

89 LIME TREE ROAD
MATLOCK
DERBYSHIRE DE4 3DU



O A £195,000

A sympathetically upgraded character stone cottage, providing easily managed accommodation, handy for the town's central amenities and well suited as a letting investment.

Standing around half a mile from Matlock's town centre, handy for all local amenities, together with access to the delights of the Derbyshire Dales countryside, this attractive double fronted stone cottage presents an excellent opportunity to those seeking an easily managed home, buy to let or holiday let investment, the cottage has been sympathetically restored retaining interesting character features which include beamed ceilings, stone fireplace amongst other revealed stonework. With two double bedrooms and two reception rooms, there is the benefit of a good sized store, kitchen and spacious bath and shower room.

With just a forecourt area and available roadside parking, the property is easily managed and has proved successful as an Airbnb letting.

- Refurbished character cottage
- Ceiling beams and exposed stonework
- Two double bedrooms
- Large bath and shower room
- Convenient location for all town amenities
- Suit first time buyer or investor
- Viewing recommended

LOCATION

Matlock remains a draw for tourism offering ready access to the delights of the Derbyshire Dales and considered a gateway to the Peak District National Park. Good road communications lead to the neighbouring centres, which include Bakewell (8 miles), Chesterfield (10 miles) and Alfreton (8 miles) and the town also benefits from a railway station linking to the national network.

