

**EDEN HURST  
3 RUTLAND STREET  
MATLOCK  
DERBYSHIRE DE4 3GN**



**O A £215,000**

**An elegant stone built semi-detached town property, presently providing modern office accommodation but with planning consent to convert back to residential.**

Occupied as office accommodation, but with planning consent granted for the property to be converted to residential use, the building has been adapted for the occupiers use whilst seeing a range of updating and improvements through recent years. The property benefits from UPVC double glazing, sash style in parts, together with modern gas fired central heating and recent ground floor damp proofing has the benefit of contractor's guarantee. The building retains character features of the period including retained fireplaces, plaster mouldings to some rooms as well as the elegant high ceilings of the period. Further details of the planning consent is available under DDDC planning reference 20/00545/PDD.

The building stands close to County Hall on Matlock Bank, less than half a mile from Matlock's town centre facilities and handy for the local shops and bars of Smedley Street. Matlock is well served by a network of local roads which lead to the neighbouring townships of Bakewell, Chesterfield and Alfreton with the cities of Sheffield, Derby and Nottingham all within daily commuting distance. There is also a pay train service from the town linking to the national network.

- Elegant semi-detached property
- Currently providing modern office accommodation
- Planning consent for residential conversion
- Character features retained
- UPVC double glazing
- Gas fired central heating
- Convenient location
- Viewing recommended



**RICS** **MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk  
**ASHBOURNE:** 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk



## ACCOMMODATION

### GROUND FLOOR

To the front of the property, a modern UPVC door opens to an **entrance hallway** which continues the length of the building, with stairs rising to the **first floor** having a useful storage cupboard beneath.

**Office 1** – 3.95m x 4.15m (12' 9" x 13' 6") including front aspect bay window, additional window to the side, slate fireplace with tiled hearth, ceiling rose and cornice.

**Office 2** – 3.8m x 3.72m (12' 5" x 12' 2") with windows to the side and rear.

**Kitchen** – 2.57m x 1.89m (8' 4" x 6' 2") with window to the side and accessed off the **rear hallway**. Also off the rear hall, a door opens to a:

**Store Room** – 2.85m x 1.1m (9' 3" x 3' 6").

### FIRST FLOOR

**Open Plan Offices** – 7.85m x 3.9m (25' 7" x 12' 8") overall. Two former rooms, opened to create a large board room or open plan office. To one corner, a built in store houses the gas fired combination condensing boiler which serves the central heating system.

**Stock Room** – 2.75m x 1.98m (9' x 6' 5") with front aspect window.

**WC** – 1.9m x 1.75m (6' 2" x 5' 7").

**Office 3** – 2.57m x 2.95m (8' 4" x 9' 7").

### OUTSIDE

There is a useful rear yard with outside storage opportunities.

**TENURE** – Freehold.

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

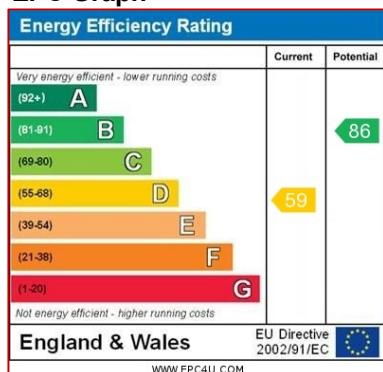
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square, take Bank Road rising up the hill and continuing past Smedley Street into Rutland Street. Eden Hurst can be found on the left hand side at the junction with Hopewell Road.

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

Ref: FTM9910

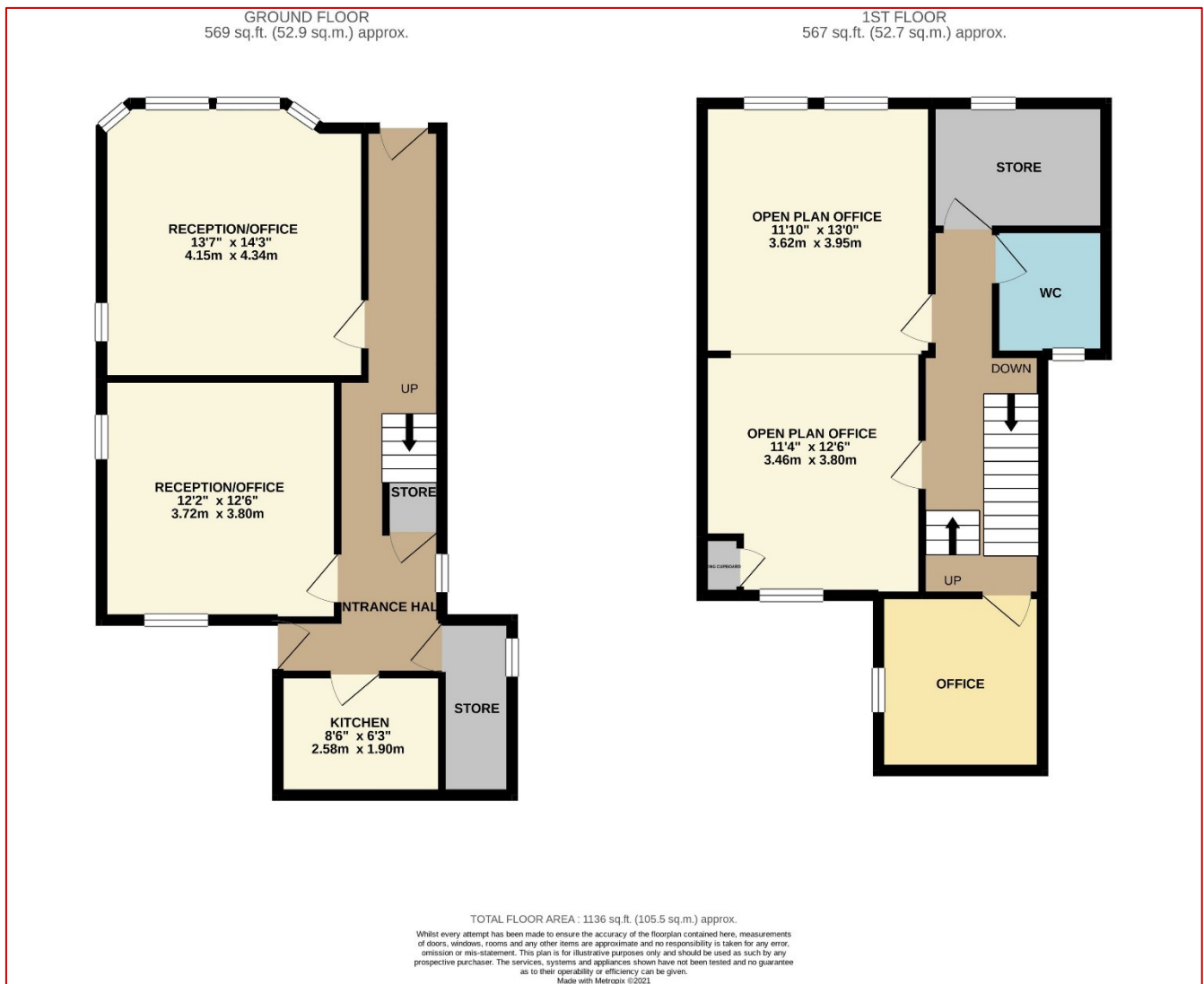
### EPC Graph



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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.

## Floor Plan



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