

**FLANDERS HOUSE
77 LIME TREE ROAD
MATLOCK
DERBYSHIRE DE4 3EJ**



O A £300,000

A distinctive Victorian town residence providing spacious family living, with impressive room sizes, character features and equally good sized gardens.

Enjoying a convenient town location, standing to a row of three period homes, Flanders House has an interesting history with origins providing guest accommodation to Matlock's well-heeled Hydro visitors. The property is truly distinctive in appearance, with particularly spacious rooms holding an air of elegance and proportion, all providing around 2200 sq ft of living space across three floors, with excellent space for entertaining and modern family lifestyles. Features include high corniced ceilings, fireplaces and shuttered windows (now double glazed) which allow excellent natural light and delightful views towards Riber Castle above the town.

The views are similarly enjoyed from the south facing tiered gardens, again surprisingly generous in size for such a town position and the added benefit of parking for two cars.

Close to Matlock Green and around half a mile from the towns central shops and facilities, good road communications lead to nearby schooling, in and around the town. Nearby centres of employment include Bakewell, Chesterfield and Alfreton together with the cities of Sheffield, Derby and Nottingham. The town also offers a pay train service linking the national rail network whilst the delights of the Derbyshire Dales and Peak District countryside are all close at hand.

- 3 bed Victorian town house
- Character features retained
- Superb natural light
- Generously proportioned living space
- 3 bathrooms
- Garden
- Off street parking
- Convenient location
- Viewing recommended



RICS

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ACCOMMODATION

From the car parking area, a flight of stone steps descend to a UPVC double glazed door opening to a **reception hallway**, descending to the main property at the rear.

Reception Hallway – 2.97m x 6.60m (9' 7" x 21' 6") measured overall including a full width walk-in **cloaks cupboard**, ceramic tiled floor and central stairs which rise to the **first floor**. Two steps lead off to the:

Fitted Kitchen – 2.75m x 4m (9' x 13') average. Of unusual shape and extensively fitted with a range of cupboards and drawers with an attractive painted finish complemented by black granite work surfaces set around a range style cooker and stainless steel sink unit. There is a complementary dresser style cupboard, wall mounted plate rack, extractor hood, integral dishwasher and a microwave position. Broad shuttered obscure glazed windows allow good natural light whilst the high ceilings retain deep coved mouldings with picture rails to the walls.

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A bi-fold door opens to a **walk-in cupboard** which houses the electric meter and the gas fired boiler which serves the central heating and hot water system. A door leads off to the:

Sitting and Dining Room – 6.15m x 4.5m (20' 2" x 14' 8") plus 2.85m x 5.25m (9' 3" x 17' 2") again generously proportioned providing ample opportunity to create a formal dining area and an overall excellent family living space. High ceilings include three decorative plaster roses, deep cornice and decorative corbels to a central panelled beam. The room protrudes to a three sided external wall, each with tall windows and casement panelled shutters believed to be original to the house and which are evident in a number of rooms. There are additional windows to the front and side and double glazed French doors leading to the gardens which face directly to Riber Castle on the horizon. There is also a built in cupboard with glazed display cabinet and feature fire surround.

Taking the stairs from the reception hallway, there is built in shelving to the **gallery** and at the main landing, stairs continue to the **second floor** with built in cupboard beneath.

Bedroom 1 – 7.15m x 4.52m (23' 4" x 14' 8") maximum. With views to the front and side, the interesting room again benefiting from excellent natural light with five windows including the three sided bay. Tall corniced ceilings are again evident and there is a range of built in shelving.

Bath and Shower Room a particularly spacious bathroom incorporating a modern freestanding roll edge bath on ball and claw feet set to a raised panel with wooden balustrade to two sides. With low flush WC, Victorian style hand basin set to an ornate iron stand and, to one corner, a walk-in shower cubicle with porcelain glazed surround and thermostatic shower fitting. Complementary ceramic tiling to the wall and floor, obscure glazed window and corniced ceiling.

Taking the stairs to the second floor, the rooms have an attic feel with interesting shape to dormer windows which continue to allow good natural light and views across neighbouring rooftops to Riber.

Bedroom 2 – 5m x 5m (16' 4" x 16' 4") with walk in dressing area and:

En-Suite Shower Room with corner bath, low flush WC and pedestal wash hand basin.

Bathroom 2 with a modern suite to include low flush WC, pedestal wash hand basin and panelled bath together with ceramic tiled floor and contrasting half height tiling to the walls.

Bedroom 3 – 5.3m x 4.7m (17' 4" x 15' 4") with part restricted head height yet still well proportioned with two windows.

OUTSIDE

Complementing the house is a good sized garden plot, principally set across two levels and sheltered behind a tall curved stone wall to the roadside. Elegant stone topped pillars form a pedestrian gate close to the house and to a brick paved patio with herbaceous borders and gravelled display bed. From here, paths lead to the lower level, laid to grass and with specimen shrub and tree planting, all offering ample opportunity for family recreation and the keen gardener alike.

