



Main Road, Whatstandwell Matlock, DE4 5HE

With no upward chain, this delightful stone-built home has two double bedrooms, a south facing garden, panoramic views to wooded hills and sits in a wonderful location. The A6 and Whatstandwell train station are both within 0.2 miles, so it's a splendid position for commuting and exploring the local area. Crich Carr primary school is directly opposite and Cromford Canal, the Family Tree restaurant and countryside walks off Robin Hood Road are all just around the corner.

The home is accessed through an alley and the garden, with spectacular south facing views opening up in front of you. On the ground floor is a sitting room and kitchen. To the first floor is a roomy landing with space for a desk or wardrobes, two double bedrooms and a bathroom.

Whatstandwell is a hillside village set in rolling countryside beside the River Derwent. The village has a rail station with regular direct trains to Derby, Nottingham (and on to Lincoln and Cleethorpes on the coast!) and Matlock and the A6 offers commuters a similar route by car and bus, with direct buses to Derby, Bakewell and Buxton. There are great walks aplenty in all directions and refreshment stop-offs at the nearby Family Tree, as well as lots of pubs and cafes in the nearby villages and towns of Crich, Matlock and Cromford. The High Peak Trail, Cromford Canal and Matlock Bath are all within a 5 minute drive, with the market towns of Matlock, Bakewell, Belper and Ashbourne all within easy reach.

- NO UPWARD CHAIN and vacant possession
- Opposite popular primary school
- South facing garden with panoramic views
- Potential holiday home
- Council Tax band B
- Whatstandwell train station around the corner
- Two double bedrooms and family bathroom
- Ideal first home or 'second stepper' home
- A6 100 metres away - great for commuting
- Close to Cromford Canal, cafe and Crich village

£215,000

Main Road, Whatstandwell, Matlock, DE4 5HE

Front of the home

Steps from the road lead through an alley to the main entrance. The gently tiered front garden has splendid views across to the wooded hillside across the valley. It's easy-maintenance, with a dining patio and gravelled areas leading down to a timber shed at the bottom. There is a stone wall boundary on the right.

The part-glazed wooden front door has a wall-mounted light above, iron knocker and letterbox.

Sitting Room

13'1" x 9'10" (4 x 3)

This charming room has a tiled floor, uPVC south facing window and stone fireplace with iron grate and tiled hearth. The chimney has been professionally swept in the past year. The original full-height cupboard to the left has wooden panelled doors and shelving. The alcove to the right has a fitted glass display case and three shelves below. The room includes a radiator, ceiling light fitting and open entrance into the kitchen.

Kitchen

13'5" x 9'6" (4.1 x 2.9)

With parquet wooden flooring and a north facing window, the kitchen has a feature chimney breast and fitted kitchen cabinets with worktops on each side. On the left, there are high and low country cabinets and a four-ring electric hob with oven below and new extractor fan above.

Opposite, the worktop has an inset sink and drainer with mixer tap, cabinets and boiler below (the boiler was serviced in June 2025), together with space and plumbing for a washing machine. There is a cabinet in the top left corner and the room includes a radiator, ceiling light fitting and open storage under the stairs where a fridge-freezer is situated and included in the sale.

Stairs to first floor landing

A stripped pine door from the kitchen opens to carpeted stairs up to the galleried first floor landing. There is plenty of room on the left for storage, a desk or wardrobes. The landing has a radiator, ceiling light fitting, loft hatch and window. Stripped pine doors open into the two double bedrooms and bathroom.

Bedroom One

9'8" x 9'4" (2.95 x 2.85)

This carpeted bedroom has a radiator and ceiling light fitting.

Bedroom Two

9'10" x 9'10" (3 x 3)

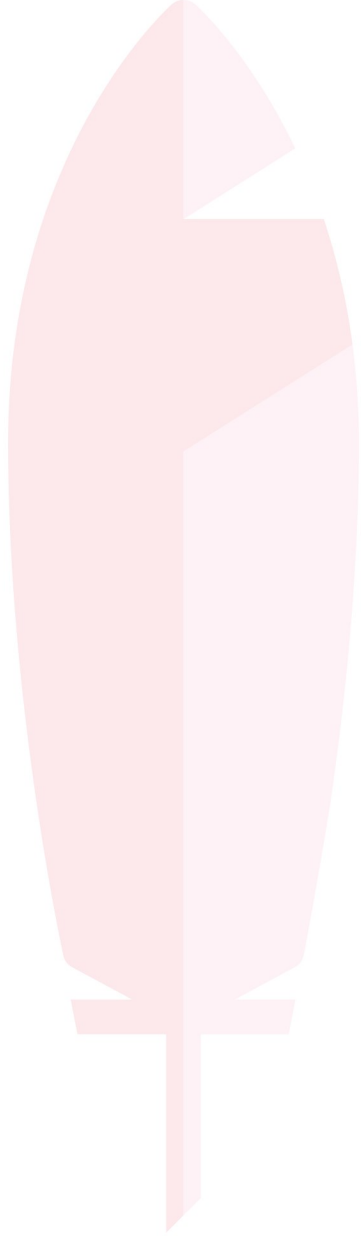
With magnificent views looking southwards over the rear garden to the verdant hillsides down the valley, this carpeted double bedroom has a radiator and ceiling light fitting.

Bathroom

9'6" x 6'0" (2.9 x 1.85)

With more magnificent views, this room has a bath with tiled surround, chrome mixer and shower over. The shower pump is new. The vanity unit includes an Ideal Standard ceramic sink with mixer tap and there is a ceramic WC. The bathroom has laminate flooring, recessed spotlights, a window, wall-mounted mirrored cabinet and a double full-height cabinet with water tank.

