

**1 YEW TREE COTTAGES  
THE CLIFF  
MATLOCK  
DERBYSHIRE DE4 5EZ**



**O A £275,000**

**A superbly presented three storey semi-detached character cottage enjoying pleasant views and a convenient location.**

Built of natural stone beneath a blue slate roof (recently insulated and retiled), the original cottage has been substantially extended to the side and with the inclusion of an attic conversion to provide deceptively spacious accommodation. The house is presented with a quality finish, character and style throughout with features including gritstone fireplaces, multi-fuel stove, exposed stonework, beamed ceilings and natural floor finishes all complemented by contemporary fittings, quality double glazing and gas fired central heating. Gardens wrap around to three sides, all of which are pleasantly landscaped for low maintenance living incorporating stone patios and a broad decked terrace which commands superb views to the rear.

Standing to a convenient location on the fringes of Matlock and Tansley, there is direct access to local walks together with the wide range of local shops and amenities of Matlock's town centre. The property is well suited to the first time buyer, young professional and those seeking a home of character and style with access to the delights of the surrounding Derbyshire Dales and Peak District countryside. Good road communications lead to the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton whilst the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

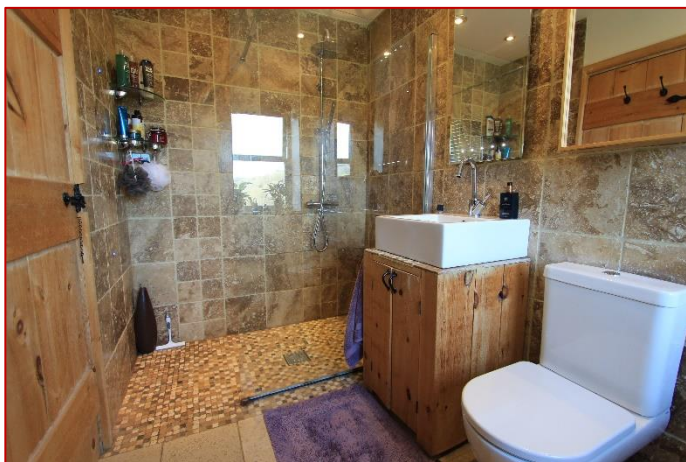
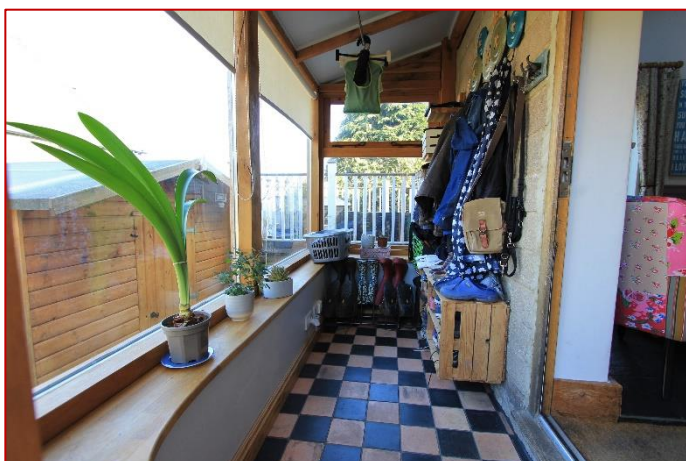
- Superbly presented extended cottage
- Three storeys, two double bedrooms
- Bespoke fitted kitchen with living area
- Separate sitting and dining rooms
- Feature stone fireplaces
- Exposed character stonework and beamed ceilings
- Oak and slate flooring
- Good sized landscaped gardens
- Superb views
- Viewing highly recommended



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## ACCOMMODATION

A solid oak cottage style front door with leaded viewing pane, opens into the:

**Sitting Room** – 3.9m x 3.64m (12' 8" x 11' 9") having a gritstone fireplace with York stone hearth and multi-fuel stove, front aspect double glazed window with stone sill, engineered oak flooring, beamed ceiling, exposed stone outer wall, cast iron radiator, combination down and wall lighting. To one corner, a rustic pine cupboard houses the service meters and gas fired central heating boiler (which was replaced in 2019 and has a 10 year guarantee).

A timber clad archway leads through to the:

**Dining Room** – 4.02m x 3.25m (13' 2" x 10' 7") measured overall and including the WC and stairs which lead off to the **first floor**. There is a feature gritstone fireplace and hearth with inset lighting, two rear aspect double glazed windows which take in the distant views towards the wooded slopes surrounding Lumsdale and beyond. There is

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a slate tiled floor, alcove bookshelving, beamed ceiling, cast iron radiator and a cottage door, beneath the stairs, opening to a:

**Cloak Room** fitted with a white suite comprising low flush WC, wash hand basin with a natural stone splashback and floor to ceiling recessed shelving.

From the dining room, a similar cottage style wooden door opens to the:

**Living Kitchen** – 7.41m x 2.63m (24' 3" x 8' 6") overall. Fitted with a range of bespoke painted cupboards complemented by black granite and wood block work surfaces including a breakfast bar, all complemented by a Belfast style sink, limestone tiled splashbacks, electric plinth heater, pelmet and ceiling lighting. Integral appliances include washing machine, dishwasher, induction hob and under counter oven. There is a continuation of the slate tiled floor and excellent natural light through three roof lights, front and side aspect windows and fully glazed French doors which open to the decked terrace.

An oak external door opens to an oak framed **Porch**, glazed to three sides above low stone walls and finished with an under floor heated chequered tiled floor. An oak stable door allows access to and from the patio and gardens.

From the dining room, stairs with rear aspect window, rise to the first floor **landing** with downlighting and a second flight of stairs rising to the **loft bedroom**.

