





2 Bed Cottage

Devaney Cottage, 1 Knowleston Place, Matlock DE4 3BU

Price £295,000 Freehold

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Fletcher & Company

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- Charming Two Bedroom Cottage
- Located in the Heart of Matlock
- Lounge/Dining Room with Exposed Beams
- Well Appointed Fitted Kitchen/Dining Room
- Two Double Bedrooms & Shower Room
- Courtyard Garden with Brick Store
- Allocated Car Parking
- Ideal For First Time Buyer, Holiday Cottage or Airbnb
- No Chain Involved
- Excellent Amenities within a Short Walk

A charming two-bedroom cottage with car parking nestled in the heart of Matlock. This property offers a perfect blend of character and modern living, making it an ideal home for those seeking a tranquil yet convenient lifestyle.

With all local amenities within walking distance, you will find everything you need right on your doorstep, from shops, pubs, cafes/restaurants, parks/recreational areas and bus/train services.

The Location

LOCATED IN OLD MATLOCK - There is ready access to the wide range of cafes, bars, train station, good primary/secondary schools and other facilities within Matlock. In the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens, and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby, and Nottingham, and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5 miles), and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham, and on to London St Pancras.

Accommodation

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Lounge/Dining Room

16'1" x 12'4" (4.91 x 3.76)

With radiator, matching stone flooring, spotlights to ceiling, generous sized exposed beam, two additional exposed beams, door and windows to rear giving access to courtyard garden with internal plantation shutters, window to side with internal plantation shutters, additional window to rear with internal plantation shutters, small window to side with plantation shutters and staircase leading to first floor.









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Kitchen/Dining Room

15'11" x 7'4" (4.87 x 2.25)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob with concealed extractor hood, built-in electric fan assisted oven, stone flooring, exposed stone display fireplace and further exposed stonework, beams to ceiling, spotlights to ceiling, double glazed window to side, integrated washer dryer and open square archway leading into lounge/dining room.









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First Floor Landing

6'3" x 4'3" (1.92 x 1.30)

With Velux style window to side and spotlights to ceiling.

Double Bedroom One

12'9" x 11'8" (3.91 x 3.56)

With beam to ceiling, Velux style window to side, window to rear with internal plantation shutters, built-in cupboard housing the central heating boiler, radiator and internal oak latch door.







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Double Bedroom Two

12'3" x 8'11" (3.75 x 2.73)

With spotlights to ceiling, beams to ceiling, double glazed Velux window to side, radiator and internal oak latch door.







Shower Room

6'8" x 6'7" (2.05 x 2.03)

With separate shower cubicle with shower, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring, spotlights to ceiling, heated chrome towel rail/radiator, Velux window to side and internal oak latch door.



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Built-In Cupboard

3'6" x 2'10" (1.07 x 0.87)

Providing storage.

Courtyard Garden

To the rear of the property is a low maintenance, courtyard garden which is private and enclosed. There is a stone outbuilding.

