



## All Saints Road, Matlock, DE4 3HW

Occupying an elevated position, with uninterrupted views across to Riber Castle, this stylish spa town home is packed with character and great features. Located just a ten minute walk into Matlock town centre, this sturdy stone-built home is beautifully presented.

On the ground floor are an elegant sitting room and spacious kitchen-diner with pantry. To the first floor are two bedrooms and the family bathroom, whilst a loft extension has created a master suite with double bedroom and en-suite shower room, both benefiting from spectacular far-reaching views through Velux windows in both rooms.

To the rear is a carefully-curated terraced garden with dining patio, lawn, flower beds, summer house and shed. At the front, there is space for seating or a patio dining set, from which to admire those wonderful vistas.

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.

- Beautifully presented Edwardian stone built 3 bedroomed villa style property
- Quiet road with parking to the front
- Spacious, bright and airy rooms throughout with period features
- In Matlock Bank conservation area
- 10 minute walk to town centre shops, cafes and riverside walks
- Private terraced rear garden with large summer house
- Spectacular panoramic views over Matlock to Riber Castle and Pic Tor
- Stylish bathroom and en-suite shower room

**£325,000**



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### Front of the home

With room for parking directly at the front, this home is bounded by a dry stone wall. Open the decorative iron gate and head up four stone steps to the front garden. This attractive stone house has ornate stone mullions around the windows. The paved front garden has plenty of space to sit and admire the panoramic south-facing views. The garden has pretty flower beds, a timber fence on the right and a path with a low dry stone wall leading along the left side of the home to the rear garden.

Enter the home through a striking ochre Farrow & Ball painted wooden front door with stained glass panels.

### Sitting Room

13'8" x 13'5" (4.19 x 4.09)

This is an elegant and uplifting entrance to the home. With original sash windows, light oak flooring, high ceiling, skirting boards, dado rail and ceiling coving, it's a classically-styled room which is a good indicator of the quality to come.

A gas log burner style fire sits upon a tiled hearth with stone lintel above. There is an alcove on the left with room for a bookcase. The room has a radiator, ceiling light fitting and plenty of space for flexible room layouts.

### Kitchen-Diner

14'2" x 12'9" (4.32 x 3.91)

An open entrance from the sitting room leads through to this space - where stairs lead up to the first floor and the kitchen diner spreads out to the right. The room has an Italian travertine tiled floor, recessed ceiling spotlights and a tall radiator on the right. On the left is a large under stairs pantry with Ideal Logic boiler. There is space and power for a freezer. Continuing past the half-glazed wooden stable door which leads out to the rear garden is an L-shaped solid walnut worktop. A substantial Armitage Shanks ceramic Belfast sink with heritage-style chrome mixer is set in front of a tall original sash window, with views out to the rear garden.

There are a range of high and low level cabinets, integrated washing machine, space and plumbing for a dishwasher. Set within the impressive stone inglenook fireplace is a Neff hob, extractor fan and double oven below. Further along is a dresser-style glass fronted cabinet with internal lighting, cabinets below including an integrated refrigerator.

The room also has space for a 4-6 seater dining table.

### Stairs to first floor landing

From the kitchen, the wool carpeted stairs with a wooden balustrade with spindles on the right curve around at the top to the galleried landing. Here, the north-facing sash window looks out beyond the rear garden to the wooded hillside. The landing is carpeted and has a radiator, ceiling light fitting, original panelling (painted in Farrow and Ball) and further stairs leading up to the master suite on the top floor. Matching wooden doors with brass handles lead into the family bathroom, two bedrooms (noted here as Bedrooms Two and Three) and there is a useful under-stairs cupboard too (with shelf).

### Bathroom

8'3" x 8'2" (2.54 x 2.51)

Victorian style bathroom. The impressive roll top bath with claw feet has chrome taps and a separate hand-held shower attachment. The separate walk-in mains-fed shower has a rainforest shower head, tall reinforced glass screen and travertine mosaic-tiled surround. We also love the Sottini ceramic pedestal sink with chrome mixer tap. There is a ceramic WC, tile-effect vinyl flooring and a chrome vertical heated towel rail. Additionally, this bathroom has a tall frosted sash window, recessed ceiling spotlights, extractor fan, wall-mounted mirrored cabinet with lighting.