**Bedroom 1** – 3.63m x 3.62m (11' 9" x 11' 9") a good sized double bedroom with a pleasant front aspect window, rustic pine triple wardrobe, cast iron radiator and downlighting.

**Bathroom** fitted with a contemporary white suite and finished to a high specification. Natural stone tiling to the floor and two walls is complemented by a mosaic tiled floor within a full width walk-in shower area which is finished with a glass screen and rainfall shower. A modern suite includes a roll top freestanding bath, low flush WC and wash hand basin set to a tiled vanity surface with built in cupboard beneath and an illuminated mirror above. There is a rear aspect window, downlighting, extractor fan and dual fuel towel radiator.

From the first floor landing, stairs rise to:

**Loft Bedroom 2** – 4.75m x 3.61m (15' 6" x 11' 8") overall. With part restricted head height, being of a generous double proportion and oozing character and charm. There are exposed roof timbers, built in drawered storage to the eaves, three velux roof windows which allow excellent light and views plus an additional window to the gable wall. The room is currently being used as a home office and there is ample space for a low king-size bed.

## **OUTSIDE**

The house benefits from wrap around gardens on three sides, all well landscaped yet easily maintained. To the front of the property, a pedestrian gate, shared with the adjoining cottage, gives access to broad gravelled steps which descend to the front door and off to the enclosed gardens. Here there is a gently raised lawn, complemented by ornamental shrubs and tree and planted beds which include a magnolia for impressive spring colour. To one corner there is standing for a timber shed.

To the side of the house, a stone paved patio with further **utility shed** having electric, hot and cold water to a Belfast sink with oak worktops. The utility shed is set at a slightly lower level whilst, immediately to the rear, is a broad decked terrace which spans the full width of the house, accessed through the French doors off the living kitchen. The deck enjoys a delightful aspect to enjoy the views across the opposing valley slopes of Lumsdale and Tansley wood.

External hot and cold taps are also fitted at the front of the house (ideal for washing muddy paws).

**TENURE** – Freehold.

**SERVICES** – All mains services are available to the property which benefits from gas fired central heating and sealed unit double glazing. The gas boiler was replaced in 2019 and carries the benefit of a 10 year guarantee. No test has been made on services or their distribution.

**COUNCIL TAX** – Band B.

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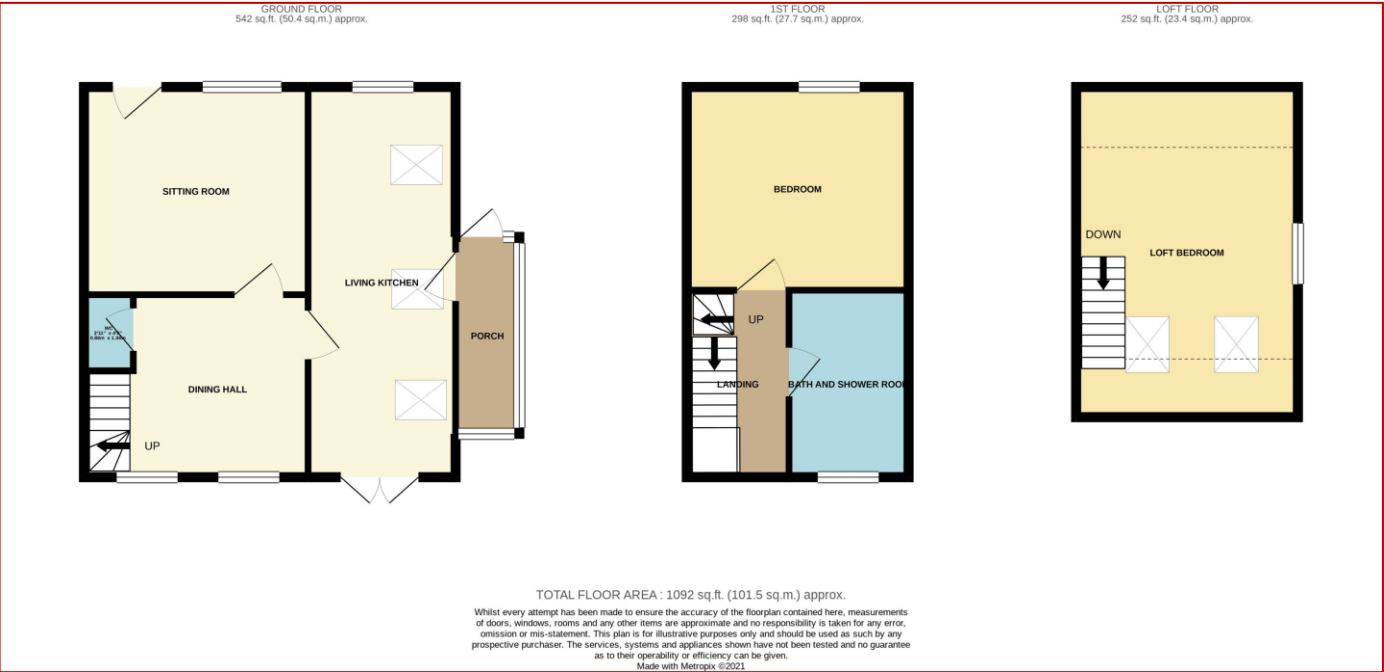
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square take Causeway Lane leading out of the town through Matlock Green. Continue onto “The Cliff”, proceed up the hill and towards the brow, as the road levels, No. 1 Yew Tree Cottages can be found on the left hand side approximately 50m past Smuse Lane. For initial viewing we recommend you park at the head of Smuse Lane which is located on the left hand side, just before reaching the cottages.

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

**Ref: FTM9945**

**Floor Plan**



**EPC Graph**

