



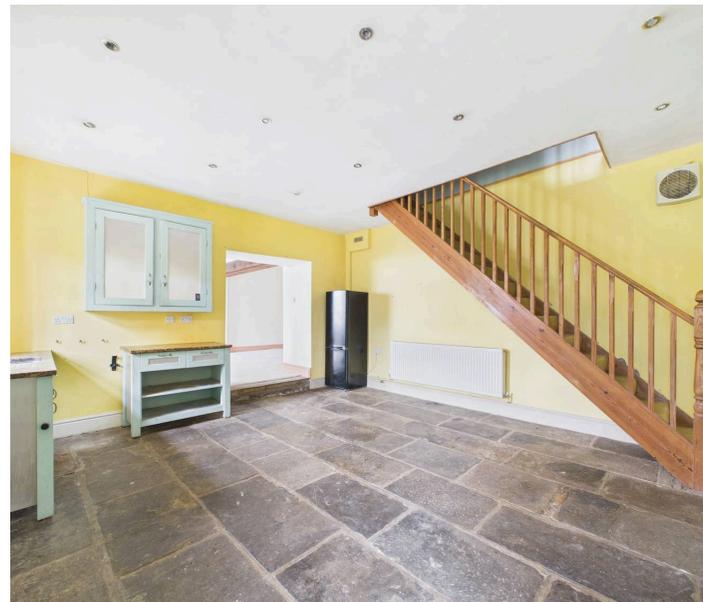
The Coach House St. Johns Road, Matlock Bath - DE4 3PQ
Initial Asking Price - £275,000



THE COACH HOUSE ST. JOHNS ROAD

Matlock Bath, Matlock, DE4 3PQ

This eye-catching, Grade II listed (by association), detached, stone built family home is now available for sale and offered with no upward chain. A former coach house situated in an elevated position with far-reaching views, this property is located between both Matlock Bath and Matlock and benefits from a range of character features such as flagstone floors, period arched windows, wooden ceiling beams and cast iron and stone fireplaces. The property offers an incredible opportunity for refurbishment as the accommodation on offer is spacious and versatile, briefly comprising; kitchen, lounge/dining room, study, lobby, downstairs WC, a former orangery and utility room/workshop to the ground floor with four double bedrooms, a family bathroom and shower room to the first floor. Outside the property benefits from off-road parking for two vehicles in tandem, a private courtyard garden to the rear and lawned garden to the front with beautiful countryside views. Furthermore, there is a parcel of woodland to the rear of the property located on top of the cliff face, this extends to approximately 0.31 acres. Please note, there is a restrictive covenant on the property, which states that the property cannot be used for any trade or business purposes.



Ground Floor

The property is accessed via the central wooden stable door. This leads straight into the:

Kitchen

18' 3" x 15' 2" (5.56m x 4.63m)

A spacious room with a beautiful flagstone floor and two front aspect windows which overlook the lovely front garden and far-reaching views beyond. Fitted with a range of light blue and silver wooden wall, base and drawer units with a granite worktop over and butler style stainless steel inset sink with mixer tap over. Free-standing appliances include a john lewis gas cooker and hob and a russell hobbs fridge/freezer. There's also an extractor fan and a wall mounted radiator. A wooden door opens into the lobby and a large opening leads into the lounge/dining room. Stairs rise to the first floor landing.

Lounge/Dining Room

14' 11" x 22' 9" (4.54m x 6.94m)

A spacious and bright room with large windows to three aspects, which flood this room with natural light. There's attractive wooden ceiling beams, handy inset shelving and a beautiful stone fireplace with brick back and stone hearth. This room has ample space for both living and dining room furniture and there are two wall mounted radiators. A wooden door opens into the:

Study

16' 2" x 13' 0" (4.92m x 3.95m)

Another generously sized room with a beautiful flagstone floor, versatile in use but previously a study room. There's a front aspect window which overlooks the shared driveway and lawned garden, double wooden doors which open to the side of the property and a wooden latched door which leads to an enclosed staircase and in turn, the first floor landing. There's also a wall mounted radiator.





Lobby

8' 8" x 15' 1" (2.63m x 4.61m)

Another useful area with laminate flooring, a wall mounted radiator and front aspect window overlooking the front garden. A front aspect wooden latched door provides direct access to outside too. One internal door opens to the WC whilst a second opens to the external covered passageway and in turn, the former orangery.

