

66 Starkholmes Road

Matlock

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Land • Property • Livestock
EST 1871

66 Starkholmes Road
Matlock
Derbyshire
DE4 3DD

4	2	2	TBC	2.38 ac

66 Starkholmes presents a truly unique opportunity to acquire a detached four-bedroom dwelling together with an adjoining paddock extending to approximately 2.32 acres (0.93 hectares). The property boasts a highly accessible location within the settlement of Starkholmes, close to amenities, and will lend itself to those with equestrian, hobby farming, and lifestyle interests who wish to have the convenience of village life.

For Sale by Private Treaty.

Guide Price
£650,000

Bakewell Office - 01629 812777

bakewell@bagshaws.com







66 Starkholmes Road

Location:

66 Starkholmes Road is situated to the north of the village of Starkholmes, where a wide array of amenities can be found, including public houses, a primary school, a secondary school, Churches, and convenience stores. The town of Matlock sits just 0.5 miles to the north, where a much wider range of amenities can be found including a train station, street shops, restaurants, and medical centres. Further nearby towns include: Wirksworth to the south (4.8 miles), Bakewell to the northwest (9.3 miles), and Alfreton to the east (9.1 miles). Derby city centre sits just 21 miles to the north, offering further shopping, dining, and transport connections, with Manchester Airport 44 miles to the northwest. The property is situated near to the popular Peak District National Park, where a breadth of walking routes can be found, along with nature trails and scenic viewpoints ideal for outdoor pursuits.

Description:

66 Starkholmes Road presents an exciting opportunity to acquire a semi-rural property, boasting a highly accessible location within the village of Starkholmes, on the edge of the Peak District National Park. The property briefly comprises a spacious detached four-bedroom dwelling, a lower ground-floor double garage, extensive lawned gardens, and adjoining grassland parcel all together extending to approximately 2.38 acres (0.96 hectares).

The property will appeal to those with equestrian, hobby farming, and amenity interests, as well as those seeking village life. The property would benefit from some modernisation but offers a truly great opportunity to acquire a property with land in a highly accessible village location, with great commuting links to Derby, other transport links, and a variety of amenities.

Directions:

From Matlock Crown Square, head south along Causeway Lane, passing Hall Leys Park and Matlock Town Football Club. Continue into Matlock Green and, at the crossroads just before the petrol station, turn right onto Church Street. Follow the road uphill, continuing onto Starkholmes Road and passing Highfields School. Continue through Starkholmes village, where number 66 can be found on the left-hand side, identified by our For Sale board.

What3Words: ///fluffed.duplicity.gagging

Ground Floor & First Floor

The ground floor entrance opens into a useful utility area, incorporating a small store room and WC, with access through to the spacious double garage.

Stairs lead to the first-floor accommodation, where an entrance hall and side porch provide access to the principal living areas. The property boasts a generous open-plan sitting and dining room, featuring an gas fire, an abundance of natural light and far-reaching views towards the iconic 19th-century River Castle. There is a study or further reception room location off the entrance hallway. The first floor also benefits from a further WC and storage cupboard.

To the rear, the kitchen provides access out to the back garden, offering a convenient connection between the indoor and outdoor spaces.







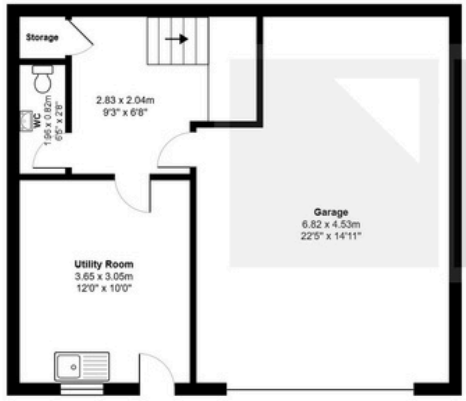
Second Floor

The staircase rises from the entrance hall where you can find a spacious master bedroom. There are three further bedrooms, all double with fitted wardrobes, are accompanied by a large modern family bathroom and further shower room. All the bedrooms have lovely views across the garden and paddocks to the rear, and far reaching views over the vally to the front. The accommodation offers a flexible layout, perfect for family living with open plan spaces, and allowing a purchaser to adapt and tailor to their preference.

