

2 Main Road, Whatstandwell, Matlock, Derbyshire. DE4 5HE

£750,000

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to introduce this locally iconic property at the foot of Main Road in the historic village of Whatstandwell, Matlock, Derbyshire. Over the years this stunning home has served as the main village shop, tea rooms and even reading rooms. Seated beautifully next to the Cromford Canal, and the bridge famously said to be frequented by Florence Nightingale, it is easy to understand why this attractive property has played a prominent role in the village community.

The property has been much improved and extended into a superb five-bedroom home. The whole of the lower ground floor offers further accommodation and added bedrooms to the rear, making this an incredibly well-sized detached family property. The home benefits from parking to the front and side with canal-side gardens to the rear.

Boasting over 3,000 sq ft of functional living accommodation this exceptionally picturesque property will be in demand from all types of buyers as it would make an incredible family home or an equally exquisite holiday haven. A viewing comes very strongly recommended.

FEATURES

- Iconic Detached Stone Residence
- 5 Bedrooms, 3 Reception Rooms
- Picturesque Canalside Location
- Accommodation Over 3 Floors
- World Heritage Location
- Steeped in National History
- Canal-side Gardens to Rear
- Stunning Living Spaces Throughout
- Viewing Absolutely Essential
- COUNCIL TAX BAND F



ROOM DESCRIPTIONS

Accommodation

The property enjoys a new large open plan dining kitchen with plenty of modern units, ample work surfaces and contemporary features. There is generous dining space, stylish décor and cloak cupboard.

To the rear, and extending almost the full width of the property, is a simply stunning sitting room. This room extends over nine metres, with four large windows to the rear aspect offering lovely views over the canal and open fire. This is a truly impressive room that comfortably accommodates the current owners' four-piece suite, a variety of side tables / units and dresser with room to spare for the grand piano.

Also on the ground floor there is a well-appointed dual aspect lounge/study, featuring fireplace with log burner. There is also a convenient cloakroom neatly set under the stairs.

The front section of the first floor contains three bedrooms a family bathroom and a shower room. To the rear of the property there is a large second bedroom and master suite with en-suite shower room.

This amazing lower floor has been converted and modernised from the old cellar block and has immense potential for a variety of uses. Mirroring the sitting room above, there is a large and most impressive Games Room / Gym with underfloor heating and electric blinds. Large windows running the length of the room overlook the gardens. There is also a well-appointed utility room with W/C leading through to another versatile room, currently in use as a workshop. With its separate entrances the lower ground floor has the potential for conversion into a standalone annex.

Lower Ground Floor

Games Room

4.72m x 10.19m (15' 6" x 33' 5")

Utility Room

2.39m x 2.97m (7' 10" x 9' 9")

WC

0.94m x 1.56m (3' 1" x 5' 1")

Store Room

3.58m x 5.65m (11' 9" x 18' 6")

Ground Floor

Superb Open Plan Living Kitchen

4.35m x 5.56m (14' 3" x 18' 3")

Study

4.39m x 2.77m (14' 5" x 9' 1")

WC

2.10m x 0.83m (6' 11" x 2' 9")

Living Room

4.79m x 9.14m (15' 9" x 30' 0")

landing

1.02m x 0.95m (3' 4" x 3' 1")

Hallway

1.23m x 0.90m (4' 0" x 2' 11")

First Floor

Landing

Inner Landing

1.13m x 6.49m (3' 8" x 21' 4")

Bedroom 1

3.51m x 5.17m (11' 6" x 17' 0")

En-Suite

1.12m x 2.47m (3' 8" x 8' 1")

Bedroom 2

3.57m x 4.81m (11' 9" x 15' 9")

Bedroom 3

4.38m x 3.54m (14' 4" x 11' 7")

Bedroom 4

2.05m x 2.86m (6' 9" x 9' 5")

Bedroom 5

2.71m x 2.36m (8' 11" x 7' 9")

Landing 2

1.26m x 2.63m (4' 2" x 8' 8")

Bathroom

Shower Room

Outside



FLOORPLAN & EPC