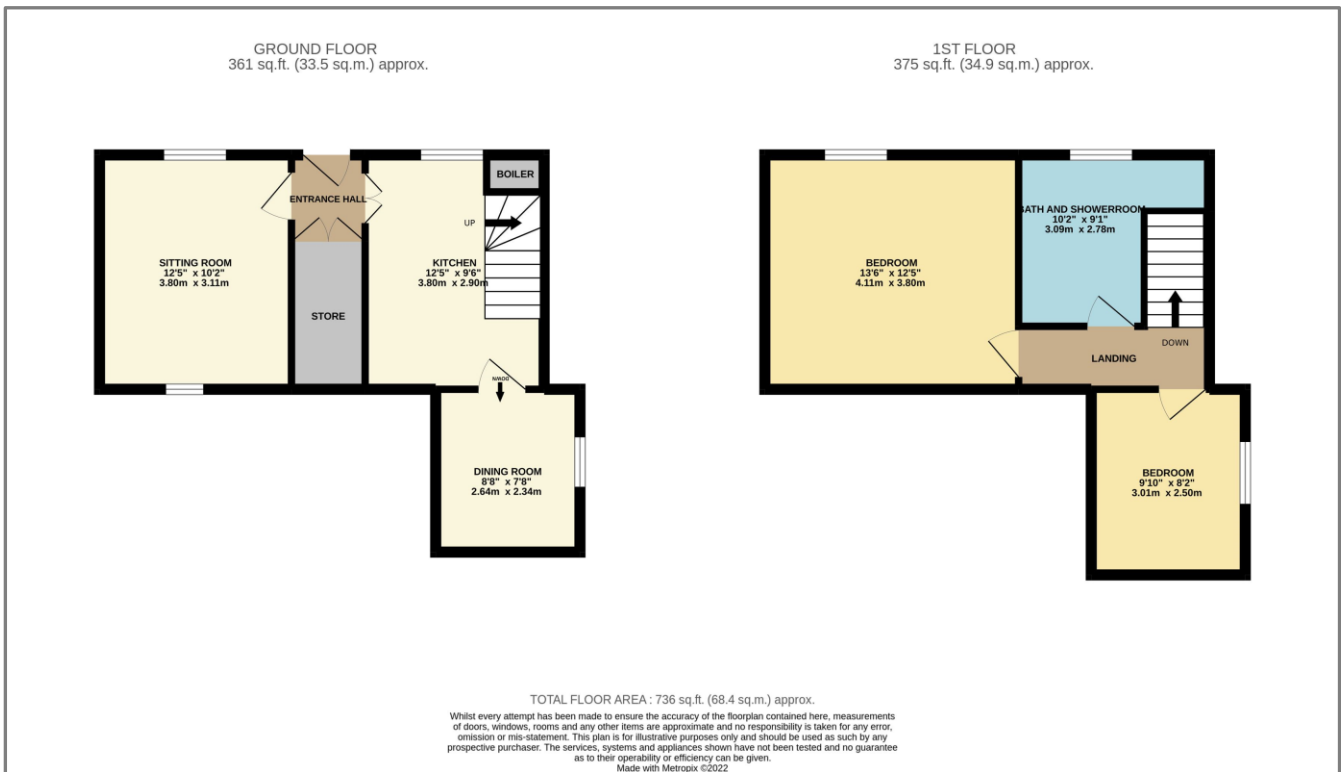
PHOTO GALLERY



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FLOOR PLAN



ACCOMMODATION

A hardwood cottage style door opens to an **entrance hall**, where the charm and character, which continues throughout the house is first evident. There is wood grain effect ceramic tiling to the floor, which continues into the adjacent sitting room and kitchen, and into a deep walk-in store. There are beamed ceilings, pine cottage doors and exposed stonework.

Sitting room – 3.88m x 3.11m (12' 5" x 10' 2") again with period ceiling timbers, exposed stonework to the rear wall and to the deep window sills and display niche. The substantial stone fireplace houses a gas fired cast stove above a flagstone hearth, which extends the width of the room and into display shelving to the side of the chimney breast.

Dining kitchen – 3.8m x 2.9m (12' 5" x 9' 6") overall, with a continuation of the tiled flooring and being fitted with a range of cupboards, drawers and wood block work surfaces. There is a 1 ½ bowl stainless steel sink unit, 4-ring gas hob with a matching stainless steel splash back and extractor canopy above, together with an under counter electric oven. There is plumbing for a dishwasher and beneath the stairs position for an automatic washing machine. Again, there are ceiling beams, vertical timber supports to the stairs and an additional full height cupboard, which houses the gas fired boiler serving the central heating and hot water system.

Off the kitchen, there is access to a...

Dining / hobby room – 2.64m x 2.34m (8' 8" x 7' 8") with fitted benching to three sides set around a central table position. There is a uPVC double glazed window to the side and wood grain laminate flooring.

From the kitchen, stairs rise to the first floor **landing**, where there is good natural light through a tall Velux window and separate window to the gable wall. Again, there is exposed stonework, contemporary radiator and doors off to...

Bath and shower room – 3.09m x 2.78m (10' 2" x 9' 1") well fitted with a modern white suite, which includes a free standing bath, wash hand basin above a wooden cabinet, low flush WC and a separate tiled shower cubicle with glazed

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screen and mixer shower fitting. There is a towel radiator, wood grain laminate flooring, exposed period purlins and access to the roof void.

Bedroom 1 – 4.11m x 3.8m (13' 6" x 12' 5") a good sized double bedroom with part lofted ceiling and exposed purlins, front facing window and additional light through side by side Velux windows to the rear elevation.

Bedroom 2 – 3.01m x 2.5m (9' 10" x 8' 2") a second double bedroom with built-in wardrobe to one corner and side facing window.

OUTSIDE

The cottage stands with a limited outside space, including a full width forecourt garden entrance sheltered behind railing topped walls from the roadside. Note, the land behind the fence area to the left hand side of the property does not form part of the property's title.

TENURE – Freehold.

SERVICES – All mains services are available to the property, which enjoys the benefit of gas fired central heating and a combination of hardwood and uPVC double glazing. No specific test has been made on the services or their distribution.

EPC RATING – Current 35F / Potential 88B

COUNCIL TAX – Band D

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 proceeding to Matlock Green before turning left into Lime Tree Road. Rise up the hill for around 400m, continuing around the bends, and no. 89 can be found on the left hand side, opposite the junction with Lynholmes Road, identified by the agents' For Sale board.

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

Ref: FTM10169

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