

Main Road

Whatstandwell, Matlock, DE4 5HE

John German





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Guide Price £475,000

A 1700s stone cottage, steeped in history, with modern eco-conscious features and three bedrooms. Boasting a unique heritage, nestled in a conservation area in Whatstandwell village, offering timeless charm and preservation.



Welcome to The Old Forge, a captivating three-bedroom semi-detached stone cottage that exudes character and charm, steeped in a unique heritage and history, built approx. 1700. Once an old forge, remnants of its historic past still echo throughout this remarkable property. Nestled behind the Derwent Valley Train Line, offering a picturesque view of the disused railway platform once frequented by Florence Nightingale, this home is a piece of living history. The Old Forge is located in a conservation area, enhancing its appeal and ensuring its preservation for generations to come. The property is equipped with modern sustainable features, including an air source heat pump and solar panels that are owned outright, aligning with contemporary eco-conscious living. Internally briefly comprises entrance lobby area, spacious dining kitchen, dining room, guest cloakroom and sitting room. To the first floor is a master suite with shower room and mezzanine dressing area, two further double bedrooms, modern wet room and to the second floor is an attic room and plant room.

Whatstandwell is a sought-after village location which offers a primary school and has the benefit of a railway station. Easy access is available to the A6/A38. The nearby village of Crich offers an excellent range of local amenities along with the nearby towns of Matlock and Belper. Whatstandwell is one of a handful of locations in the country to have historic canal, rail, road and river connections, a reminder of the importance it played in the industrial past in the area.

A wooden stable door opens into the entrance lobby area, with tile floor and useful built-in cupboard with latch door into dining area and kitchen. The dining kitchen has a continuation of the tile floor. The kitchen area has preparation surfaces with inset one and half bowl steel sink and drainer with tile splashback surround, a range of wall and base units, appliance space and plumbing for washing machine, free standing fridge freezer and electric Flavel range cooker with five ring electric hob and extractor fan canopy over. The dining area has a radiator, windows to front and wood pellet burner. The dining room has oak floor with radiators and windows to front, an opening into the sitting room and door into the guest cloakroom. The guest cloakroom has a radiator, wash hand basin with chrome mixer tap over and vanity cupboard beneath, low-level level WC, touch control back-lit mirror and electric extractor fan. The dual aspect sitting room has windows to front and rear, large wooden door to front, original brick and stone blacksmiths chimney with custom made inset burner with log store beneath and blacksmiths stool, further feature stone forge, radiators and staircase to the first floor.

On the first-floor landing, there is a window to front and door opening into the hallway, with doors off to the bedrooms and bathroom and window to front. A staircase leads to the attic mezzanine level, with eaves storage and Velux roof window, door opens into the plant room, which houses hot water tank and further storage space. In the master suite are doors into the bedroom and shower room. The bedroom has a stunning vaulted ceiling, radiator and sliding window to front. A staircase leads to useful attic dressing area with mirrored sliding wardrobes and storage space. The shower room has a white suite comprising wash hand basin with mixer tap over and vanity base cupboard beneath, low-level level WC, double shower cubicle with electric shower over, electric extractor fan and Velux roof window. The second bedroom has a radiator and window to front. Bedroom three has a radiator and French doors opening onto a balcony area, overlooking the railway line. The wet room is fully tiled with a white suite comprising double wash hand basin with chrome mixer tap over and vanity drawers beneath, Villeroy & Boch low level WC, egg shaped bath with mixer tap over and handheld shower head, chrome mains shower area, electric extractor fan, touch control mirror, ladder style heated towel rail and Velux roof window.

Outside, there are useful power points, outside tap and car charging point. To the front of the property is a spacious driveway providing ample off-street parking for multiple vehicles, with adjacent pergola and patio seating area with lighting and an old forge firing pit. To the side of the property are three original stone built outhouses, one is currently being used as a greenhouse with light and power, the second a workshop with light, power and work bench and the third a utility room with lighting, storage and worktops, housing a dryer and extra fridge/freezer. Behind this is a log store. There is also a former pig sty, which now houses the solar panel inverter (batteries) and a dome pizza oven.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Air source heat pump. Solar panels. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

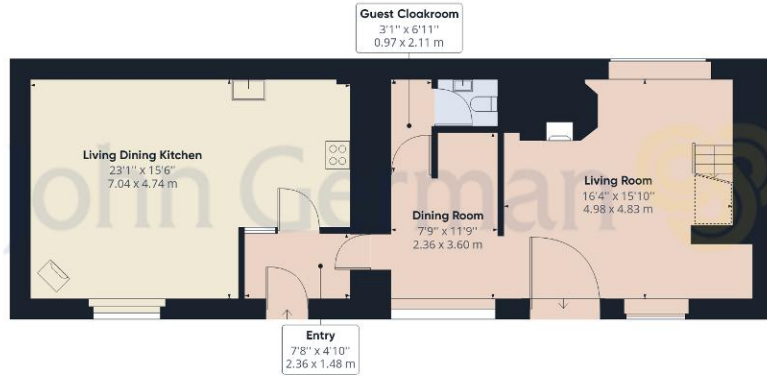
www.ambervalley.gov.uk

Our Ref: JGA22092023

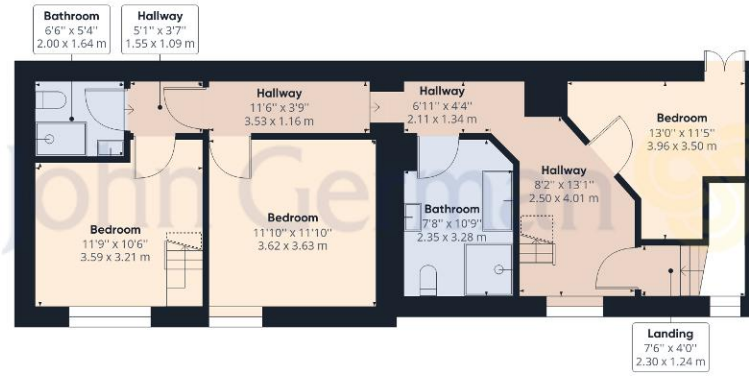
Local Authority/Tax Band: Amber Valley Borough Council / Tax Band D







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1788.92 ft²

166.20 m²

Reduced headroom

153.74 ft²

14.28 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.

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Agents' Notes

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Referral Fees

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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