



Sally Botham
ESTATES

111 CAVENDISH ROAD
Matlock, DE4 3HE
£900,000







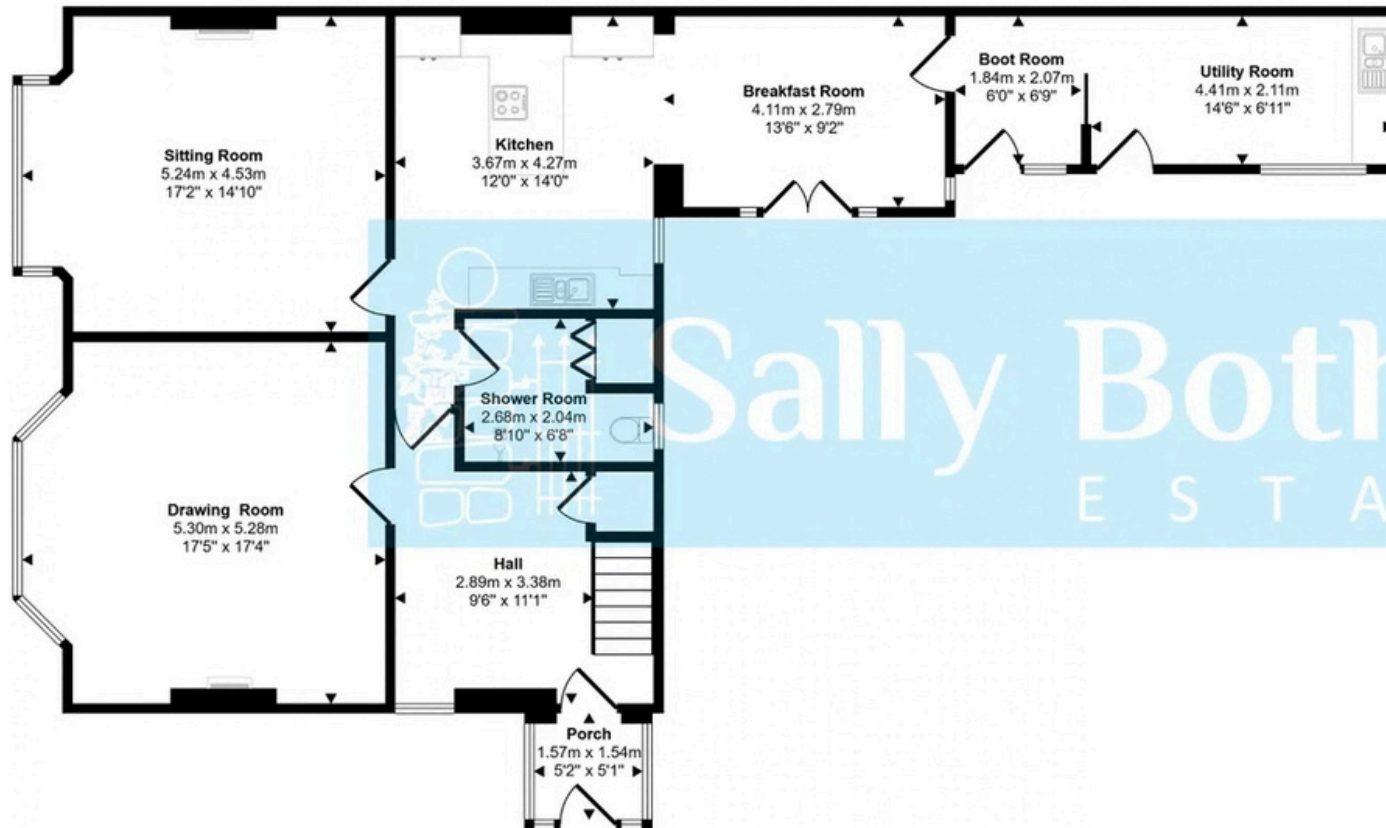




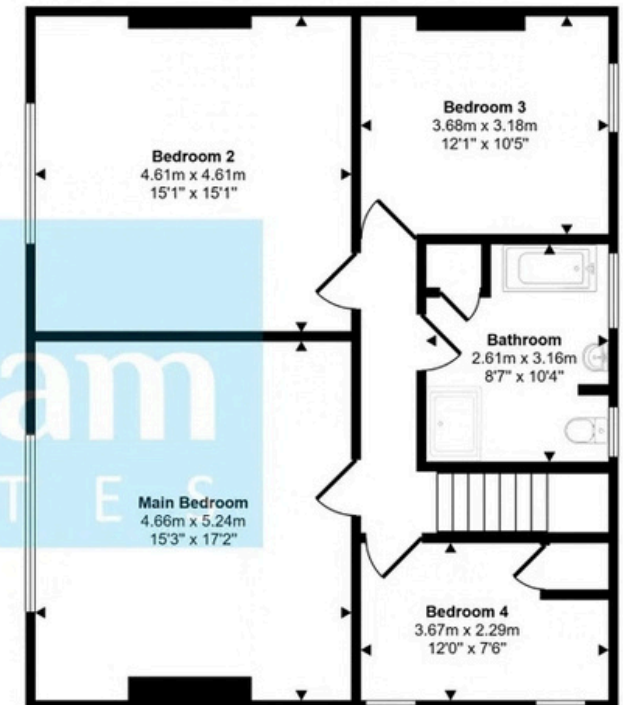




Approx Gross Internal Area
201 sq m / 2160 sq ft



Ground Floor
Approx 116 sq m / 1251 sq ft



First Floor
Approx 84 sq m / 908 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

A substantial and handsome stone-built Edwardian detached property ideally located on the outskirts of the town, standing in extensive gardens, orchard and paddocks extending to approximately 2.1 acres, occupying an elevated position with delightful far reaching views over the Derwent Valley. The immaculate and generous accommodation offers: four bedrooms, family bathroom, spacious sitting room, drawing room, kitchen and breakfast room, boot room, shower room and utility. Accessed via a private lane, the property has off-road parking, solar panels, and FIT.

Matlock is a picturesque spa town nestled in the heart of Derbyshire on the doorstep of the Peak District National Park, framed by dramatic hills and beautiful open countryside. Steeped in Victorian heritage, the town features a wealth of impressive period architecture alongside a high street filled with independent shops, artisan cafes, and excellent everyday amenities, including highly regarded primary and secondary schools. At the physical and social heart of the town lies the award-winning Hall Leys Park, a beautifully landscaped green space offering formal gardens, sports facilities, a children's play area, a scenic riverside walk along the River Derwent, and regular and seasonal markets.