Downstairs WC

3' 3" x 4' 6" (0.98m x 1.36m)

Fitted with a two piece suite consisting of low level WC and wall hung wash hand basin. This room also has an extractor fan.

Former Orangery

The former orangery is to the right hand side of the property and if reinstated could make the most beautiful spot for enjoying the far-reaching views.

First Floor

Stairs from the study and the kitchen rise to the first floor landing which has a central wooden door, separating the landing into two. With a rear aspect window, three wooden ceiling beams and a loft hatch. There's a handy over-stairs airing cupboard, ideal for the storage of household items which also houses the 'logic' combi boiler. Wooden doors opens to all four bedrooms, the shower room and the bathroom.

Bedroom 1

13' 6" x 13' 0" (4.12m x 3.96m)

A naturally bright double bedroom thanks to the two front aspect windows which have lovely far-reaching views, with a wooden door, two wall mounted radiators and a wooden beam to the ceiling.

Bedroom 2

14' 11" x 8' 8" (4.55m x 2.63m)

A spacious double bedroom with high ceilings and a beautiful front aspect arched window with lovely views over the front garden and countryside beyond. Also with a wooden door, wall mounted radiator and wooden beam to the ceiling.



Bedroom 3

12' 4" x 8' 10" (3.75m x 2.68m)

A third double bedroom with a front aspect window with views similar to those of bedroom two. The focal point being a decorative fireplace with stone hearth and mantel and black cast iron fire. This room also has a wooden door, wall mounted radiator and loft hatch.

Bedroom 4

10' 7" x 9' 4" (3.23m x 2.84m)

The smallest of the bedrooms but still of double proportion, with a beautiful front aspect arched window with views over the front lawn and towards the Derbyshire hills. There's a fireplace with stone surround and hearth with wooden mantel, which has the potential to be reinstated. There's a fitted cupboard with hanging rail, wooden door, wall mounted radiator and wooden beam to the ceiling.

Bathroom

10' 10" x 6' 6" (3.29m x 1.98m)

A good sized room with tiled flooring, wooden beam to the ceiling and side aspect window. There's a wall mounted radiator and an extractor fan and the room is fitted with a three piece suite consisting of pedestal wash hand basin, low level flush WC and tiled panel bathtub with central taps.

Shower Room

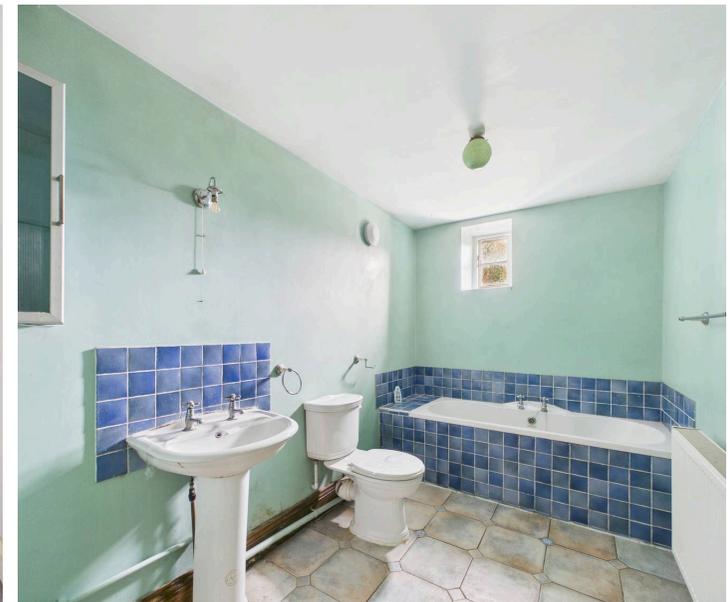
5' 9" x 6' 11" (1.74m x 2.10m)

