BRICKS + MORTAR



Matlock Green,
Matlock, DE4 3BT

NO UPWARD CHAIN Fantastic opportunity to purchase a successful holiday let and adjacent building plot with planning consent at a £25,000 discount (compared to purchasing each separately). The holiday let has been refurbished to an exceptional standard and all 32 reviews to date have been 5-star. It would also make a wonderful family home, located close to Maltock town centre, parks and schools. All furnishings, appliances and contents are available by separate negotiation.

The home has parking for 2-3 vehicles. On the ground floor, the splendid entrance hallway leads through to the living room, kitchen-diner, utility room and WC. To the first floor are three bedrooms and the shower room. The rear garden includes a brick-built store, lawn and elevated decked dining patio.

The building plot has consent for a dwelling to be built within the 256 square metre setting. Full deteails including all related documents can be found on the Derbyshire Dales planning portal, reference 26/00995/PIP.

Matlock Green is a short 5 minute walk to the town centre, with Hall Leys Park on the way. In the opposite direction there is the Red Lion pub, shops, fish and chip shop and petrol station within a 2 minute walk. 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 (a recent report noted it was in the top 5 towns in the UK for increased footfall since the pandemic) and natural attractions aplenty all around.

Chatsworth House, Peak Rail, The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by. The A6 provides road links to Derby and north towards Manchester, with Nottingham, Chesterfield and Sheffield all within an hour's drive. Direct trains from Matlock station go to Derby, Nottingham, Lincoln and on to Cleethorpes on the coast!

- *NO UPWARD CHAIN*
- 3 Bedroom home and adjacent bulding plot with planning consent
- The home is a highly successful holiday let - 5* Airbnb rating
- Building plot measuring 256 square metres
- Plot has consent for a dwelling, parking and garden
- House has been renovated to an exceptional standard
- New kitchen, shower room, flooring, wiring, etc
- Flat walk to Matlock town centre
- Quiet location set well back from roads
- 3+ parking spaces across the two properties

£430,000

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45 MATLOCK GREEN - Front of the home

Approached via a quiet lane, there is a tarmac drive with space for two vehicles to park side by side. Three vehicles have been parked here, and there is space for a third beside the stone wall.

The pretty brick house has a bright yellow door, an electric vehicle charging point and a large parcel box on the front wall. There is fencing to the left and a dry stone wall on the right, with a wooden gate to the rear garden. A CCTV camera is affixed to the front wall and is included in the sale. Enter through the distinctive, partially glazed composite front door with a chrome handle.

Entrance Hallway

Indicative of the style and quality throughout, the entrance hallway has a contemporary tiled floor, wood-panelled wall, eye-catching ceiling light fitting, radiator and meter cupboard.

We love the colour scheme, including the painted wooden staircase and bannister. A white panelled door with a black handle leads to the living room.

Living Room

11'9" x 10'11" (3.6 x 3.35)

We love this bright and airy dual-aspect room, with a large south-facing window at the front and an even larger window looking out to the rear garden.

The living room has porcelain tiled flooring, a funky light fitting, a tall vertical radiator and feature fireplace with an oak plinth and space for an electric fire. There are alcoves on either side with feature wallpaper.

Kitchen-Diner

13'9" x 10'11" (4.2 x 3.35)

The newly fitted kitchen includes space for a six-seater dining table in the centre of the room, with a stunning light fitting above. On the right, the wood-panelled wall includes a 'secret' storage cupboard, currently used as a household cupboard for holiday let purposes.

Opposite is an alcove with a fitted cabinet, worktop and shelving. Further along is space for a fridge freezer and an L-shaped worktop incorporating a good number of fitted high- and low-level cabinets and drawers, with space and plumbing for a dishwasher.

The stunning black sink and drainer have a copper-effect mixer tap. To the right is a four-ring induction hob with an electric oven below and a modern black extractor fan above. Beside the door to the utility room is a tall white vertical radiator.

Utility Room

8'4" x 6'6" (2.55 x 2)

A very useful room with lots of storage, including three tall cupboards on the left - and a full-height recessed cupboard with shelving and modern Worcester boiler is on the right.

Another window overlooks the pretty rear garden, with a radiator below. To the right is a worktop with an integrated stainless steel double sink and black mixer tap, a cupboard below, and space and plumbing for a washing machine. Beyond the half-glazed door to the rear garden is a folding wooden door to the ground floor WC. The utility room has porcelain tiled flooring.

Ground Floor WC

5'2" x 2'9" (1.6 x 0.85)

With contemporary tiled floor, capsule WC, radiator, wall-mounted sink with a black mixer tap, frosted window and ceiling light fitting.







Stairs to first floor landing
Wooden stairs with a bannister and handrails on the right lead up to the first-floor landing. Wood-effect laminate flooring flows seamlessly from here into the three bedrooms.

A large window has views towards Riber Castle. There is a ceiling light fitting, loft hatch and doors to the shower room and three bedrooms.

Shower Room
9'2" x 6'4" (2.8 x 1.95)
We adore this magnificent room, which has so many great features. A substantial shower tray, measuring 180 × 90 centimetres, is on the right. The stunning black mains-fed shower has a monsoon head and a standard shower head.

We also love the eye-catching panelled walls. In the opposite corner is a distinctive natural river-stone wash basin with a polished interior, set upon a wooden vanity shelf and served by a black mixer tap. The room also has a capsule WC, radiator, electric heated towel rail, porcelain tile flooring, extractor fan, recessed spotlights and a frosted double-glazed window.

Bedroom One
13'9" x 10'11" (4.2 x 3.35)
A huge double bedroom at the rear, currently set up as a twin, this room has laminate flooring, two offset ceiling light fittings, radiator, plenty of space for beds and furniture and a wall-mounted television point.