Situated directly on the A6 trunk road, Matlock is exceptionally well-connected for commuters and explorers alike, providing straightforward access to Manchester, Derby, and Nottingham, as well as the nearby historic towns of Wirksworth (4.5 miles), Bakewell (8 miles), and Chesterfield (9 miles). For rail travellers, Matlock station serves as the terminus for the scenic Derwent Valley Line, offering a regular, direct train service straight into Derby and Nottingham, where it's under 90 minutes to London St Pancras. Combining majestic countryside views and outstanding community facilities, Matlock remains one of the county's premier residential destinations.

Entering the property via a glazed uPVC entrance door, which opens to:

ENTRANCE PORCH

Being constructed in uPVC, with double-glazed panels set upon a dwarf wall and having a modern slate effect roof. Within the porch there is a power point. An original panelled door – with glazed centre pane and coloured glass rose motif with an over door light – which opens to:

RECEPTION HALLWAY

A spacious hallway with double-glazed sliding sash windows overlooking the gardens. A quarter-turn staircase rises to the first-floor accommodation, with a useful under-stairs storage cupboard. The room has wood effect flooring, a central heating radiator with thermostatic valve, and a fibre broadband point. An original panelled door opens to:

DRAWING ROOM

A delightfully spacious room with cornice and centre ceiling rose, and a broad bay window with uPVC double-glazed panels, the upper panes with encapsulated decorative and coloured glass lead work. The window overlooks the gardens and paddocks and has far reaching views over the Derwent Valley. The room has a feature fireplace with a polished marble surround

and hearth, housing a multi-fuel stove. There are central heating radiators with thermostatic valves and a television aerial point with a satellite facility.

