



 **DERBYSHIRE
PROPERTIES**
— SALES & LETTINGS —



Church Street, Holloway, Matlock, Derbyshire DE4 5AY
£550,000 - Freehold



PROPERTY DESCRIPTION

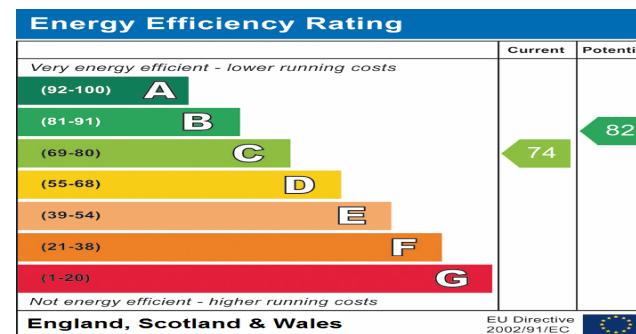
**** GUIDE PRICE £550,000 - £600,000 ****

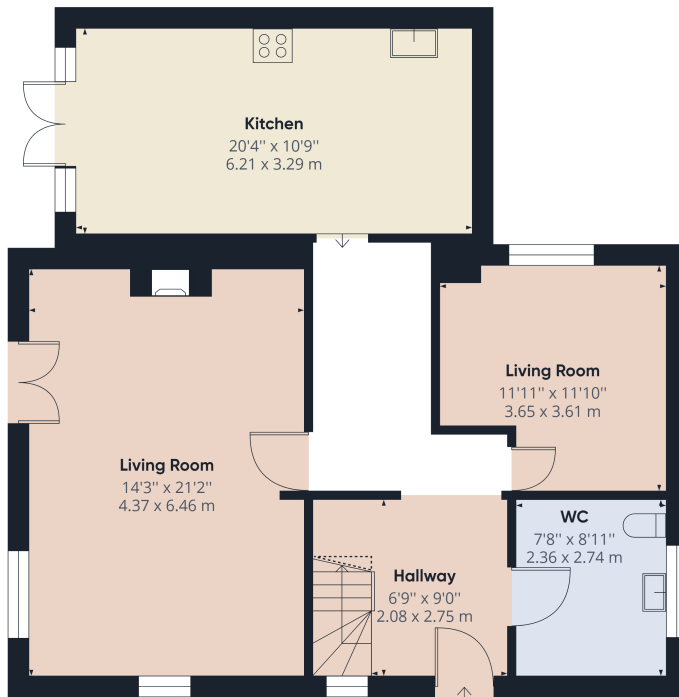
Derbyshire Properties are delighted to present this stunning 29 year old stone detached cottage located in a highly sought-after village of Holloway near Matlock. The property offers a wealth of character and charm throughout and is located within a semi rural area with superb countryside views.

The property briefly comprises of : reception hall, utility/cloakroom, living room, sitting room/bedroom and breakfast kitchen to the first floor. To the second floor there are four bedrooms with the master bedroom having a beautiful en-suite shower facility and walk in wardrobe as well as a well appointed family bathroom suite. We recommend an early internal inspection to avoid disappointment of this true rarity hitting the open market.

POINTS OF INTEREST

- GUIDE PRICE £550,000 - £600,000
- Council Tax Band E
- Stunning Detached Cottage
- Four / Five bedrooms
- Driveway Parking and Garage
- Semi Rural Sought After Location
- Countryside Views
- Large Brick Outbuilding





Ground Floor



Approximate total area⁽¹⁾
806.60 ft²
74.94 m²

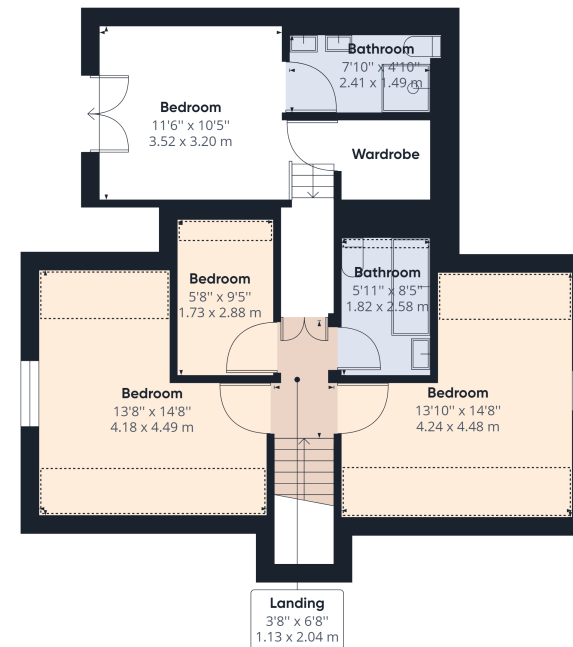
Reduced headroom
6.61 ft²
0.61 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Floor 1



Approximate total area⁽¹⁾
502.33 ft²
46.67 m²

Reduced headroom
131.79 ft²
12.24 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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