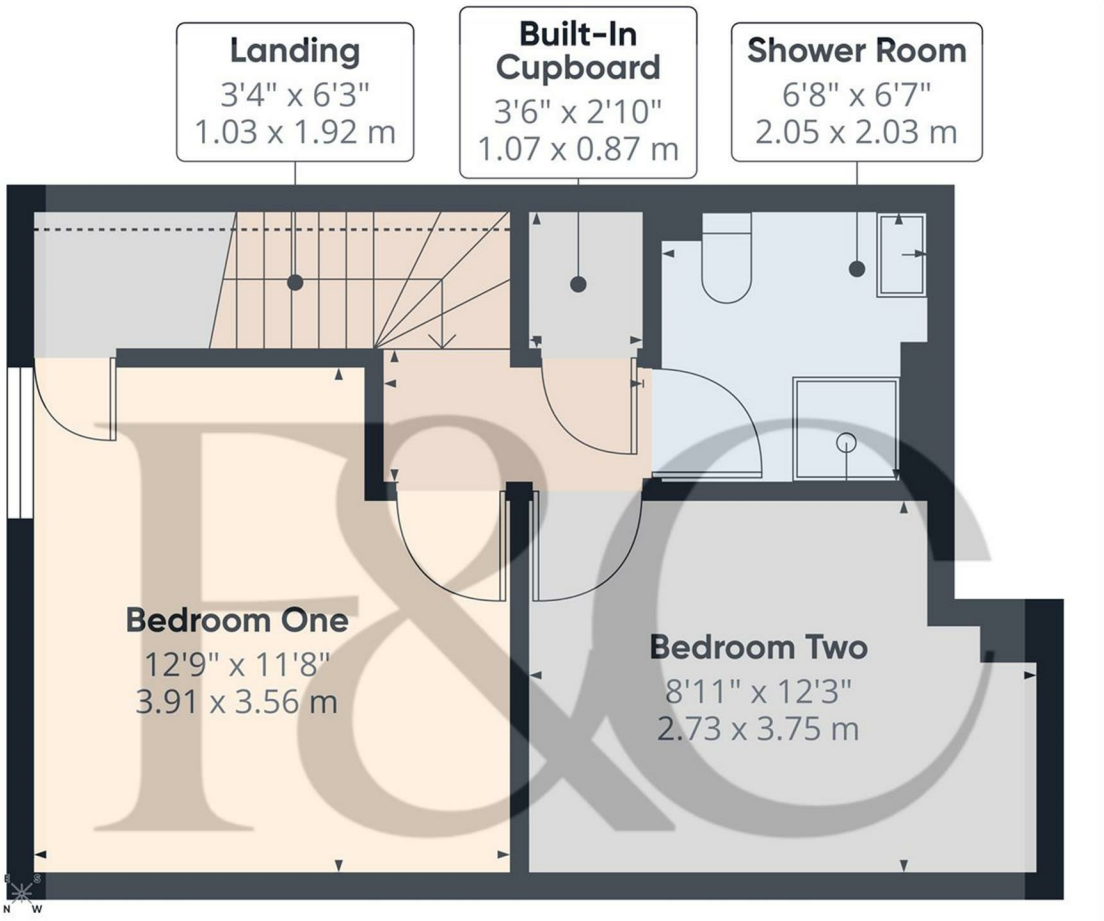
Allocated Car Parking

Devanney Cottage benefits from one allocated car parking space.

Council Tax Band



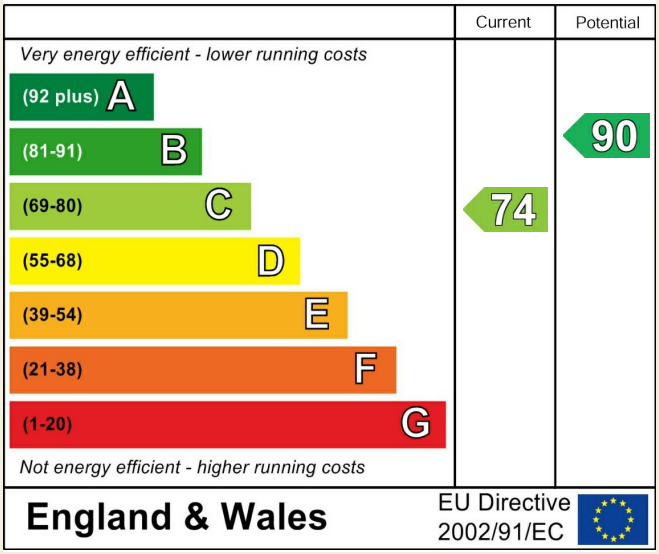
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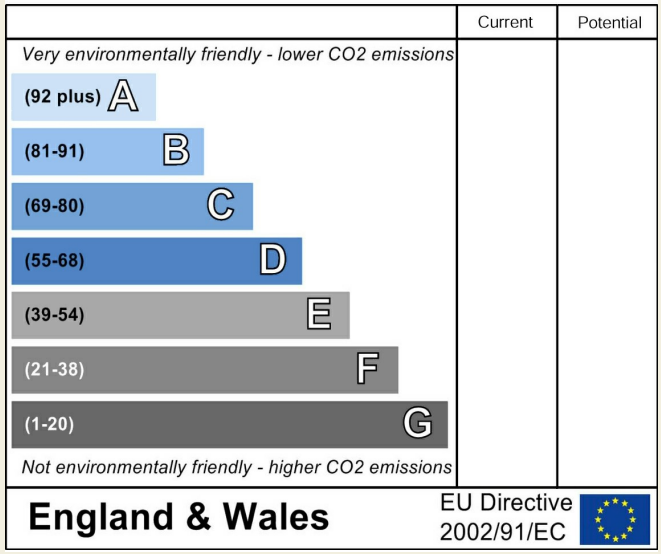
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Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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