



Bank Road, Matlock, DE4 3GL

With a sheltered courtyard garden and two off-road parking spaces, this property has been renovated to a very high standard and is located a 5 minute walk from the town centre. Currently operated as two separate holiday let apartments, the home can easily be reconfigured to create one larger dwelling.

This would make an ideal first home, with all furnishings and appliances included. Located between the town centre and the vibrant Smedley Street locale - with a range of independent bars, restaurants, salons and retailers - this home has been imaginatively designed to create stylish, modern living. There is also the opportunity to purchase the large three bedroom apartment above, which is also listed with Bricks + Mortar.

Studio 2 at the front is a studio, with a kitchenette and bedroom-living area, a shower room and separate spacious storage room, with door down to the cellar. An inter-connecting door leads through to The Hideaway at the rear, where a large lounge-bedroom flows through to the dining kitchen and another shower room and separate WC. To the rear is a large L-shaped south-facing courtyard garden with a roomy sheltered dining patio beside the kitchen.

Bank Road and the junction with Smedley Street is a bustling neighbourhood with micropubs, artisan retailers, a deli and salons all contributing to a vibrant up-and-coming feel. 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 Heights of Abraham (including the iconic cable cars), The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by.

- Currently operated as two separate holiday apartments
- Possibility of also purchasing the huge 3 bedroom apartment above
- South-facing courtyard garden
- Newly renovated throughout to a high standard
- Opportunity to create one large dwelling
- Two off-road parking spaces
- Sheltered outdoor dining area
- Vacant possession and no upward chain
- All furnishings can be included in the sale
- 5 minute walk to town centre

£210,000

Front of the home

This stylish property is located part-way up Bank Road. From the front door, you have breathtaking views over Matlock to the impressive hilly countryside beyond. Just across the road are your two off-road parking spaces.

The stone-built home has modern slate-grey framed uPVC double-glazed windows. There is a letterbox to the right of the composite part-glazed front door. Enter the home into what is currently the studio apartment at the front of the property.

Living-Bedroom area

17'8" x 11'11" (5.4 x 3.65)

This spacious room has light oak veneer flooring. On the left is a dining area with panelled wall. The kitchenette has a worktop with integral stainless steel sink and drainer with chrome mixer tap and contemporary tiled splashbacks. There is a cabinet above and, below, two cabinets and space for a refrigerator.

The living area has space for a double bed and seating. The ornate iron feature fireplace and ceiling rose with distinctive light add elegance to this modern space. There is also a radiator, door to a roomy lobby/storage space and sliding doors to the shower room.

Shower Room

This stylish room has matching porcelain floor and wall tiles. The cubicle with folding glass doors houses a mains-fed shower with a rainforest head and separate hand-held attachment. A ceramic sink with chrome mixer tap sits atop the vanity unit. The room also includes a ceramic WC with integral flush, chrome vertical heated towel rail and extractor fan.

Rear Lobby and Cellar

This spacious useful space can be used as storage space or a walk-in wardrobe for the studio apartment. It has recessed spotlights, a vinyl floor and door through to the cellar. The cellar is 6 foot high and has lighting, shelving and a gas meter. Neighbouring properties have converted this space to become a utility room, so that would create additional storage space upstairs if completed here.

A lockable connecting door leads through to the rear studio.

Access to rear studio 'The Hideaway'

In addition to the aforementioned internal connecting door, this rear studio is currently accessed via a lockable door and path from the front of the property. A timber gate opens into the sun-trap south-facing courtyard garden. This L-shaped garden is mostly paved, with a raised decked dining area beside a tall stone wall, which is the rear of a neighbouring property.

This quiet, private, sheltered space has a timber fence boundary to the left and dry stone wall on the right. There are outside lights and plenty of space for sitting in the sun and for outdoor storage units. Around the corner is a lovely sheltered area beneath the huge balcony terrace of the property above (also on sale with Bricks + Mortar).

Enter the home through a fully-glazed uPVC door to the entrance lobby.

Entrance Lobby

With a contemporary ceramic tiled floor, there are coat hooks on the left and space to kick off footwear after a local walk. There are recessed ceiling spotlights and Mexicana doors to the WC, shower room and kitchen (and through to the Lounge-Bedroom).

Kitchen-Diner

10'9" x 7'4" (3.3 x 2.25)

With exposed oak floorboards, there is space beside the two deep south-facing windows for a long breakfast/dining table. Opposite is a long worktop with tiled splashbacks and an integral stainless steel sink and drainer with swan neck chrome mixer tap. Beneath are a number of cabinets and drawers. To the left is an integral four-ring electric hob with gas oven and extractor fan. Between there and the full-height cabinet at the end is space for an under-counter refrigerator. Two steps lead down to the gorgeous lounge-bedroom area.



Lounge-Bedroom

17'8" x 11'7" (5.4 x 3.55)

We love this space! At the far end, the fireplace is now used for display and has a pretty tiled decorative surround and painted brick chimney. To the right is the lockable interconnecting door to the front studio.

On the left is a full-height storage cupboard, which has shelving and houses an Ideal boiler. To the left of that is a huge window looking out to the rear garden, with a radiator below. The high ceiling has several light fittings and recessed spotlights, making this a light and airy room. The wall opposite the fireplace has lots of built-in shelving and the room has plenty of space for sofas, furniture and a double/king size bed.

Shower Room

3'9" x 3'7" (1.15 x 1.1)

A cubicle with sliding glass doors houses the electric shower. The room has a frosted double-glazed window, ceramic tiled floor and walls, recessed ceiling spotlights and an extractor fan.

WC

This room is separate from the shower room and has a capsule WC with integral flush. The wide vanity unit has a ceramic rectangular sink with push-button chrome mixer tap. The room also includes a frosted double-glazed window, chrome vertical heated towel rail, extractor fan, ceramic tiled floor (and the bottom half of the walls are also tiled) and recessed ceiling spotlights.



70 Bank Road - Studio & The Hideaway
 Approximate Gross Internal Area
 59 Sq M / 635 Sq Ft



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		EU Directive 2002/91/EC	

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		EU Directive 2002/91/EC	

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