



**Bolehill Road,
Matlock, DE4 4GQ**

£635,000

Located in a tranquil setting and with breathtaking far-reaching views from the hot tub and elevated terrace, this home offers sleek modern living in a very high quality barn conversion. Currently a successful holiday let, this would also suit a family or couple looking for state-of-the-art accommodation on the edge of the Peak District.

To the front there is parking for 3 vehicles on the gravel driveway.

On the ground floor, the wide entrance lobby has doors to the lounge-diner, breakfast kitchen and bathroom. A hallway continues through to the two downstairs double bedrooms (one en-suite). On the first floor is another double bedroom.

Outside, the large 8 person hot tub has a canopy providing shelter from the sun and rain. A neat lawned garden to the side has a dining patio area, whilst behind the home is an extensive elevated terrace about 100 feet long, with views over the adjoining rolling farmland to the dramatic hillsides surrounding Bolehill and Wirksworth.

Bolehill is located at the northern edge of Wirksworth – a historic market town which is now a vibrant arts hub and Fair Trade town. From the home there are walks aplenty locally and the High Peak Trail is less than half a mile away, with off-road walking and cycling to Cromford in the east and Buxton, over 15 miles to the north-west.



Outside of the home

Approached down a lane off Bolehill Road, the extensive gravel parking area has room for 3 vehicles to park comfortably. The attractive barn has been modernised to a very high standard.

In the right corner, a reinforced glass cover provides views down one of the mine shafts and has interior lighting. To the left of the barn, two lawned areas are broken up by large paved patio areas suitable for large outdoor seating and dining sets. Immediately to the left of the barn, a canopy is positioned over the large 8 person hot tub, which is included in the sale.

A picket fence forms the left-hand border of the property and continues behind the barn, along the wide and approximately 100 foot long elevated terrace. There is ample room here for seating and dining areas from which to bask in the wonderful natural views of the arable farmland which drops away immediately in front and then up to the more dramatic steep hillsides across the valley. There are plenty of outside lights all around the home and an outside tap too.

Entrance Lobby

10'7" x 9'2" (3.25 x 2.8)

The front of the home has several elegant aluminium-framed doors and bifold doors. Enter the home through the central set of doors into this wide and welcoming entrance lobby. With an oak floor, there is an impressive light oak staircase on the left, with glass balustrade, leading up to the first floor. Matching Mexicana doors lead into the lounge-diner, bathroom, kitchen and under-stairs cupboard. Overhead is a chandelier light fitting and recessed ceiling spotlights. There is plenty of space here to kick off boots after a hearty local walk and to hang coats too, as well as room for a console table or sideboard.

Lounge-Diner

16'8" x 10'7" (5.1 x 3.25)

Natural light floods in through the triple bifold doors and an additional high level south-facing window. The vaulted ceiling has a ceiling light fitting and the oak flooring flows seamlessly through from the entrance lobby. There is space for a 6 seater dining table and chairs, lounge seating and a wall-mounted TV. The home has underfloor heating and there is a zoned thermostat on the wall to control that from here.

Kitchen

16'8" x 8'10" (5.1 x 2.7)

Another set of bifold doors mean that this elegant kitchen is also flooded with natural light. An open entrance from the lobby brings the oak flooring flowing through and that gives way to a contemporary travertine tiled floor. The wraparound marble worktop includes a breakfast bar peninsula with room for stools beneath. All the way around this wide worktop are power points for small appliances. On the right is a stainless steel 1.5 sink with chrome mixer tap.

The classically-designed high and low level cabinets include an integrated Neff dishwasher and Hoover washing machine. At the far end, the CDA electric hob has a brushed chrome extractor fan above whilst - further around - is a chest-height Indesit oven and grill and full-height integrated fridge-freezer. Overhead is an exposed oak beam, recessed spotlights and two hanging light fittings over the breakfast bar.

Bedroom One

10'9" x 8'2" (3.3 x 2.5)

This spacious dual aspect double bedroom has large windows to the south and east. The room is carpeted and has a ceiling light fitting, underfloor heating and plenty of room for a double bed and additional furniture. It's a bright and airy room in which to wake up and has a Mexicana door with chrome handle into the en-suite shower room.

En-Suite Shower Room

8'2" x 3'3" (2.49m x 0.99m)

With oak-effect vinyl flooring, this room has a double shower cubicle on the right. With sliding glass doors, the cubicle houses a mains-fed shower with rainforest shower head and additional hand-held attachment plus easy-clean walls that we love! There is a 'floating' ceramic sink with chrome mixer tap, ceramic capsule WC with integrated flush and a tall fitted cupboard. The shower room also has a chrome vertical heated towel rail, frosted double-glazed window, extractor fan and ceiling light fitting.

Bedroom Two

11'5" x 10'9" (3.5 x 3.3)

This large double bedroom has space for an additional single sofa bed, wardrobes and bedroom furniture. The carpeted room has a large picture-book east facing window, ceiling light fitting and underfloor heating.

Bathroom

9'2" x 3'3" (2.79m x 0.99m)

We adore this very stylish room with high vaulted ceiling and large Velux window. The bath has a pivoting glass screen and chrome mixer tap. Overhead is a mains-fed shower with rainforest shower head, separate hand-held attachment and another easy-clean surround.

The spacious room also includes a capsule WC with integrated flush, vanity unit with rectangular sink and chrome mixer tap and a chrome vertical heated towel rail. The floor has stylish travertine floor tiles, three substantial hanging ceiling light fittings, an extractor fan and touch-activated mirror with lighting.

Bedroom Three

14'3" x 9'2" (4.35 x 2.8)

At the top of the staircase is a carpeted landing with a storage cupboard on the right, housing the Ideal boiler.

Bedroom Three is a double bedroom with east and west facing Velux windows, together with a north facing window offering views of verdant countryside and local Bolehill rooftops. It's so peaceful up here! The room is carpeted and has recessed ceiling spotlights and room for a double bed and furniture.

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

