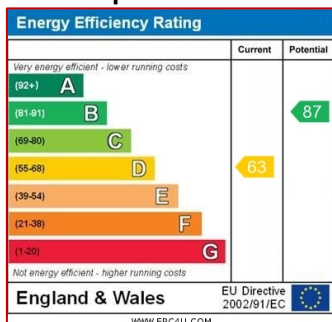
**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9795

### Floor Plan



### EPC Graph



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