BRICKS + MORTAR



Bakewell Road,
Matlock, DE4 3AU

NO UPWARD CHAIN This elegant home has stylish interiors, beautiful period features, well-maintained gardens, a substantial garden office and a car port with EV charging point and space for two vehicles to park. Located just a 3 minute flat walk to Matlock town centre, this fabulous family home is close to several schools.

Formerly the renowned Woodlands School, the home occupies an elevated position, with several spots in the upper garden offering views across to Riber Castle and the surrounding hilly countryside.

On the ground floor, the breathtaking entrance hallway leads through to a sitting room, dining room, additional reception room (and on through to the kitchen diner) and WC, with a door down to the large two-room cellar. To the first floor are four double bedrooms, a bathroom and useful utility room, whilst on the second floor there are two further bedrooms and a large en-suite bathroom. Directly accessed from the kitchen-diner is a lower garden with lawn and dining patio. At the opposite end of the home is an external, large detached garden room which would make a great home office, games room or studio, with an outside terrace and views to Riber Castle. The extensive upper garden includes a large decked area including an outside bar.

Matlock is one of the most famous towns in the area, nestled on the border of the Derbyshire Dales and the Peak District. It has a thriving town centre with parks, riverside walks and natural attractions aplenty all around. Indeed, the town centre and Hall Leys Park are within a 5 minute flat walk from the home. Matlock rail station is equally close and has direct trains to Derby, Nottingham, Lincoln and Cleethorpes on the coast! Buses from the bus station go directly to Sheffield, Chesterfield and Derby. Chatsworth House, Peak Rail, The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are nearby.

- NO UPWARD CHAIN
- Panoramic views towards Riber Castle
- Gorgeous interiors and encaustic tiles
- Flat 3 minute walk to Matlock town centre
- Grand former school
- Carport with EV charger and parking for two vehicles
- Kitchen-diner with bifold doors to garden
- Substantial garden office
- Upper garden with bar, decking and views
- Furniture available by separate negotiation

£600,000

Bakewell Road, , Matlock, DE4 3AU

Front of the home
A tall stone wall forms the front boundary, with well-stocked flower beds and a variety of trees above. At the right-hand end is a carport with a pitched timber roof and an electric vehicle charging point. There is space for two vehicles to park here.

A blue plaque on a pillar beside the sturdy wooden gate denotes the history of this home as a former school. Several wide stone steps curve up to the front of the house, with a neat row of tall conifers on the right creating a private environment. Flagstone paving on the left leads to a wooden gate beneath a distinctive stone arch, providing access to the lower garden. A sensor light is mounted on the front wall of this impressive stone-built home.

Beyond the front door, the path continues to a patio with a log store, then up to the garden office and treetop terrace, with views directly across to Riber Castle. The path continues around the back of the home to the extensive upper garden.

Beautiful stone columns and a plinth surround the front door, with a window above. Enter through a part-glazed composite front door with a chrome handle and letterbox.

Entrance Hallway
This impressive entrance to the home has beautiful encaustic floor tiles, an ornate arch with a chandelier light fitting, and a grand solid oak staircase with wooden panelling beneath. The hallway continues beyond the staircase to the dining room, a WC, an additional and versatile reception room and the kitchen-diner.

There is decorative coving, two radiators and space for a console table or sideboard. Pine doors with brass handles open into the sitting room, dining room, cloakroom, reception room and cellar.

Sitting Room
21'7" x 12'11" (6.6 x 3.95)
This elegant room has exposed pine floorboards and a high ceiling with a ceiling rose and chandelier light fitting. There is a wide south-facing bay window and an ornate fireplace - with a granite hearth, decorative tiled surround and an Art Deco-style mantelpiece - which houses a gas fire. The room has high skirting boards, a radiator, two arched alcoves and plenty of space for flexible room layouts.

Dining Room
21'7" x 11'1" (6.6 x 3.4)
We adore this stunning formal room which has a south-facing bay window and another ornate fireplace, this time with a tiled hearth and an iron mantelpiece. The room has pine floorboards, a beautiful ceiling rose with a chandelier light fitting, a radiator and high skirting boards. There is ample room for a dining table seating ten to twelve people.

Reception Room
21'9" x 13'9" (6.65 x 4.2)
Situated at the end of the hallway and beside the kitchen-diner, this versatile room could be used as a snug, television room, games room, playroom or library. It is another room with a large south-facing window. There is also a cast-iron multifuel burner and flue, set upon a stone hearth.

The room has natural limestone floor tiles, a high ceiling with recessed spotlights, a radiator and several fitted recessed cupboards with shelving. An open entrance leads into the wonderful kitchen-diner.

Kitchen-Diner
15'1" x 12'1" and 12'11" x 9'0" (4.6 x 3.7 and 3.95 x 2.75)
This spectacular, light room has a large gable end with bifold doors opening to the lower garden. Two skylights and a wide south-facing window bring in natural light from several angles. At the kitchen end, a substantial island has a large sink with a chrome mixer tap inset into a polished granite worktop. Several cupboards beneath include an integrated dishwasher, with space for two stools.

Immediately on the right is space for a fridge freezer. The high-quality fitted kitchen has an L-shaped granite worktop with a range of high- and low-level cupboards and drawers. In the centre of the worktop is a large Beko range cooker with a five-ring electric hob, ovens below and an extractor fan, set within the original fireplace surround.

The kitchen includes recessed ceiling spotlights and a radiator.

The dining area has space for a table seating six to eight people. There is additional storage in a large pantry cupboard on the right, together with lovely views of the garden.

Cloakroom-WC
11'5" x 2'11" (3.5 x 0.9)
This is a very fancy cloakroom with encaustic floor tiles, wood-panelled walls and feature wallpaper. There is a capsule WC and a wall-mounted ceramic sink with chrome taps, a window and ceiling light fitting.

