



13 Main Road, Darley Bridge - DE4 2JY
£224,000



13 MAIN ROAD

Darley Bridge, Matlock

We are delighted to offer For Sale, this extended, stone built cottage which is located in the sought after village of Darley Bridge, a short distance between the popular towns of Matlock and Bakewell. This home benefits from gas central heating, uPVC double glazing (front windows are triple glazed) and is extremely well presented throughout. The accommodation comprises; living room, dining room, kitchen and ground floor WC. On the first floor there are three bedrooms and a shower room. Outside there is a low maintenance courtyard to the rear and a seating area to the side. On road parking can be found nearby. Viewing Highly Recommended. Virtual Tour Available.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Gas Central Heating & uPVC Double Glazing
- Three Bedroom Character Cottage
- Village Location
- Energy Rating D
- VT Available
- Useful Loft Room
- Courtyard Garden
- Well Presented Throughout
- Viewing Recommended!





The Location

Darley Bridge is an attractive village set in the beautiful the Derwent Valley, surrounded by open countryside with many fine walks. There are excellent local amenities at nearby Darley Dale and the towns of Matlock (3 miles) and Bakewell (6.5 miles) are just a few minutes away. The village is within easy commuting distance of the cities of Sheffield, Nottingham and Derby and has 2 public houses, primary school, and a regular bus service to Matlock and Bakewell.

Ground Floor

The property is accessed via the front courtyard where a part glazed uPVC double glazed door opens into the

Living Room

Dimensions: 3.86 x 3.64 (12'7" x 11'11"). With a wood effect laminate flooring and a uPVC triple glazed window to the front aspect. There is a handsome stone fireplace with multi-fuel stove and an arched shelved recess to the side. There is a tall, vertical Victorian-style column radiator, a TV point and a glazed door that leads to the kitchen. An arched opening leads through to the

Dining Room

Dimensions: 3.15 x 2.79 (10'4" x 9'11"). A good sized reception room with ample space for a family-sized dining table and chairs. There is a Victorian-style radiator, matching wall lights and a uPVC triple glazed window to the front aspect providing a good level of natural light. An oak door with obscure glazing opens to reveal the

Guest's Cloakroom & WC

Dimensions: 1.17 x 0.84 (3'10" x 2'9"). With a dual flush WC, a brass wall light, and a high level uPVC double glazed window to the rear aspect.



Kitchen

Dimensions: 3.91 x 3.01 (12'9" x 9'10"). With a ceramic tiled flooring and a matching range of oak-fronted wall, base and drawer units with marble-effect worktop over and inset stainless steel sink. There is under cupboard lighting and space and plumbing for a washing machine and a dishwasher. There is space for an upright fridge freezer, gas cooker and a uPVC double glazed window to the rear aspect overlooks the rear courtyard garden. There is a vertical Victorian-style radiator and a uPVC split-stable style door that leads out to the rear. A door opens to the staircase which leads up to the

First Floor

On arrival at the landing a hatch with ladder gives access to the

Loft Room

A most useful space, currently used as a hobby room by the current vendors but also providing useful household storage. There is power and light, a central heating radiator and a Velux window providing a good level of natural light.

Bedroom One

Dimensions: 3.9 x 2.79 (12'9" x 9'1"). A good sized double bedroom with a uPVC triple glazed window to the front aspect.

Shower Room

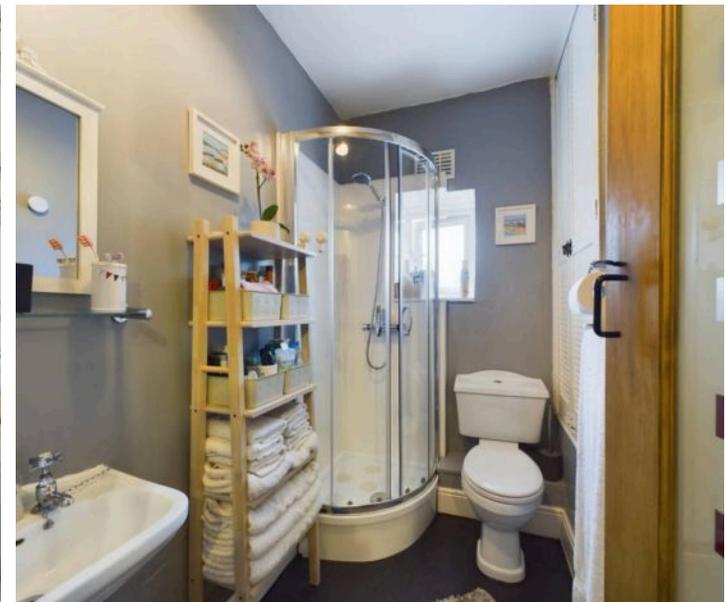
Dimensions: 2.15 x 1.35 (7'0" x 4'5"). With a vinyl floor covering and a white suite comprising of a pedestal sink, a dual flush WC and a corner shower enclosure with thermostatic shower fitting over. There is a deep overstairs storage cupboard which is the location for the "Baxi" gas combination boiler which provides the hot water and gas central heating for the home. Heated towel rail.

Bedroom Three

Dimensions: 3 x 1.64 (9'10" x 5'4"). A single bedroom or ideal for a home office. There is a uPVC double glazed window to the rear aspect.

Bedroom Two

Dimensions: 3.73 x 3.14 max (12'2" x 10'3" max). Another double bedroom with uPVC triple glazed windows to front and rear aspects providing a good level of natural light. TV point.



Outside

To the front of the property there is a stone paved courtyard enclosed by stone walling and having raised beds with a variety of flowers and plants. To the side, entered via the gate, there is a paved seating area. To the rear of the property there is a low maintenance, paved courtyard, fully enclosed by stone walling and trellis fencing and offering a high degree of privacy. External security lighting and water tap. On street parking can be found close to the property.

Directional Notes

The property is best approached by leaving Matlock town centre on the A6 north towards Bakewell. Continue for approximately two miles turning left at the Whitworth Hotel to Darley Bridge. On entering the village, pass over the bridge and the property will be found on the left hand side as identified by our 'For Sale' board.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.





Floor 0



Floor 1

Approximate total area⁽¹⁾

73.29 m²

788.84 ft²

Reduced headroom

0.25 m²

2.66 ft²

(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



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