### Bedroom Two

16'2" x 7'10" (4.93 x 2.39)

A lovely spacious room with panoramic views up to Riber Castle through the south-facing sash window. The room is carpeted and has a radiator, ceiling light fitting, fitted full-height 1.5 double wardrobe (with internal shelf, lighting and 3 drawers), and high ceiling with light fitting. The former fireplace with stone lintel is now a good space for display. There are alcoves either side and the room has skirting boards and ceiling coving.



### Bedroom Three

10'7" x 6'3" (3.25 x 1.91)

With similar south-facing views to the adjacent Bedroom Two, this single bedroom is currently used as a hybrid home office/dressing room. It would also make a great baby's nursery. The room is carpeted and has a radiator, ceiling light fitting and sash window.

### Bedroom One

17'5" x 14'2" (5.33 x 4.32)

From the first floor landing, ascend the carpeted stairs with pine handrail on the right. You enter this splendid Master Suite at the top of the home. Two large, deep Velux windows flood the room with natural light and offer magnificent views far beyond the town boundary. This large double bedroom has a vaulted ceiling and exposed oak beam. It also has an engineered oak floor, ceiling light fitting, two fitted double wardrobes with space to eaves and lighting, a radiator and folding wooden doors into the en-suite.

### En-Suite shower room

6'9" x 4'3" (2.06 x 1.32)

With an Italian stone tiled floor, this room has a shower cubicle with mains-fed shower and pivoting glass door, together with a travertine mosaic-tiled surround. There are recessed spotlights, an extractor fan, chrome vertical heated towel rail and north-facing Velux window.

The capsule ceramic WC has an integrated flush and the ceramic sink with chrome mixer tap sits upon a vanity unit, with wooden cabinet beneath.

### Rear Garden

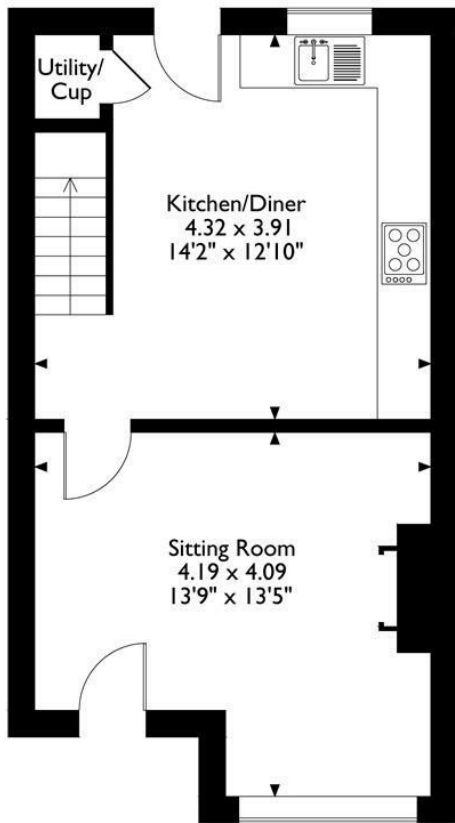
We adore this delightful terraced garden. Accessed via the private side gate, private back gate or from the kitchen-diner (there is no right of way for other properties from the side or back access points), you alight onto the flagstone dining patio area with a low-level dry stone wall on each side. There is an outside light and outside tap at this level. Two stone steps lead up to the lawn, with stepping stones meandering through. Lovely planted borders on each side include a range of colourful plants and bushes, with a stone bench on the right.

Beyond the lawn, wide railway sleeper steps have lights and raised flower beds on both sides - it is a neat and well-designed garden.

