



## Little London, Holloway Matlock, DE4 5AZ

This stunning home has been completely refurbished to an exceptional standard. Upgrades include a landscaped garden, new kitchen, bifold doors, wood burning stove, flooring, bathroom and redecoration throughout. The current owner has also opened up the former third bedroom to become a beautiful dressing room - this can be reinstated relatively easily to create a three bedroom house again.

On the ground floor, the spectacular entrance hallway leads through to the sitting room, dining room and kitchen. To the first floor, the L-shaped landing opens into the dressing room with doors to two double bedrooms and the family bathroom. The splendid garden includes a dining patio, lawn, pond and elevated seating area at the top, with uninterrupted views to the surrounding countryside and woodland.

Holloway is a historic village with John Smedley's mill reputedly being the longest-running operational factory in the world, since 1784. The village has a church, primary school, local butcher's Robin Maycock and the Chase cafe, popular with walkers and cyclists. The Jug & Glass pub is well-renowned and serves fantastic meals, whilst access onto the start of the High Peak Trail (which runs 20+ miles off-road up to Buxton, offering great walking and cycling) starts at High Peak Junction, just 0.7 miles away.

- Immaculate, elegant home
- Completely refurbished to an exceptional standard
- New bifold doors and wood burning stove
- New fitted kitchen
- Beautiful landscaped garden
- EV charging point
- New flooring and redecoration
- Popular village surrounded by countryside walks
- Local pub, butcher, cafe, surgery and primary school
- Can be easily converted back to 3 bedrooms

**£375,000**

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## Front of the home

Situated on a peaceful lane in this popular village, you approach this attractive white-rendered house past the garden on the left. On the rear wall is an EV charging point and there is plenty of on-street parking beside the house and long garden.

Enter the garden through a solid wooden gate, where the pretty garden stretches upwards to your left. Overhead is a distinctive large wall-mounted light. Enter the home through the part-glazed composite front door with iron knocker and chrome letterbox and handle.

## Entrance Hallway

This stunning entrance is indicative of the quality you will find throughout this home. The flagstone flooring flows seamlessly through to the dining room and kitchen. The hallway has a high ceiling with coving, skirting boards, radiator and ceiling light fitting. There are stairs on the first floor on the right, an open entrance to the dining room and Mexicana doors to the sitting room and under-stairs cupboard.

## Sitting Room

12'11" x 11'5" (3.95 x 3.5)

This elegant room has triple bifold doors to the garden, which bring lots of natural light flooding in. The quality Contura wood burning stove and flue is set upon a hearth within the large fireplace, with alcoves each side. The alcove to the left has fitted shelving suitable for a television and storing logs. The room is carpeted and has a radiator, ceiling light fitting and - like all rooms in the home - ceiling coving and skirting boards.

## Breakfast Kitchen

12'5" x 11'5" (3.8 x 3.5)

This beautiful room has high quality fitted kitchen cabinets and solid marble worktops. To the right, the long worktop includes a modern angular 1.5 stainless steel sink with chrome mixer tap. There are five cabinets above with downlighters and the cabinets below include a fitted dishwasher and washing machine.

Opposite, the substantial deep worktop in the original fireplace has an integral AEG four-ring electric hob with drawer below and open shelving above. To the right are full-height cabinets with integral chest-height double oven. To the left, the alcove has space for an American-style fridge-freezer. The kitchen includes recessed ceiling spotlights, a radiator and fitted wooden shutters to the double glazed sash window.

## Dining Room

12'5" x 7'4" (3.8 x 2.25)

With space for a 6-8 seater dining table and additional furniture, there are great views to the surrounding countryside through the sash window. The room also includes a radiator and ceiling light fitting.

## Stairs to first floor landing

Carpeted stairs with an oak banister on the left lead up to the first floor landing. The L-shaped landing has two ceiling light fittings, a window and panelled doors to the bathroom and two bedrooms. The wide, open entrance leads to the dressing room. This was formerly a third bedroom and could be reinstated relatively easily should you wish.

## Dressing Room

12'7" x 7'4" (3.85 x 2.25)

Specially created by the current owner from what was the third bedroom, this large space has two full-height fitted wardrobes on the left, with lots of shelving beyond. At the far end is a radiator with sash window above and more wonderful views across to woodland. On the right is a cabinet with wide shelf above, which contains a tumble dryer. To the right is a wide dressing table (which can double as a work desk). The room is carpeted and has a ceiling light fitting.

## Bedroom One

12'7" x 11'9" (3.85 x 3.6)

This substantial double bedroom has a large chandelier light fitting, sash window, dado rail and plenty of space for a superking bed and furniture. The room is carpeted and has a radiator and views of the cute street below.



## Bedroom Two

12'11" x 9'10" (3.95 x 3)

Another good-sized double, this is a great room to wake up in, overlooking the beautiful rear garden. The room is carpeted and has a radiator, chandelier fitting and dado rail.

## Bathroom

9'0" x 6'2" (2.75 x 1.9)

This gorgeous traditional room has a huge deep standalone bath with claw feet and heritage-style chrome mixer tap. There is a ceramic WC and ceramic pedestal sink with chrome taps. In the corner is a shower cubicle with pivoting glass door, tiled surround and mains-fed shower. The room has a tiled floor, high ceiling with light fitting, frosted double glazed window and heated towel rail.