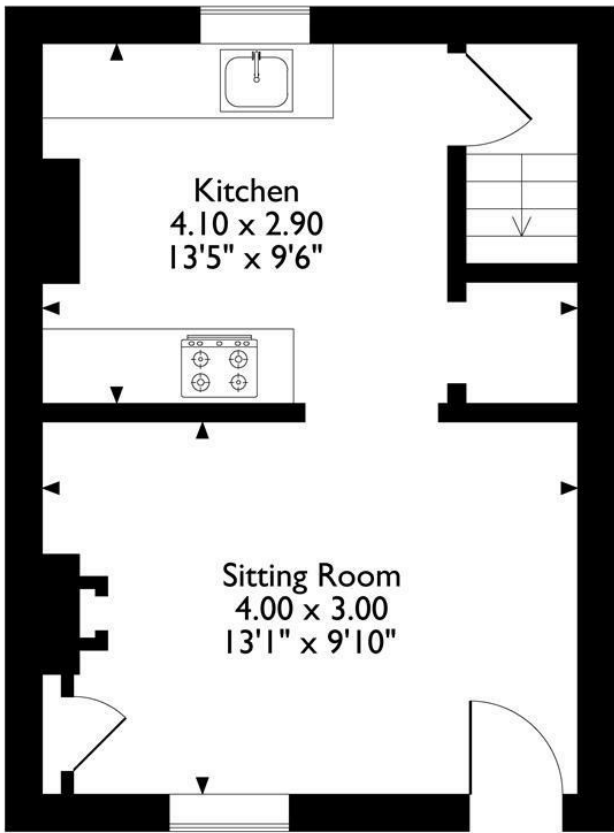




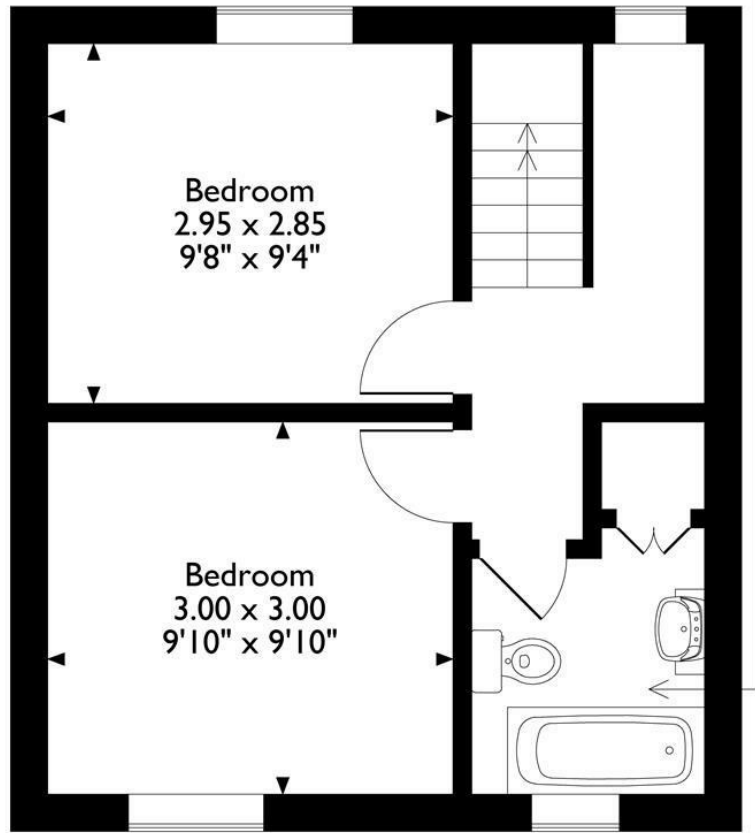
6 Main Road

Approximate Gross Internal Area 58 Sq M / 624 Sq Ft

Bathroom
2.90 x 1.85
9'6" x 6'1"

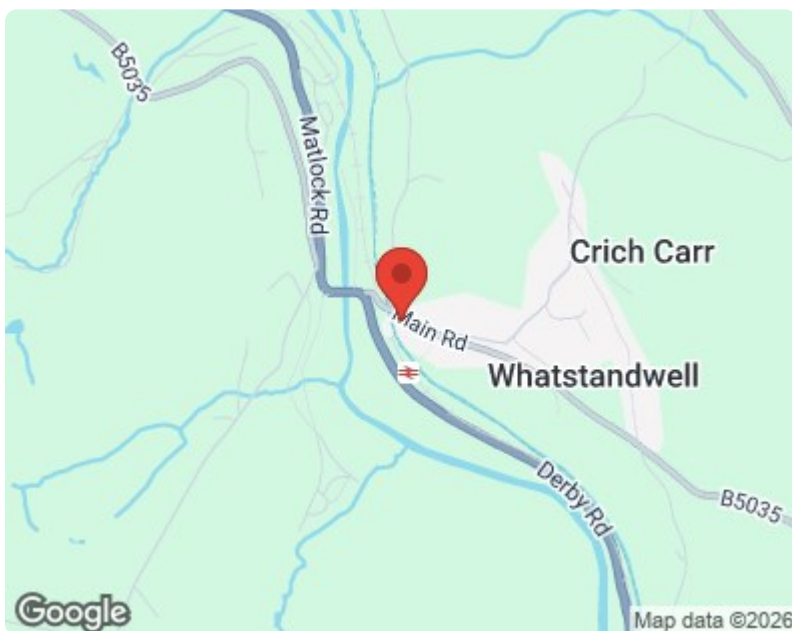


Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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