From the hallway, a half-glazed panelled door opens to:

KITCHEN

A spacious room with double-glazed sliding sash windows overlooking the driveway and the playing fields beyond. The kitchen is fitted with a good range of shaker-style units, with cupboards and drawers beneath a timber-effect worksurface, which returns to form a peninsular unit with deep pan drawers and cupboards beneath, and LVT flooring. Set within the worksurface is a one-and-a-half-bowl stainless sink and a Bosch induction hob. There are wall mounted storage cupboards, glass fronted display cabinets and a central heating radiator with valve. Fitted within the kitchen are a pair of AEG combination ovens, and an eye level microwave. Integral appliances include: 12-place-setting dishwasher, fridge, and freezer. A broad opening leads to:

BREAKFAST ROOM

Having uPVC double-glazed patio doors with sidelight windows opening onto the driveway and overlooking the gardens. There is a lantern rooflight lending natural light to the room. The room is illuminated by downlight spotlights, there is a central heating radiator with valve, and it has LVT flooring. An oak stable-style door with decorative glazed panels opens to:

BOOT ROOM

Having an oak stable-style door with sidelight window opening onto the driveway and terrace. The room has ceramic tiles to the floor, coat hanging space, and a central heating radiator with valve. A broad opening leads to:

UTILITY ROOM

Again, with a stable-style entrance door, ceramic tiled floor, and a front-aspect double-glazed window. There is a worksurface with an inset stainless sink, beneath which is space and connection for an automatic washing machine and tumble dryer. There are wall-mounted storage cupboards and central heating radiator with valve. Sited within the room is the Baxi combination gas-fired boiler, which provides hot water and central heating to the property. From the kitchen, a pine panelled door opens to:

GROUND-FLOOR SHOWER ROOM

A fully tiled room with ceramic tile floor with underfloor heating. There is a uPVC double-glazed sliding sash window, with obscured glass to the lower panes. Suite with: level entry wet room shower with a Mira Jump electric shower unit; wall hung wash hand basin; and dual-flush close-coupled WC. The room has a chrome finished ladder-style towel radiator, downlights spotlights, and an extractor fan. A bifold door opens to a storage cupboard, having a side-aspect window with obscured glass, and housing the incoming electricity supply.

From the kitchen, an original panelled door opens to:

SITTING ROOM

An elegant room with square bay windows, having double-glazed panels and encapsulated leaded panels with stylized roses, overlooking the gardens and with views over the Derwent Valley to Riber Castle. The room has wood-effect Amtico style flooring and cornice and ceiling rose. There is a feature fireplace with a polished oak surround, and cast iron and tiled insert, housing an open grate. The room has a central heating radiator with thermostatic valve, and television aerial point. This room would make an ideal formal dining room, if required.

From the reception hallway, a quarter-turn staircase rises to:

FIRST FLOOR LANDING

Illuminated by a sliding sash window on the turn of the stairs. The landing has an access hatch, which opens to a partially boarded loft space with a retractable ladder and a light. There is ample space within the roof to further extend the accommodation, subject to necessary consents. From the landing, original panelled doors open to:

BEDROOM ONE

With rear-aspect double-glazed sliding sash windows – with encapsulated leaded panels to the upper panes – enjoying the fine far-reaching view afforded by the property. The room has a central heating radiator with thermostatic valve.

BEDROOM TWO

A generous room with double-glazed sliding sash windows with encapsulated panels, having similar views to bedroom one. The room has a central heating radiator with thermostatic valve.

BEDROOM THREE

With a double-glazed sliding sash window overlooking the playing fields and the woodland beyond. The room has light wood-effect flooring, and a central heating radiator with thermostatic valve.

BEDROOM FOUR

A good-sized single room with two front aspect double glazed sash windows overlooking the garden. There is over stairs storage cupboard and central heating radiator with thermostatic valve.

FAMILY BATHROOM

Being panelled to dado height and having double-glazed sliding sash windows with obscured glass to the lower panes. Suite with: panelled bath with Victorian-style mixer taps and handheld shower spray; pedestal wash hand basin; dual-flush close-coupled WC; and quadrant shower cubicle with wet-wall-style boarding and a Triton T80Z electric shower. The room has a central heating radiator with thermostatic valve and an extractor fan. A door opens to an airing cupboard, having slatted linen storage shelving and a chrome-finished ladder-style towel radiator.

OUTSIDE

The property is approached via a gated driveway, which provides off-road parking for several vehicles, and a patio that has electric and water. A personnel gate leads from the lane to a flagged pathway, giving access to the entrance door, and continuing around the rear of the property where a raised flagged terrace takes advantage of the southerly aspect and the far-reaching views towards the Derwent Valley and Riber Castle. Beyond the terrace is an area of lawn with a flowering cherry tree.

