



£895 Monthly

Highstairs Cottage Thatchers Lane, Matlock, DE4

Cottage | 2 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Property Description

Derbyshire Properties are proud to present this 2-bedroom cottage on Thatcher's Lane, Tansley, Matlock. Fully furnished with off-road parking. Enjoy countryside living with modern convenience. Contact Derbyshire Properties.

Main Particulars

Nestled in the picturesque countryside of Tasley, Matlock, High Stairs Cottage beckons with its quaint charm and serene surroundings. This delightful abode offers an unparalleled opportunity for those seeking a long-term rental amidst nature's tranquility.

High Stairs Cottage exudes warmth and character with its exposed beams, rustic fireplace, and cozy interiors, providing a welcoming ambiance that instantly feels like home.

The cottage comes fully furnished and boasts ample living space, including a comfortable living room, a well-appointed kitchen, and a dining area perfect for hosting gatherings with friends and family.

Step outside to discover the garden and patio area along with the allocated parking space.

High Stairs Cottage comes fully furnished, equipped with modern amenities for convenience and comfort, including central heating, ample storage space, and parking facilities.

The property is offered on an Assured Shorthold Tenancy, on the basis of an initial six month term renewable thereafter for the successful applicant. Holding deposit: Equal to one weeks rent of £206.00 This will be withheld if any relevant person, including any guarantor, withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement and / or Deed of Guarantee within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing. Security Deposit: £1030.00 Equal to Five weeks rent of this covers damage or defaults on the part of the tenant during the tenancy. The deposit will be registered with The Deposit Protection Service (DPS) Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears. Lost Key(s) or other Security Device(s): Tenants are liable to the cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. Variation of Contract (Tenants Request): £50 (inc VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal

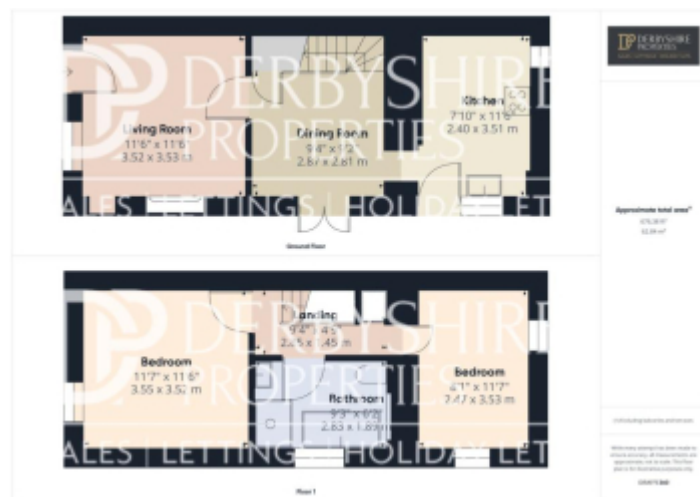
documents. Derbyshire Properties Estate Agents Limited are members of Client Money Protect Limited Membership no.CMP004627 and The Property Ombudsman Membership no.D11026.

With its peaceful location, charming aesthetics, and practical amenities, High Stairs Cottage offers an ideal setting for long-term residency. Whether you're looking to escape the city permanently or seeking a tranquil retreat for the foreseeable future, this cottage provides the perfect backdrop for a fulfilling lifestyle.

Explore the scenic beauty of the Peak District National Park, just a short drive away. Immerse yourself in the rich history and culture of nearby Matlock Bath, known for its Victorian charm and riverside promenade. Indulge in outdoor activities such as hiking, cycling, and horseback riding amidst the stunning landscapes of the surrounding area.

High Stairs Cottage presents a rare opportunity to embrace country living at its finest. If you're ready to make this charming cottage your long-term sanctuary, don't hesitate to schedule a viewing today. Contact us to secure your slice of Tasley Matlock's idyllic countryside lifestyle at High Stairs Cottage.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Telephone: 01773 832355

DERBYSHIRE PROPERTIES
= A N E S T A T E A G E N C Y =

www.derbyshireproperties.com