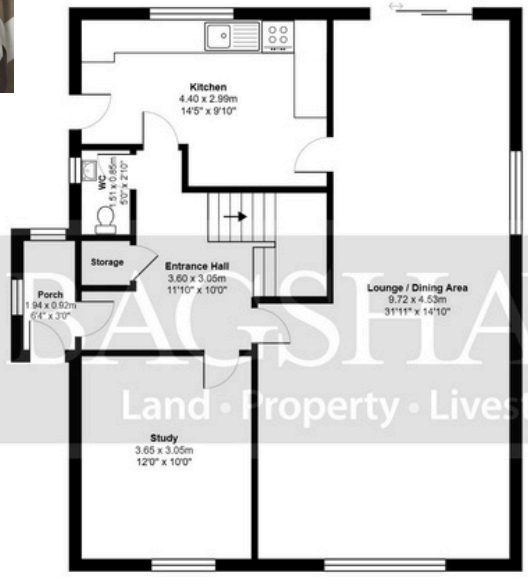




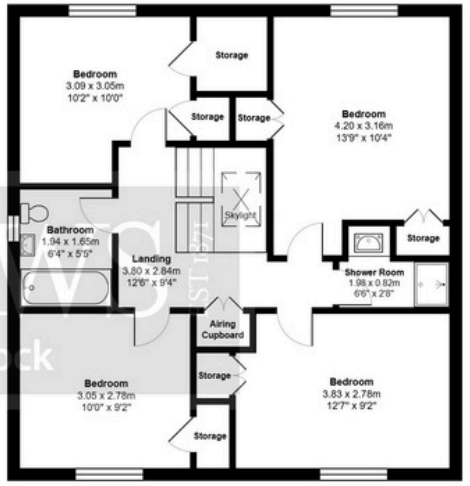




Lower Ground Floor



Ground Floor



First Floor

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Externally

The property boasts a generous plot, with extensive lawned gardens lying to the front and rear of the dwelling, with mature hedgerow and dry-stone walled boundaries. A patio area lies to the rear, with far-reaching views across the adjoining paddocks and lawns, offering plentiful space to enjoy secluded outside seating and dining. To the front of the dwelling presents a private driveway, providing parking for multiple vehicles.

The whole property extends to approx. 2.38 acres, with access to the rear paddock gained up the side of the property. The land is perfectly suited to those with equestrian, hobby farming, and/or amenity interests, being of a manageable acreage and being slightly sloping in gradient.







General Information

Services:
The property benefits from all mains services including electric, gas, water and waste. There is an gas fired central heating system.

Tenure and Possession:
The property is sold freehold with vacant possession upon completion.

Sporting and Timber Rights:
We understand these rights are included as far as they exist.

Mineral and Timber Rights:
It is understood that these are included in the sale as far as they exist.

Viewing:
viewing by appointment only, please contact the Bakewell office to arrange this.

Fixtures and Fittings:
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

EPC: TBC

Council Tax Band: F

Rights of Way, Wayleaves and Easements:
The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

Method of Sale:
The property is for sale by private treaty.

Vendor's Solicitors:
Taylor & Emmet, Bridge Street, Bakewell, Derbyshire DE45 1DS

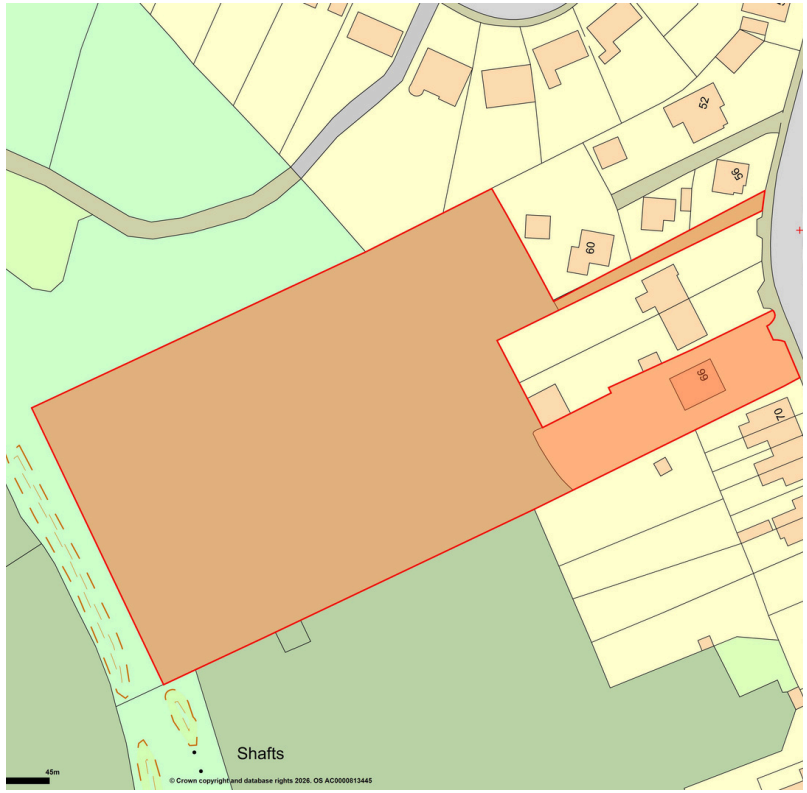
Local Authority:
Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN

Broadband Connectivity:
It is understood that the property benefits from a good broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

Mobile Network Coverage:
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Parking:
Parking is currently on the driveway.

Agents Notes
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH
T : 01629 812777
E : Bakewell@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

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