Lying to the side of the property is a further area of lawn, with borders stocked with ornamental shrubs and flowering plants. Beyond the lawn is an orchard with a wildlife pond and a good variety of fruit trees, including apple, plum, pear, and white damsons. To the corner of the orchard area is a fine monkey puzzle tree. Gravelled pathways meander through the gardens. To the side of the orchard is a vegetable patch and soft fruit canes. Within the garden is a large aluminium greenhouse. There is a gravelled terrace, creating a delightful seating area, ideal for barbecuing etc.

Beyond the gardens is a gravelled yard, having an access gate from Cavendish Road, where there is a block-built building consisting of three units, two of which have stable-style doors. The centre unit houses the scythe mower, which is available by separate negotiation. There is a log store. Within the gravelled yard area, there are further low-level buildings requiring renovation.

Beyond the yard are two areas of paddock enclosed by fencing and stone walls, and surrounded by mature trees.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

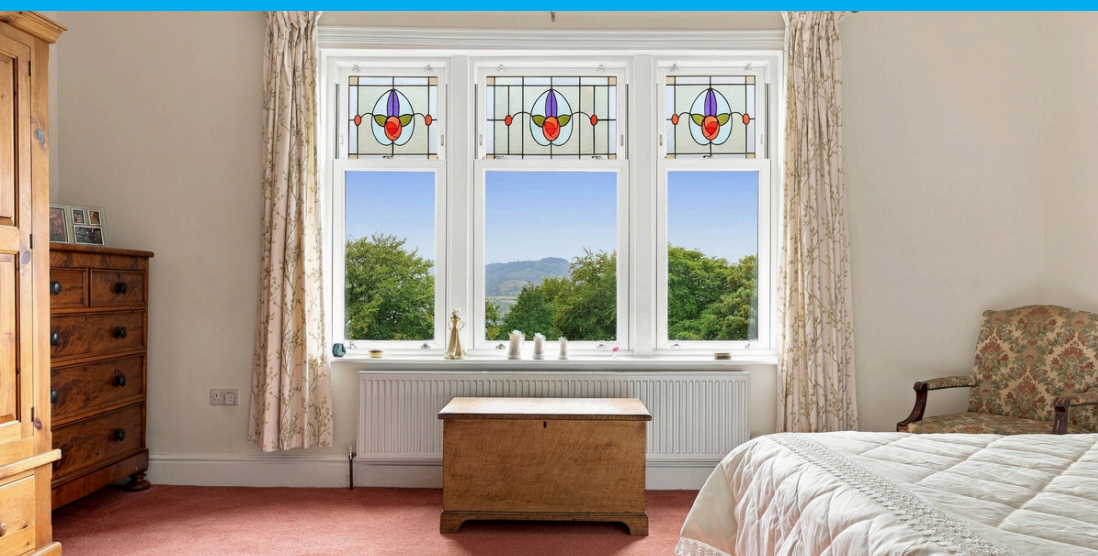
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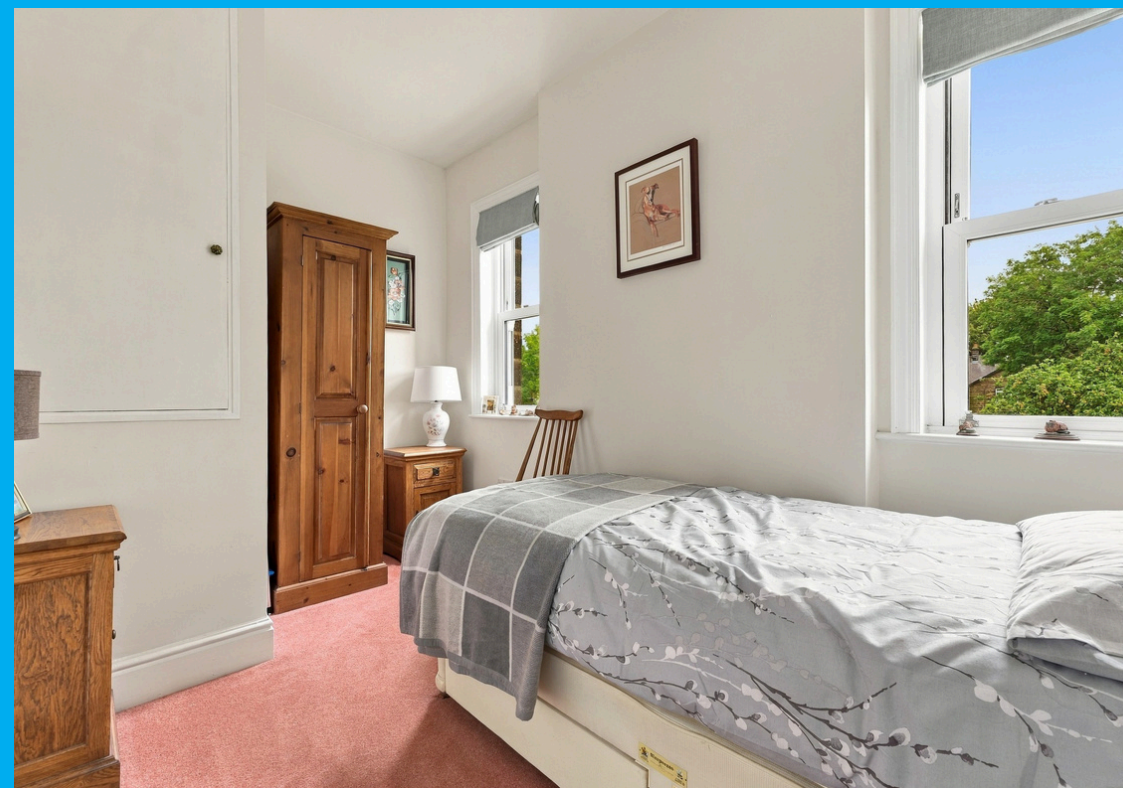
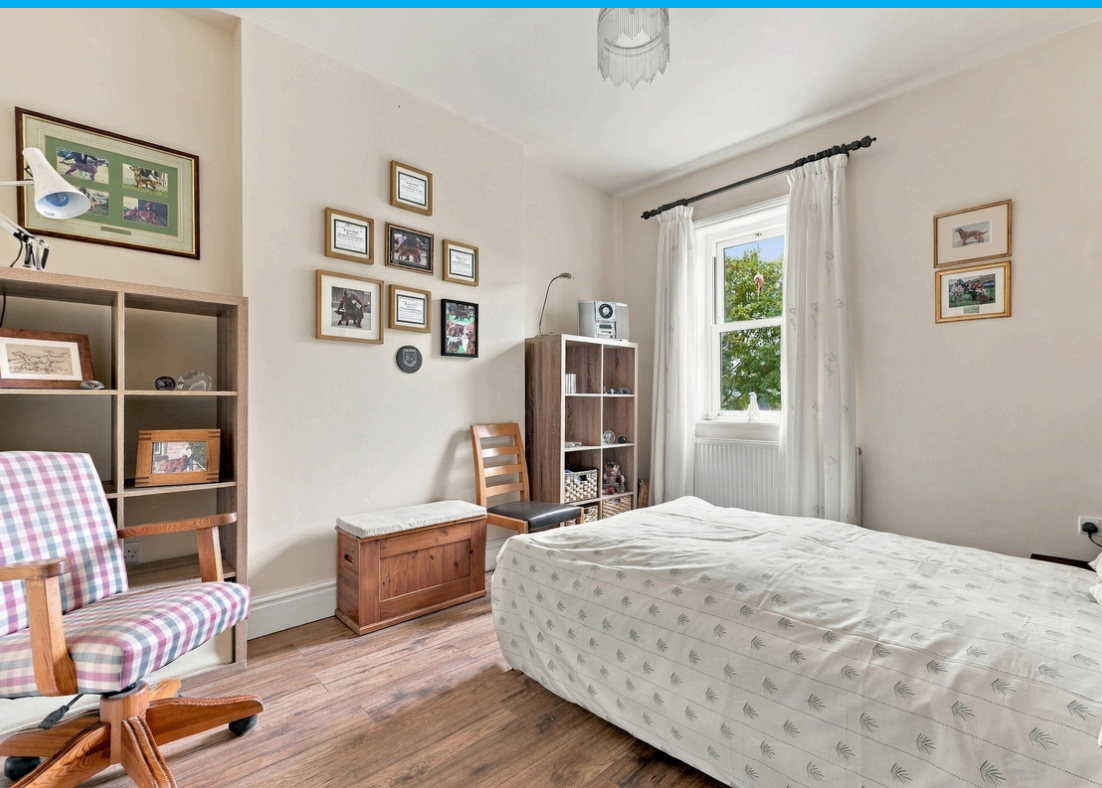
TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'F'

