



## Dale Road, Matlock Bath, DE4 3PS

We are thrilled to present one of our favourite homes - and one of the most eye-catching - in the region. With a beautiful facade, elegant interiors, detached two-storey garage, off-road parking for 4 vehicles and pretty gardens, this home is bursting with positive features. Located at Artist's Corner, where Matlock meets Matlock Bath, the home has wonderful views of the vertiginous cliffs opposite and is within walking distance of both of these splendid places.

On the ground floor the sitting room and dining room vie for the title of most handsome room - both with two large south-facing sash windows. There is a country-style kitchen, breakfast room, inner hallway and ground floor WC. A short stroll across the courtyard garden brings you to a detached studio, perfect for a home office or variety of other uses. The grand staircase leads up to the first floor, where there are four double bedrooms (one with en-suite shower room), an additional bedroom/dressing room, family bathroom and a beguiling garden room which could serve as a bedroom or, again, various functions.

The main garden to the front and side of the home has been lovingly tended for decades and includes a large cypress tree, lawn and access to a store room. To the right of the home is a substantial two-storey detached garage with space to park three vehicles in front, whilst there is room for another vehicle to park on the driveway to the left of the house.

Matlock and Matlock Bath are very well served for eateries, bars, traditional pubs and a range of independent retailers, as well as a large supermarket only a 2-3 minute drive away. It's a tourist honeypot, with the cable cars to the Heights of Abraham just around the corner. There are riverside and clifftop walks, the pleasant Hall Leys Park in central Matlock, Peak Rail steam railway and the delights of the Peak District and Derbyshire Dales very close by.

- Beautiful Grade II Listed home with stunning facade
- Renovated roof and underlying woodwork in 2008
- Elegant sitting room and dining room
- Located on Artist's Corner between Matlock and Matlock Bath
- Constructed in 1820, with some parts dating back to the 1600s
- Off-road parking for 3-4 vehicles
- Five bedrooms, two bathrooms and upstairs garden room
- Detached garage with reinforced mezzanine floor
- Extensive gardens with cypress tree
- Pretty courtyard garden and detached studio

**£500,000**

# Dale Road, , Matlock Bath, DE4 3PS

## Front of the home

This distinctive and well-loved home has a pretty white and pale blue facade. A traditional dry stone wall forms the front boundary - part of which was fully rebuilt in 2024 - with a privet hedge above. To the left, there is a driveway with space for two cars to park in tandem. To the right, a large detached garage has space beyond for three vehicles to park in a private driveway.

Step through a decorative iron gate and up seven steps, where the garden stretches out to the right. A path leads to a gate in front and along to the front door. The fragrant garden has been lovingly tended for decades and includes a range of plants and flowers including a Japanese thimbleflower, lardana and cardinal flowers.

Beyond the front door is a rectangular lawn on the right and a door to a spacious store room with boiler on the left. Steps meander up to elevated garden areas with cedar trees and views directly across to the cliffside opposite. It is a gardener's paradise filled with the chirping and chatter of birds.

The beautiful facade of the homes includes timber-framed sash windows with stone lintel sills, framed by pale blue shutters. The front door is set within a decorative timber frame and overhead is a Greco-Roman style arch. Enter the home through the solid oak front door with brass handle, knocker and letterbox.

## Entrance Hallway

The impressive hallway has a double height ceiling and views up the stairs to the chandelier above the grand staircase. A recessed barrier mat gives way to a quality carpet which flows through to the inner hallway and up the stairs. There is a radiator, wall lights and arched entrance through to the inner hallway. Matching panelled doors lead into the sitting room and dining room.

## Sitting Room

20'1" x 12'3" (6.14 x 3.75)

This gorgeous, elegant room has two large south-facing sash windows with fitted wooden folding shutters. Lots of natural light floods in and you have views through to the front garden. The room is carpeted and has two radiators, two ceiling light fittings, a picture rail and - like all rooms - skirting boards. The wide brick fireplace houses an open fire with tiled hearth. It currently houses an electric fire and has a gas supply - and can also be reinstated as an open fire if the chimney were lined.

## Dining Room

20'2" x 12'3" (6.17 x 3.74)

Another beautiful room, this formal dining room has space for a large dining table and chairs. It also has two south-facing sash windows with fitted shutters, with wooden cupboards beneath. The recessed alcove at the far end has shelving and the carpeted room includes a radiator, two ceiling light fittings and a picture rail. The marble fireplace has a tiled surround and houses a gas fire and, again, could be reinstated to a working open fire. A door leads through to the long inner hallway.

## Inner Hallway

Stretching from the kitchen on the left to the cloakroom at the right-hand end, the hallway has a door to a large store cupboard and there is an under-stairs cupboard, recessed alcove with shelving and a deep-set window.

## Kitchen

12'4" x 11'2" (3.77 x 3.41)

A large south-facing window brings lots of natural light flooding into this spacious kitchen. The high quality country style solid pine kitchen was fitted in 2005 and includes two portable dressers on the right. The room has a tiled floor, recessed ceiling spotlights and a modern vertical radiator. Directly in front, is an AEG chest height oven. The solid oak worktop has a range of high and low level cabinets and pan drawers.

