

**PLUMTREE COTTAGE
HALLMOOR ROAD
DARLEY HILLSIDE
MATLOCK
DERBYSHIRE DE4 2HF**



O A £595,000

A stone built detached home enjoying a highly favoured location with stunning views and delightful gardens

Situated on Darley Hillside commanding fine views across the Derwent Valley, this modern stone built detached property presents an excellent opportunity and a well balanced family home. Generously proportioned four bedroom accommodation is complemented by a detached double garage, ample parking, together with good sized gardens, all well landscaped and taking advantage of a south westerly aspect. The house is built of local gritstone, beneath a blue slate roof and the design includes the principle living rooms to the upper ground floor again making the most of the panoramic views.

There is access to local countryside from the doorstep with the wider recreational attractions of the Derbyshire Dales and Peak District all close at hand. A wide range of local shops and amenities are available in Darley Dale and Two Dale less than one mile away, whilst good road communications lead to the neighbouring centres of Matlock Bakewell and Chesterfield. The cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

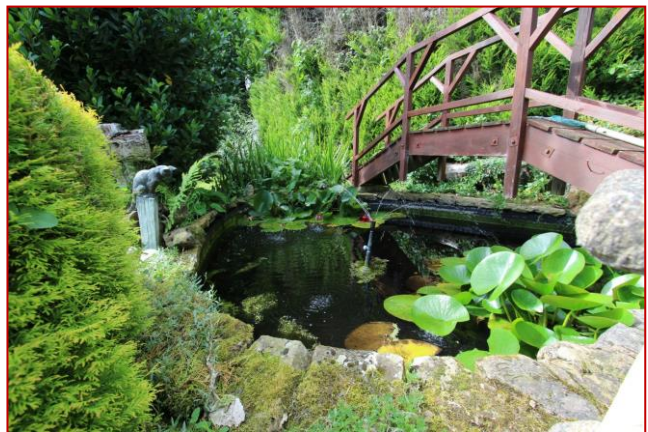
- Detached home in highly sought after location
- Upside down living making the most of the stunning views
- Four bedrooms / two bathrooms
- Large sitting room with Inglenook fireplace
- Delightful good sized landscaped garden plot
- Double garage
- Ample parking and turning space
- Viewing highly recommended

PHOTO GALLERY:



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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.



ACCOMMODATION

A substantial timber and slated open porch shelters a glazed front door, which opens to a **reception hallway** at the centre of the upper ground floor offering ample space for occasional furniture and with pine panelled doors leading off to...

Shower room – fitted with a modern white suite to include low flush WC, pedestal wash hand basin and a corner shower cubicle with mixer shower fitting. There is full height ceramic tiling in contrasting blue / grey shades and a wood grain effect tiled floor.

Utility room – 3m x 1.8m (9' 10" x 5' 11") fitted with a range of cupboards, work surfaces and stainless steel sink unit. There is plumbing for an automatic washing machine, ample space for freezer and broom storage. A floor standing gas fired combination boiler serves the central heating and hot water system.

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Breakfast kitchen – 4.05m x 3.53m (13' 4" x 11' 7") fitted with a good range of painted fitted cupboards and tile topped work surfaces in neutral shades. There is additional wall mounted open display shelving, 1½ bowl sink unit, eye level oven and grill, plus an induction hob. A broad multi-paned window commands stunning views across the gardens to the Derwent Valley landscape with the wooded hillsides rising from the river side meadows.

Sitting room – 5.3m x 4.04m (17' 5" x 13' 3") the longer measurement extending into a study recess above the stairwell. The spacious room has an open plan aspect to the dining room and features a full width Inglenook fireplace featuring pine timbers, plate rack and exposed stonework set around a gas fired stove style living coal fire. Again, the room enjoys panoramic views to the south and west towards Bonsall Moor, Clough Wood and Stanton Moor.

Dining room – 3.77m x 3m (12' 5" x 9' 10") with a wooden plank floor and front aspect window.

From the central hallway, stairs with pine panelling topped with display plinths, descend to the **lower ground floor hallway** having a glazed door drawing good natural light and allowing access to the patio and gardens. Beneath the stairs, a useful heated linen store.

Bedroom 1 – 4.05m x 3.56m (13' 4" x 11' 8") a good double bedroom with fully glazed doors and side panels making the most of views across and access to the gardens. There is a range of built-in cupboards, wardrobes and study bench.

Bedroom 2 – 4.06m x 4.56m (13' 4" x 15') again, a good double bedroom with glazed French doors with views across the valley and access to the gardens. Two pine fronted double wardrobes stand either side of a built-in dresser with mirrored storage above.

Bedroom 3 – 3.78m x 3m (12' 5" x 9' 10") a double bedroom with side facing window.