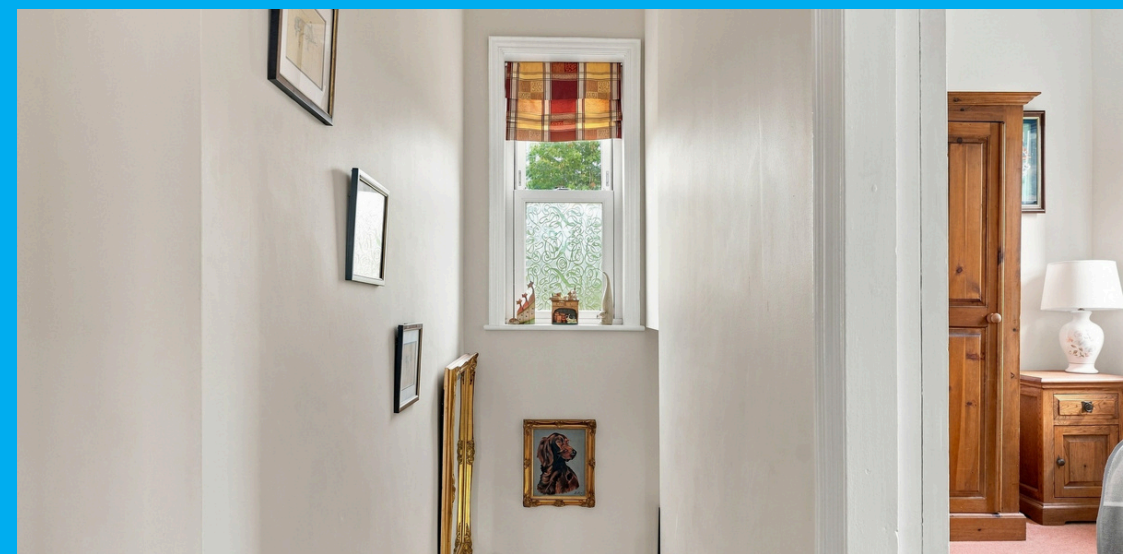
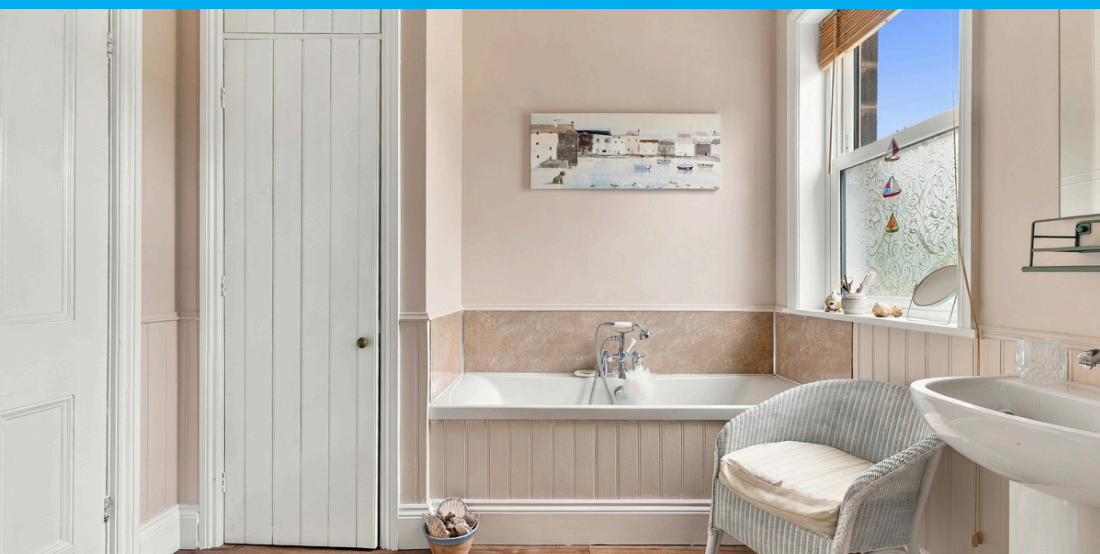
DIRECTIONS

Leaving Matlock Crown Square via Bank Road: follow the road up the hill and around the right-hand bend. Take the left turn into Cavendish Road and follow the road for 0.4 miles. Upon reaching the right-hand bend by the park, turn left into the private lane, where the property can be found on the left-hand side.















Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		
EU Directive 2002/91/EC		

enquiries@sallybotham.co.uk
01629 760899