On the left, the L-shaped worktop has several low level cabinets including an integral Bosch dishwasher and space and plumbing for a washing machine. The integral four-ring electric hob has an extractor fan above and wall-mounted pine plate rack to the right. A large stainless steel Butler's sink with chrome mixer tap is set beneath a wide window, with views to the pretty courtyard garden. A boiler in the cupboard on the right services the older part of the house (the boiler in the store room services the majority of the home). Beyond is space for a fridge-freezer, a door to the courtyard garden and door on the right into the breakfast room.

## Breakfast Room

12'7" x 10'3" (3.85 x 3.13)

Dating back to the 1600s, this useful room has a partial quarry tiled floor and stone walls. It's a bright, cool room with space for a breakfast dining set and the power points mean there is space for several appliances. There is a small fireplace, radiator, two large original oak ceiling beams, four ceiling light fittings and a door to the courtyard garden.

## Courtyard Garden

With a Mediterranean feel, this sheltered space has grapevines and whitewashed walls. A gravelled area is the perfect spot for some outdoor dining. There is space for planters, an outside light and gate to the front garden in this sun trap garden.





### Studio

11'3" x 6'8" (3.43 x 2.05)

This versatile room could be a home office, games room or hobby room. The vaulted ceiling has exposed roof trusses and the room has tile-effect laminate flooring, power and lighting. A new roof was fitted in 2005.

### Ground Floor WC

With tile-effect vinyl flooring, this room has a pine-panelled wall and ceiling light fitting. There is a vanity unit with rectangular sink and chrome mixer tap, together with a ceramic WC with cistern.

### Stairs to first floor landing

The grand carpeted staircase has a banister on the left to a long landing, which flows left and right. Overhead is a chandelier light fitting and two additional ceiling light fittings. There is a tall north facing sash window at the top of the stairs, a radiator, small recessed cupboard and large double cupboard at the far end. We'll head right towards Bedroom One and the Bathroom.

### Bedroom One

12'11" x 12'4" (3.95 x 3.76)

This large double bedroom has a south facing sash window with secondary glazing. The carpeted room has a radiator, ceiling light fitting and plenty of room for a double or king size bed, wardrobe and bedroom furniture.

### Bathroom

12'3" x 6'9" (3.74 x 2.07)

The spacious bathroom has a matching black and white three piece suite. The bath has heritage-style taps, a pivoting glass shower screen and Mira electric shower above. The quality Imperial Bathroom Company large ceramic sink with chrome mixer tap sits atop a vanity unit and there is a ceramic WC with cistern. The matching cabinets opposite are included in the sale.

A tall chrome vertical radiator includes a towel rail and there is a high quality vinyl floor, tall horizontal sash window with wooden shutters and floor-to-ceiling tiled walls. The room also includes a shaver point, recessed ceiling spotlights and wall-mounted mirror with integral downlighters.

### Bedroom Two

12'5" x 11'10" (3.8 x 3.61)

This large double bedroom at the front of the home is carpeted and has a radiator, ceiling light fitting and window seat. The timber framed windows slide horizontally and have secondary glazing, with beautiful views across to Artist's Corner.

### Bedroom Three

12'4" x 9'1" (3.78 x 2.79)

Currently set up as a home office, this room has carpet tiles, a radiator, ceiling light fitting and timber framed windows with secondary glazing.

### Bedroom Four

11'9" x 7'10" (3.59 x 2.41)

Head through two doors from the first floor landing, with shelved storage on the left. This carpeted bedroom is currently set up as a single bedroom and could be a dressing room. It has a cute south facing window, radiator and ceiling light fitting. An open entrance leads through to Bedroom Five.

### Bedroom Five

11'3" x 9'0" (3.44 x 2.76)

With another cute low level south facing window, this carpeted bedroom has a radiator, ceiling light fitting and large Velux window. There is also an oak beamed ceiling, deep cupboard/wardrobe in the corner and a sliding pocket door into the en-suite shower room.

### Bedroom Five en-suite

7'6" x 3'4" (2.3 x 1.03)

A modern cubicle on the right has sliding glass doors, easy-clean walls and a Mira electric shower. There is a ceramic pedestal sink with chrome mixer, ceramic WC with integral flush, oak beamed ceiling, chrome vertical heated towel rail and carpeted floor.

### Garden Room

17'0" x 12'9" (5.19 x 3.89)

This magical space is a versatile room which we've denoted as a garden room, but could also be a bedroom, home office, games or hobby room. A door leads up from the first floor landing and up stone steps with pine-and-glass balustrade on the right. You emerge into this unique room which is built partially into the cliff face. There are two Velux windows and a fully-glazed door, bringing lots of natural light in from all angles. The room is carpeted and has a radiator, ceiling light fitting, open fireplace (not in use) and the door leads to a path around the rear of the home down to the boiler room.

### Boiler Room/Workshop

12'1" x 8'2" (3.7 x 2.5)

Offering useful storage for garden equipment and workshop spacing.

### Detached Garage

22'11" x 13'5" and 14'8" x 13'6" (6.99 x 4.09 and 4.49 x 4.13)

A new roof and reinforced mezzanine floor was fitted in 2005. This substantial garage has a tall main entrance and side door. With concrete floor, lighting, power, workshop space and storage, there is also a mezzanine floor which provides plenty of additional storage, but could also be a games room or teenage den. In front of the garage is space for three vehicles to park comfortably.



138 Dale Road  
Approximate Gross Internal Area  
292 Sq M / 3143 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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