Family bath and shower room – fitted with a white suite to include low flush WC, pedestal wash hand basin and panelled bath with Edwardian style mixer taps and a separate walk-in corner shower cubicle. The room has full height ceramic tiling to the walls, tiled floor and ceiling mounted extractor.

Bedroom 4 – 3.57m x 3.01m (11' 9" x 9' 11") a fourth double bedroom with side facing window.

OUTSIDE

Plumtree Cottage stands to a larger than expected garden plot, positioned to take full advantage of the valley views and a sunny south and westerly aspect. By the lane side, a block paved driveway provides car standing and turning, together with access to the **detached double garage** of stone construction with two pairs of wooden doors, with the benefit of electric power, light and storage options with the roof space. Adjacent to the garage, a small grassed garden with a plum tree shelters from the roadside behind a natural stone wall. To the side of the garage a tall gate encloses steps which descend to the lower ground floor level via a paved yard which has access to two outside **stores**. In turn the path leads to a patio terrace adjacent to the house and on into the sizeable gardens. The gardens are a true delight, offering ample opportunity for family recreation and the keen gardener alike, all of whom will appreciate the sunny position and distant views. There is a terrace leading to the lower gardens, gently sloping away from the house. The gardens have been landscaped to add pockets of colour and interest throughout and include fruit and vegetable beds, lily pond with bridge crossing, a vine draped trellis walkway, wild meadow garden, together box screens, flower and shrub borders, plus a number of specimen trees. There are also the practical additions of a timber **shed**, aluminium framed **greenhouse** and **dovecote**.

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 F

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.

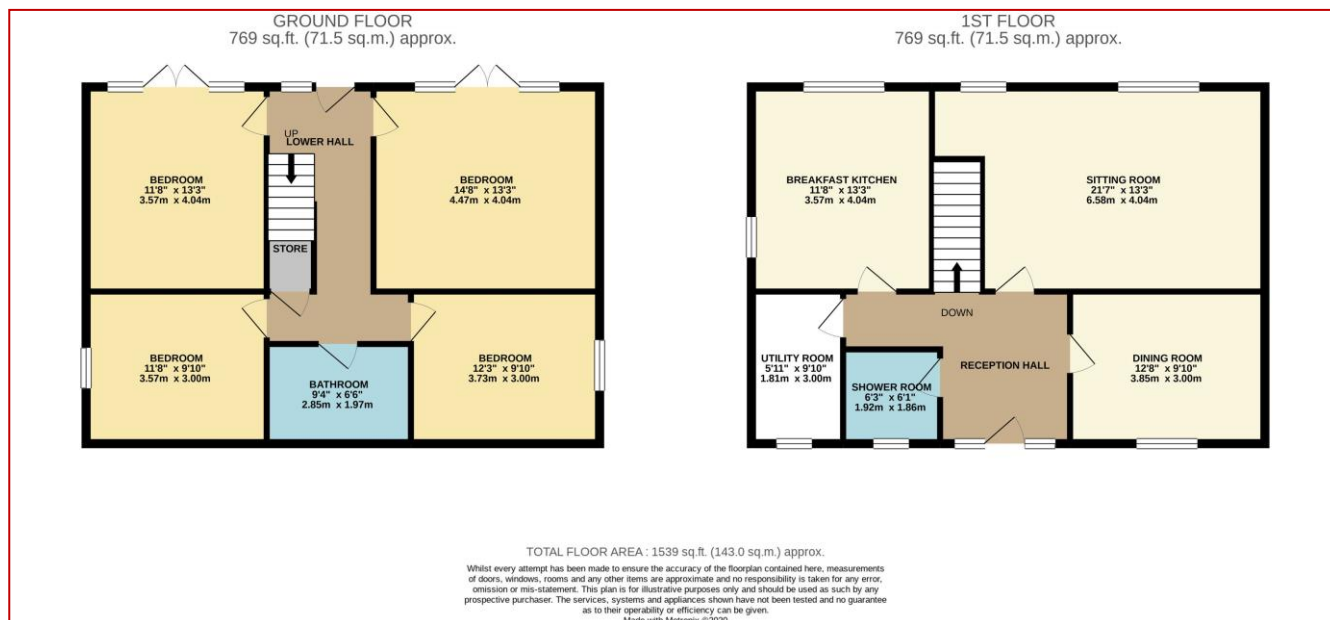
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DIRECTIONS – From Matlock take the A6 Bakewell Road travelling north to Darley Dale. After passing The Grouse Inn, turn right into Whitworth Road. Rise up the hill before turning right into Moor Lane then left again on to Hallmoor Road. Plumtree Cottage can be found on the left hand side after around 100m.

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

Ref: FTM9831

Floor Plan



Awaiting EPC Graph

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