



2 bed cottage to buy in DE4

Roes Lane, Crich, Matlock, Derbyshire,
DE4 5DH

£215,000 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Beautiful Countryside Location
- ✓ Two Double Bedrooms
- ✓ New Kitchen & Bathroom
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Situated in the picturesque village of Crich, this beautifully renovated cottage offers excellent potential as a holiday let or serviced accommodation property. The area attracts visitors year-round thanks to its countryside setting, walking routes, heritage attractions, and easy access to the Peak District National Park.

This charming two-bedroom semi-detached cottage located in the picturesque village of Crich, locally known as the gateway to the Peak District. Fully refurbished and ready to move in. Perfectly suited for first-time buyers, small families, or those looking to downsize. This property offers a comfortable and inviting living space with two generous reception rooms and a well-appointed bathroom and kitchen. The home boasts a delightful blend of traditional character and contemporary features, creating a warm and welcoming atmosphere throughout. Set within a friendly community, this property presents an excellent opportunity to enjoy village life while remaining within easy reach of nearby towns and amenities.

Crich is a vibrant village nestled in the heart of the Derbyshire countryside, known for its stunning rural landscapes and historic charm. Renowned for the Crich Tramway Village, which attracts visitors from near and far. Also Crich Stand which is a memorial tower that was originally erected in 1923 to the memory of the 11,409 members of the Sherwood Foresters. The area offers excellent amenities including local shops, schools, and pubs, all within walking distance. Outdoor enthusiasts will appreciate the scenic footpaths, nature reserves, and nearby reservoirs, providing plenty of opportunities for countryside walks, cycling, and family activities. Commuters will find convenient access to the A610 and M1, making it straightforward to reach larger towns such as Ripley and Matlock, as well as the cities of Derby and Nottingham.

Upon entering the property, you are welcomed into the spacious hallway which leads to the lounge and dining room. Both rooms provide natural lighting to create an airy and inviting atmosphere perfect for relaxation or entertaining guests. Both rooms feature charming original details and neutral décor, allowing you to easily add your personal touch.

The kitchen is thoughtfully designed with ample work surfaces and cabinetry, providing a practical and efficient space for cooking and meal preparation. It includes modern appliances and benefits from a walk-in larder with the original 'cold stone'. Not to forget the sun room and outside courtyard area.

Upstairs, you will find two well-proportioned bedrooms both of which provide enough space to accommodate a double bed and additional bedroom furniture. Completing the first floor is a modern family bathroom, fitted with a bathtub having shower over, hand basin, and WC. Finished in neutral tones and designed with both style and functionality in mind.

This delightful semi-detached cottage offers a fantastic opportunity to enjoy comfortable living in a sought-after location. With its combination of versatile living spaces, attractive outdoor areas, and proximity to local amenities and stunning countryside, this home is ready to welcome its new owners. Early viewing is highly recommended to fully appreciate all this property has to offer.

Please Note: Some of the photographs within this listing have been digitally enhanced using AI staging for illustrative purposes. These images are intended to demonstrate potential uses of the space and may not accurately reflect the current furnishings, décor or condition of the property.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £215,000

Property Type: Cottage

Parking: None

Year built: 1700

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

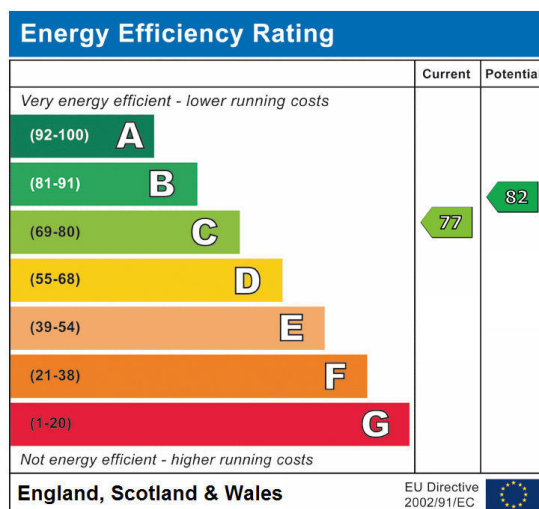
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Roes Lane, Crich, Matlock, Derbyshire, DE4 5DH

Contact your local branch today for more information on this property:

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