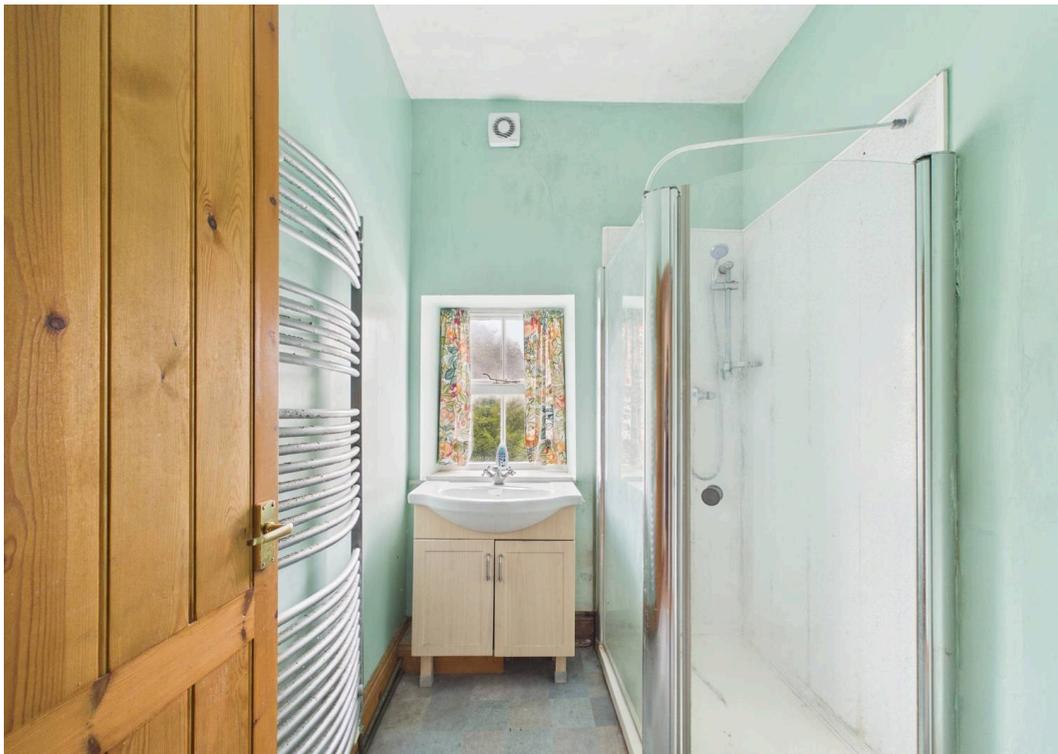
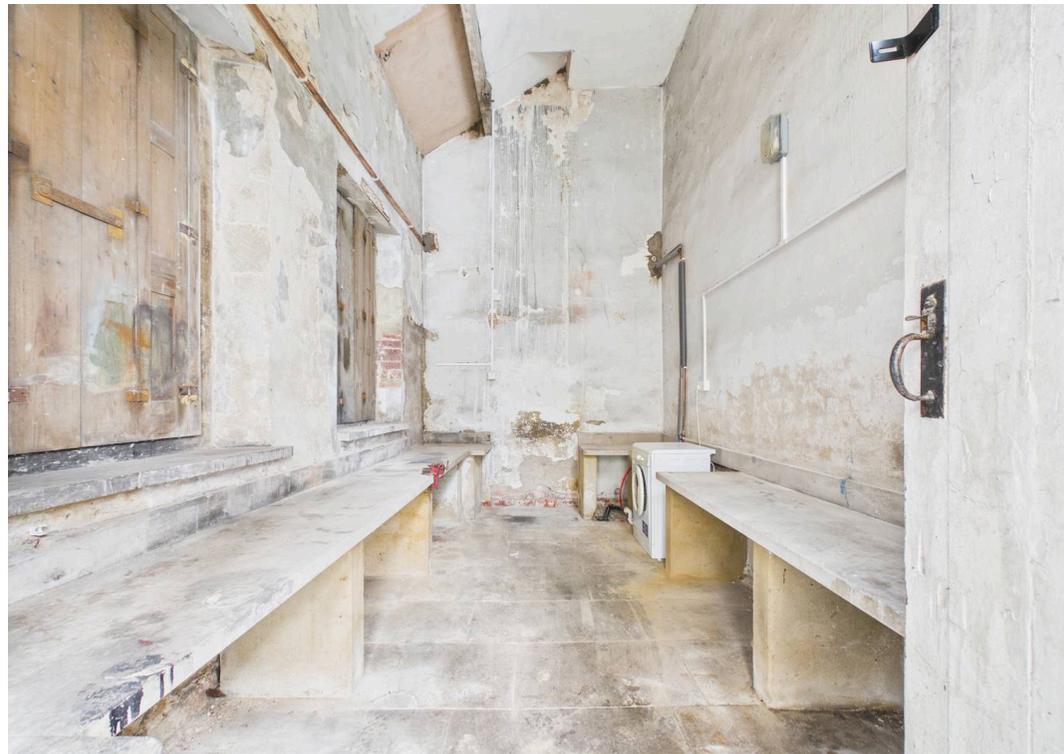
With a front aspect window and vinyl flooring, this room is fitted with a two piece suite consisting of vanity style wash hand basin with cupboard beneath and large shower cubicle with mains shower over. There's also an extractor fan and chrome ladder style heated towel rail.