Cellar
14'3" x 8'2" and 14'5" x 10'11" (4.35 x 2.5 and 4.4 x 3.35)
Stone steps lead down to a large, dry, two-room cellar. There is a ceiling light fitting in each room and we love the penny-farthing artwork on the ceiling.

Staircase to first floor landing
The carpeted staircase, with a bannister on the left, leads to a large first floor landing with a carpeted hallway providing access to four double bedrooms, a utility room, bathroom and boiler room. The staircase continues up to the second floor. The landing includes a large south-facing window and a radiator.

Bedroom One
14'9" x 11'7" (4.5 x 3.55)
Situated at the rear on the eastern side of the home, this spacious double bedroom has views towards the treetop terrace and over the rooftops to Riber Castle.

The room is carpeted and has a radiator, ceiling light fitting and sink.

Boiler Room
With a modern Worcester boiler and a Joule water tank, the boiler room has two windows and storage space.





Bathroom
11'1" x 5'4" (3.4 x 1.65)
This gorgeous room has a standalone clawfoot bath with centrally-positioned Victorian taps and a separate shower attachment. On the left is a shower cubicle with sliding glass doors and easy-clean walls, housing a mains-fed shower with a monsoon shower head and a standard shower head.

The Burlington ceramic pedestal sink has chrome taps and an attached towel rail. Over to the right, the capsule WC is set beneath double doors to a deep cupboard above.

With contemporary porcelain-tiled flooring, the room has wood-panelled walls, an antique radiator, a frosted window, recessed spotlights and an extractor fan.

Utility Room
12'9" x 5'4" (3.9 x 1.65)
This modern room has several full-height fitted Oxford Blue cupboards, incorporating a Hotpoint washing machine and a tumble dryer. There is a worktop with a bowl sink and brass mixer tap. A half-glazed uPVC door opens to the upper garden.

The room includes recessed ceiling spotlights and a porcelain-tiled floor, with a door to Bedroom Two.

Bedroom Two
13'7" x 10'4" (4.15 x 3.15)
Currently a twin room, this spacious double bedroom has a view towards a large Austrian pine tree in the front garden. The room is carpeted and has a radiator and two ceiling light fittings.

Bedroom Three
15'1" x 11'1" (4.6 x 3.4)
Another eye-catching room, this large double bedroom at the front of the house has a south-facing window and six full-height fitted wardrobes along the far wall. The room is carpeted and has a radiator, ceiling light fitting and picture rail.

Bedroom Four
13'1" x 12'3" (4 x 3.75)
Another large double bedroom at the front of the house, with views towards Riber Castle. This room has a carpet, radiator and ceiling light fitting.

There is a vanity unit with a marble worktop, a ceramic oval sink and a mixer tap.

Staircase to the second floor
The carpeted staircase, with a bannister on the left, curves up to the second floor. Cupboards are built into the deep eaves, with a ceiling light fitting and an oak beam above.

A door on the right leads to Bedroom Five. Bedroom Six and the en-suite bathroom are to the left.

Bedroom Five
19'2" x 10'11" (5.85 x 3.35)
A large double bedroom set within the eaves, with a south-facing window, carpet, recessed spotlights and a radiator.

Bedroom Six
11'3" x 9'10" (3.45 x 3)
A single bedroom with fitted cupboards and a wardrobe on the far wall, this room could also be a dressing room or home office. It has a south-facing window, carpet, radiator and ceiling light fitting.

On the left, a door opens to the en-suite bathroom.

En-Suite Bathroom
11'3" x 8'10" (3.45 x 2.7)
In keeping with the whole house, this is a gorgeous room in which to relax awhile. From the clawfoot slipper bath, you can look directly across to Riber Castle and the surrounding hills. There is a cubicle with a pivoting glass door, easy-clean walls and a mains-fed shower. The room also has a capsule WC porcelain-tiled floor and a vanity unit with a ceramic sink and chrome mixer tap, recessed spotlights, subway brick-style tiled walls and space for furniture and seating.

Garden Room
19'8" x 8'10" (6 x 2.7)
The modern garden room has a uPVC door and several windows, with external lighting and internal recessed spotlights. Located to the right of the home, it is an ideal home office but could also be a games room or studio. A few steps up is a secluded patio area with space for seating, from where you can admire the views south-east to Starkholmes and Riber Castle.

Lower Garden
Accessed via a gate from the front of the home, through the bifold doors in the kitchen-diner and via an external wooden staircase linking the upper garden, this peaceful spot has a neat lawn, dining patio and pretty flower borders. There is an elevated decked area with space for bench seating. It's a safe place for children to play outdoors beside the kitchen-diner and a great place to gather with friends and family.

Upper Garden
The upper garden has an extensive decked area with space for outdoor and undercover seating and dining, together with a bespoke outside bar. It's a great entertaining space with panoramic elevated views over the town to the surrounding countryside.



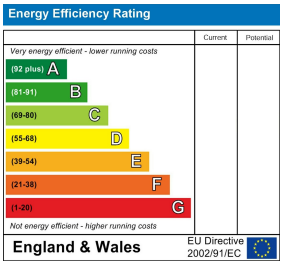


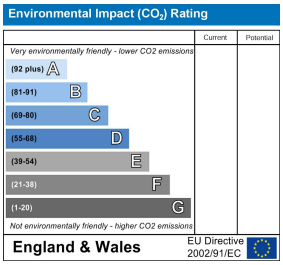
52 Bakewell Road
Approximate Gross Internal Area
300 Sq M / 3229 Sq Ft



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10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
TELEPHONE: 0330 122 9960 ✚ 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315