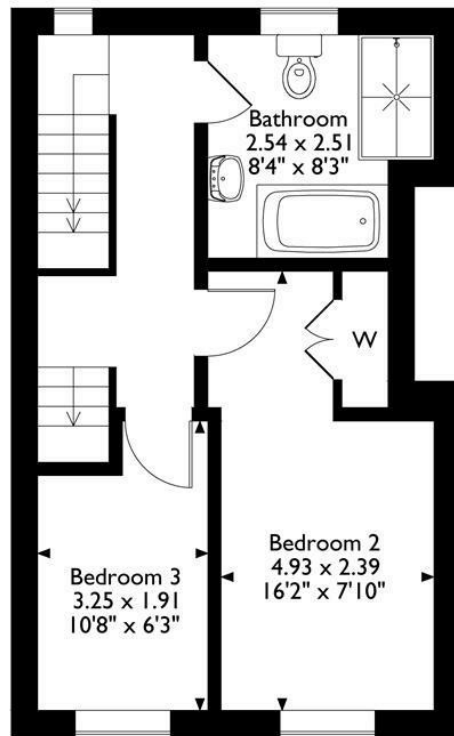
The large summer house on the next level is perfect for relaxing in and/or could also be used as a home office. It is of timber construction with glazed double doors and tall windows. Here, the elevated patio is a great spot from which to relax or dine and enjoy the far-reaching views. Two more steps lead up to the paved area at the top of the garden, with space for a shed - and a wooden gate leading out through the dry stone boundary wall to a path beyond the top of the garden.



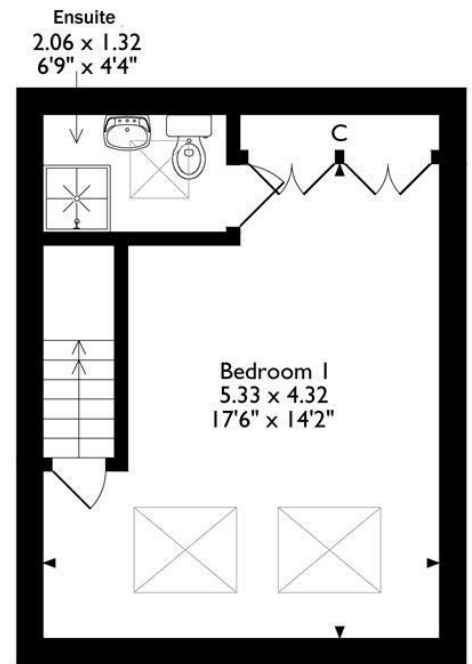
8 All Saints Road  
Approximate Gross Internal Area  
94 Sq M / 1012 Sq Ft



Ground Floor

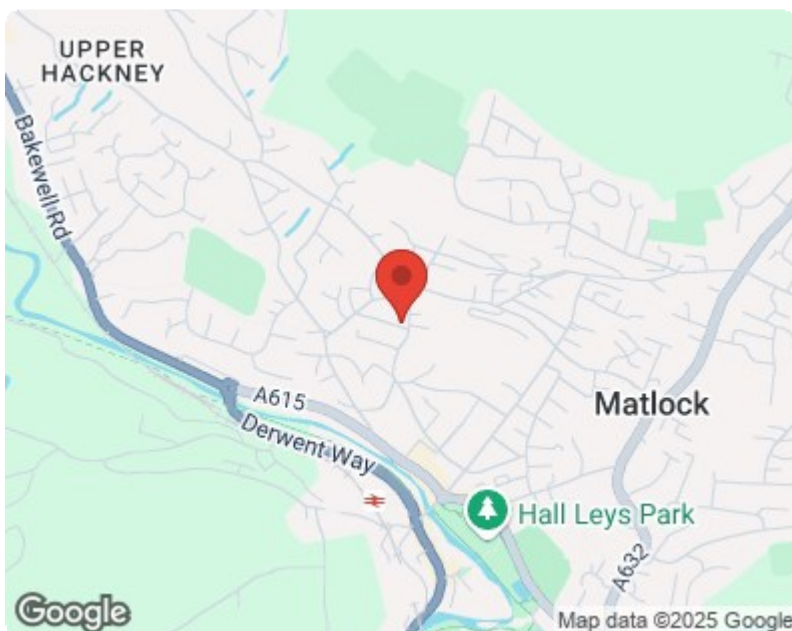


First Floor



Second Floor

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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