Utility/Workshop

15' 9" x 9' 0" (4.81m x 2.74m)

Accessed from the side of the property, this room is of generous size and has a wooden door and side aspect window. Versatile in use but previously occupied as a utility room and workshop.







Covenant

There is a restrictive covenant on the property, which states that the property cannot be used for any trade or business purposes.

Directional Notes

From Matlock Crown Square, take the bridge over the river and bear left onto Dale Road. Pass under the railway bridge and after around 250m turn right onto St Johns Road. Rise up St Johns Road for around 200m and the shared driveway is on the right, on a sharp bend (opposite the road which forks to Common Wood). The property can be identified by our for sale board.

Council Tax Band Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £2851 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.

Front Garden - A triangular parcel of land, laid to lawn with far-reaching countryside views.

Rear Garden - Accessed via a wooden door, through an covered passageway and past doors which open to the lobby and the former orangery. Steps lead to this space which is low maintenance and very private.

Parking

The property has two off-street parking spaces, in tandem on the shared driveway.



Floor 0

Approximate total area⁽¹⁾

174.3 m²

1878 ft²

Reduced headroom

2.3 m²

24 ft²

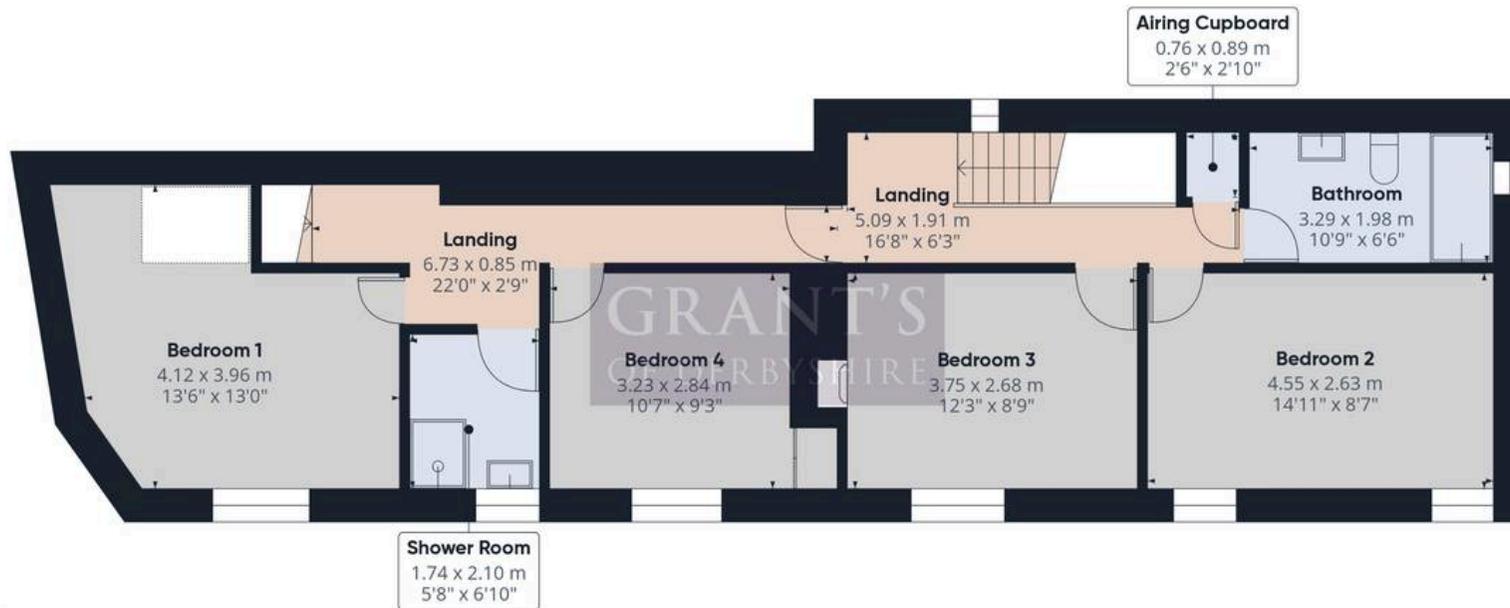
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 3





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