## Garden

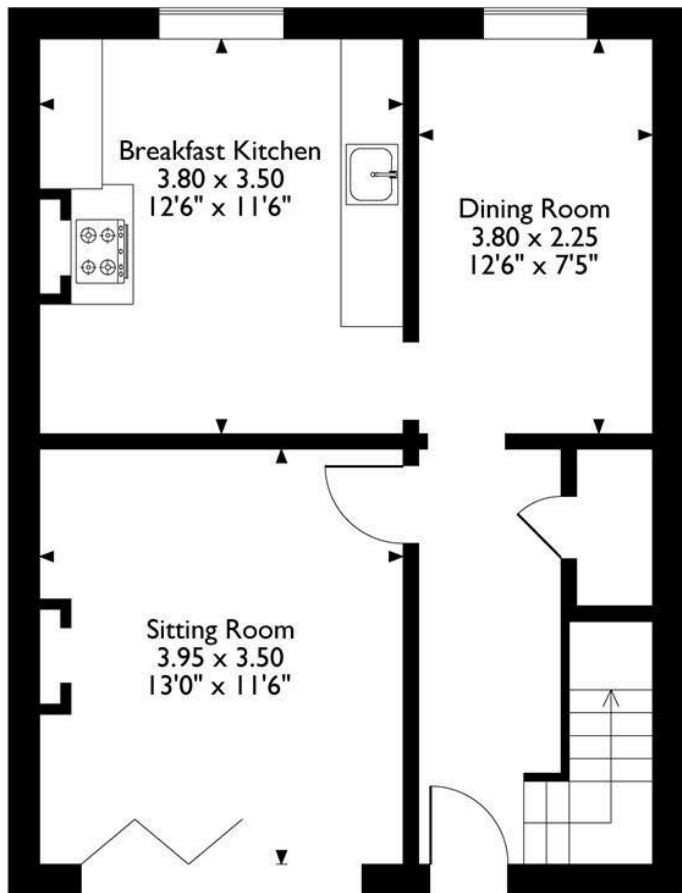
We wrote this description to the soundtrack of chirping birds and the gentle babble of water from the fountain into the pond. It's a lovely tranquil, landscaped garden. From the top of the garden you have magnificent views over rooftops to the hilly wooded countryside. Like the home itself, the garden has been substantially improved by the current owner.

The flagstone paved patio has plenty of space for seating and dining - and there is space at the top of the garden here for a hot tub. A tall dry stone wall and shed are on the left. Over to the right is a contemporary horizontal timber fence and raised flower bed. Stone steps lead down to the next tier, where a pond and water feature sit beside a small seating area. Below is a curved lawn and planted borders. On the right are a gravel path, flower bed and dry stone boundary wall. More steps lead down to the bottom tier, with a flagstone patio, raised gravel bed, space for a log store and triple bifold doors into the sitting room. There is a wall-mounted outside tap.

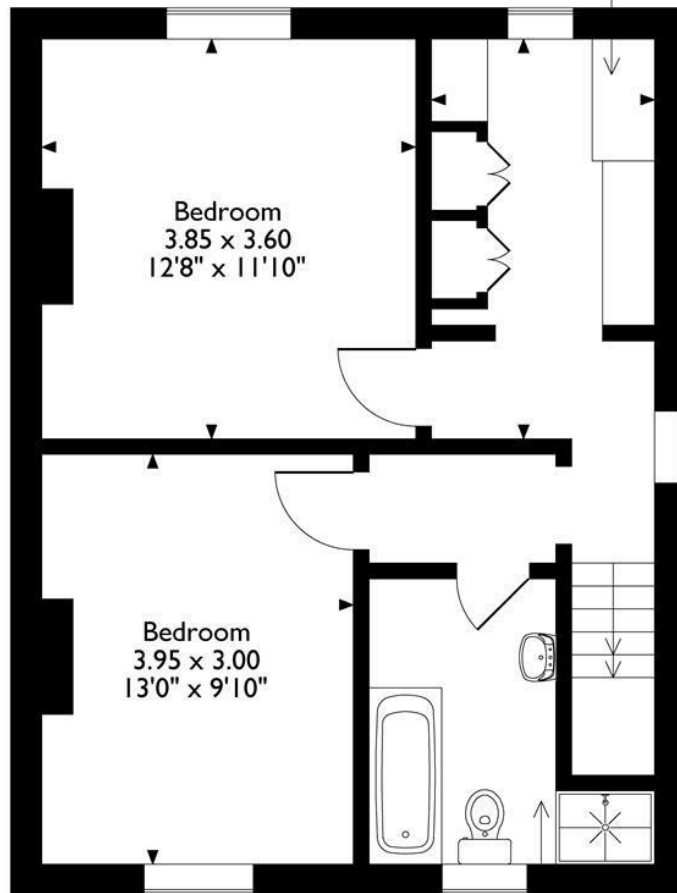


# 3 Little London

Approximate Gross Internal Area  
94 Sq M / 1012 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floor plan 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	

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