At the rear of the house, by the main external entrance, further pedestrian walk way to steps directly from the roadside and an **undercroft walk-in store**. There are two dedicated parking spaces provided within the courtyard, which is shared with the adjoining two properties.

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.

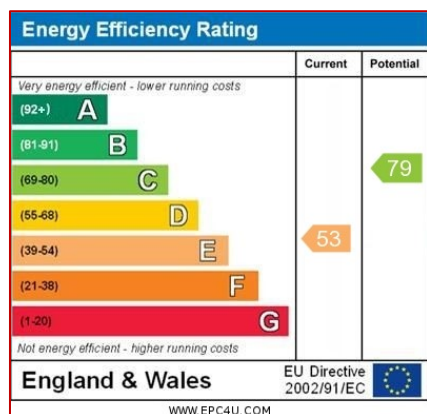
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DIRECTIONS – From Matlock Crown Square take Causway Lane proceeding to Matlock Green before turning left at the crossroads into Lime Tree Road. Rising up the hill for around 200m, Flanders House can be found as the distinctive property on the left hand side, the gated access to this and the adjoining houses being at the top side of the property.

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

Ref: FTM9726

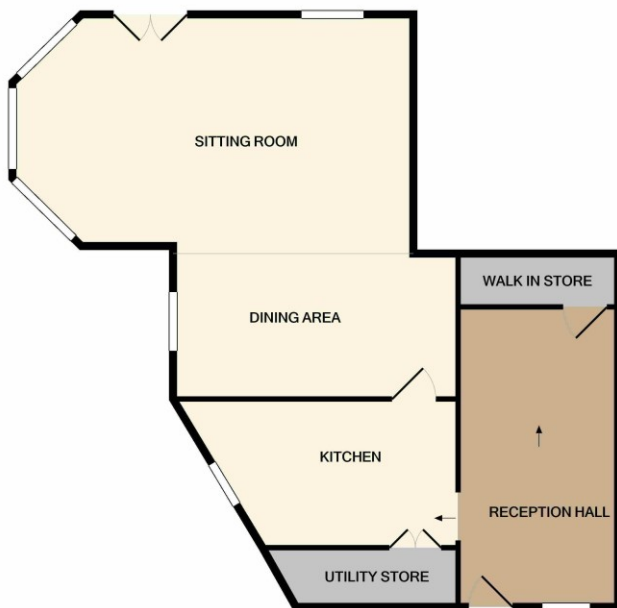
EPC Graph



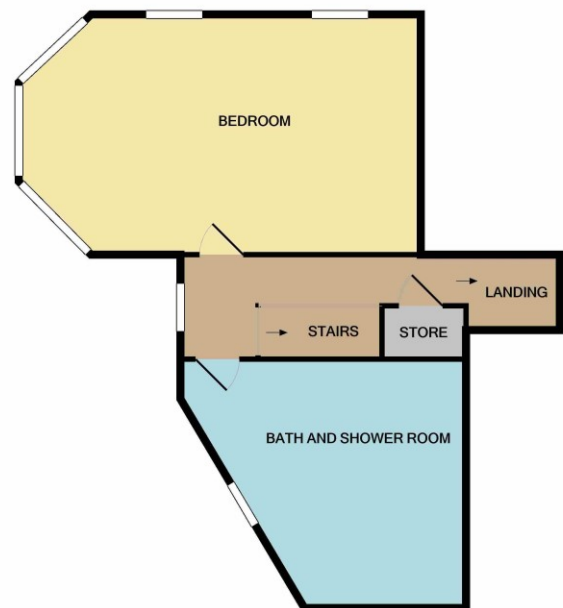
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Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 869 SQ.FT.
(80.7 SQ.M.)

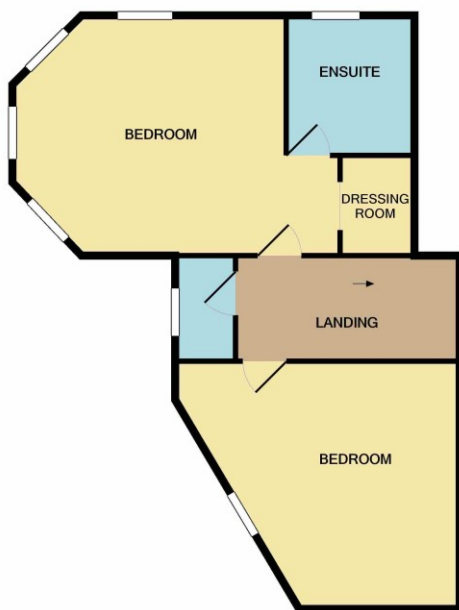


1ST FLOOR
APPROX. FLOOR
AREA 692 SQ.FT.
(64.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2225 SQ.FT. (206.7 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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2ND FLOOR
APPROX. FLOOR
AREA 665 SQ.FT.
(61.8 SQ.M.)

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