Bedroom Two
11'11" x 10'11" (3.65 x 3.35)
A roomy double bedroom at the front of the house, with views towards Riber Castle and the hillside beyond the rooftops of Matlock. It has laminate flooring, a radiator, ceiling light fitting and a wall-mounted television point.

Bedroom Three
8'4" x 6'6" (2.55 x 2)
A single bedroom that could be used as a home office or nursery, this room also has laminate flooring, a ceiling light fitting, vertical radiator and television point.

Rear Garden
Accessed from the utility room and side gate, the garden has a large brick outbuilding with a pitched slate roof. A long central path has a lawn on the left, with a dry stone wall and a privet hedge boundary. To the right is a raised patio/barbecue area, gravelled space and a pretty rockery garden, all with a substantial, recently constructed sandstone wall on the right.

At the far end is an elevated paved dining patio, with plenty of space for outdoor seating and dining. The rear garden features a double electric point at the top patio, which is ideal for gardening tools or outdoor heaters. From here, there are spectacular views across to the hillside rising up to local landmark Riber Castle.

Building Plot
Create the home of your dreams! With planning consent granted in September 2026, this is a fantastic opportunity to create a wonderful home to your specification close to the centre of Matlock. The building plot comprises approximately 256 square metres. There is space for a home, garden and parking area with associated access via Lime Tree Road and St Giles Walk.

The plot currently comprises a large lawn and greenhouse, with trees including a row of newly planted hornbeams, arborvitae and rose bushes. A large gravel area is suitable for parking.

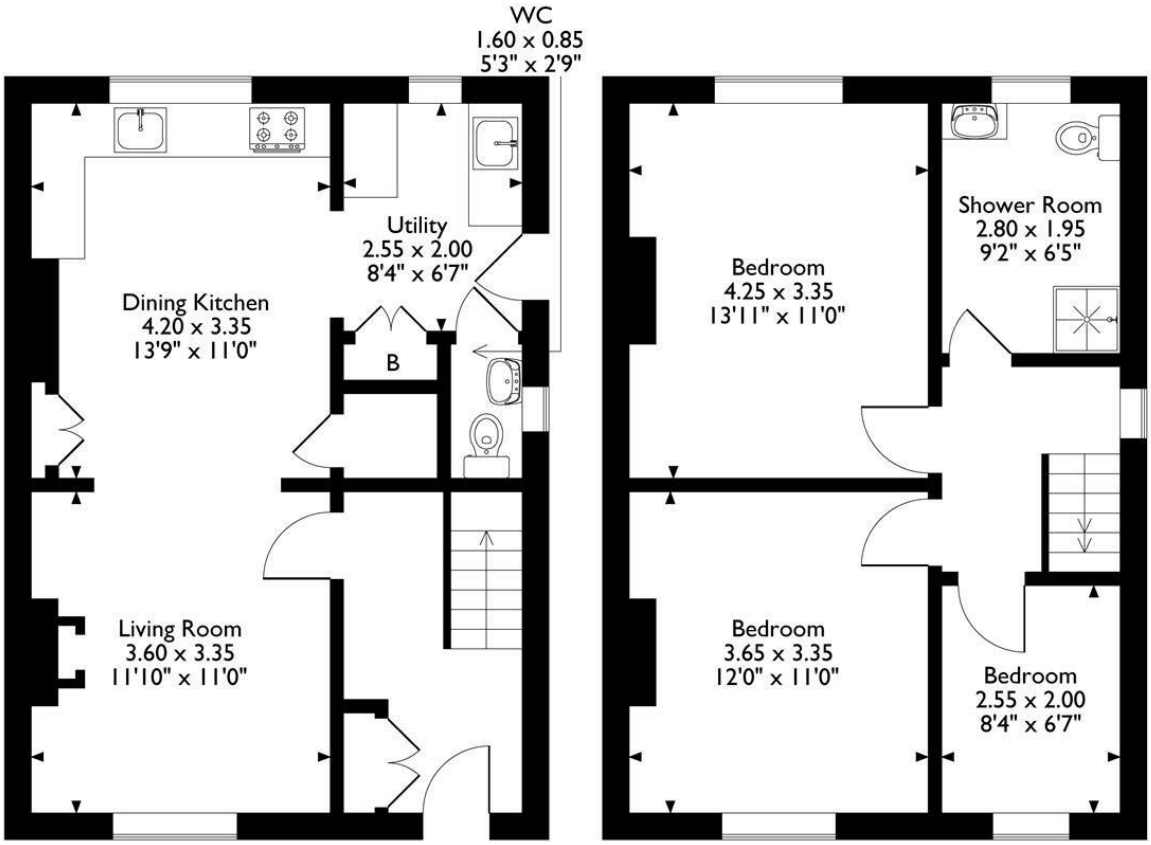
By purchasing the house and plot together, you have the option to create access through the wall or fence to number 45.

There are currently no services directly to the property. Full details of the planning consent and associated documents can be found on the Derbyshire Dales planning portal, using reference 26/00995/PIP





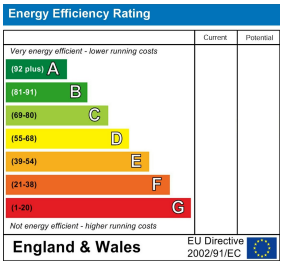
45 Matlock Green
Approximate Gross Internal Area
87 Sq M / 936 Sq Ft

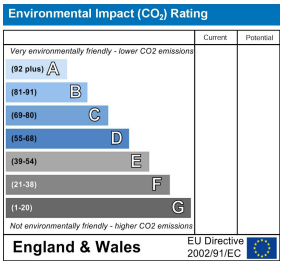


Ground Floor **First Floor**

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