



The Maltings

Baileys Mill, Matlock



AG HOMES

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Country Living & Lifestyle

Welcome to The Maltings at Baileys Mill, where you'll discover 13 exquisite open-plan homes that epitomize the finest in green urban living. These homes have been meticulously designed to the highest specifications and include two 2-bedroom and two 3-bedroom homes, 7 newly built 3-bedroom townhouses, and two 2-bedroom apartments.

Situated at the heart of a bustling community, The Maltings at Baileys Mill is surrounded by excellent greenery, fantastic walks and pubs, as well as a stunning town centre with all local amenities. Each home has been thoughtfully crafted to maximise space, comfort, and luxury, providing an ideal combination of rural charm and contemporary living.

Welcome to a life of country living and luxury.



*Computer generated image of The Maltings is indicative only

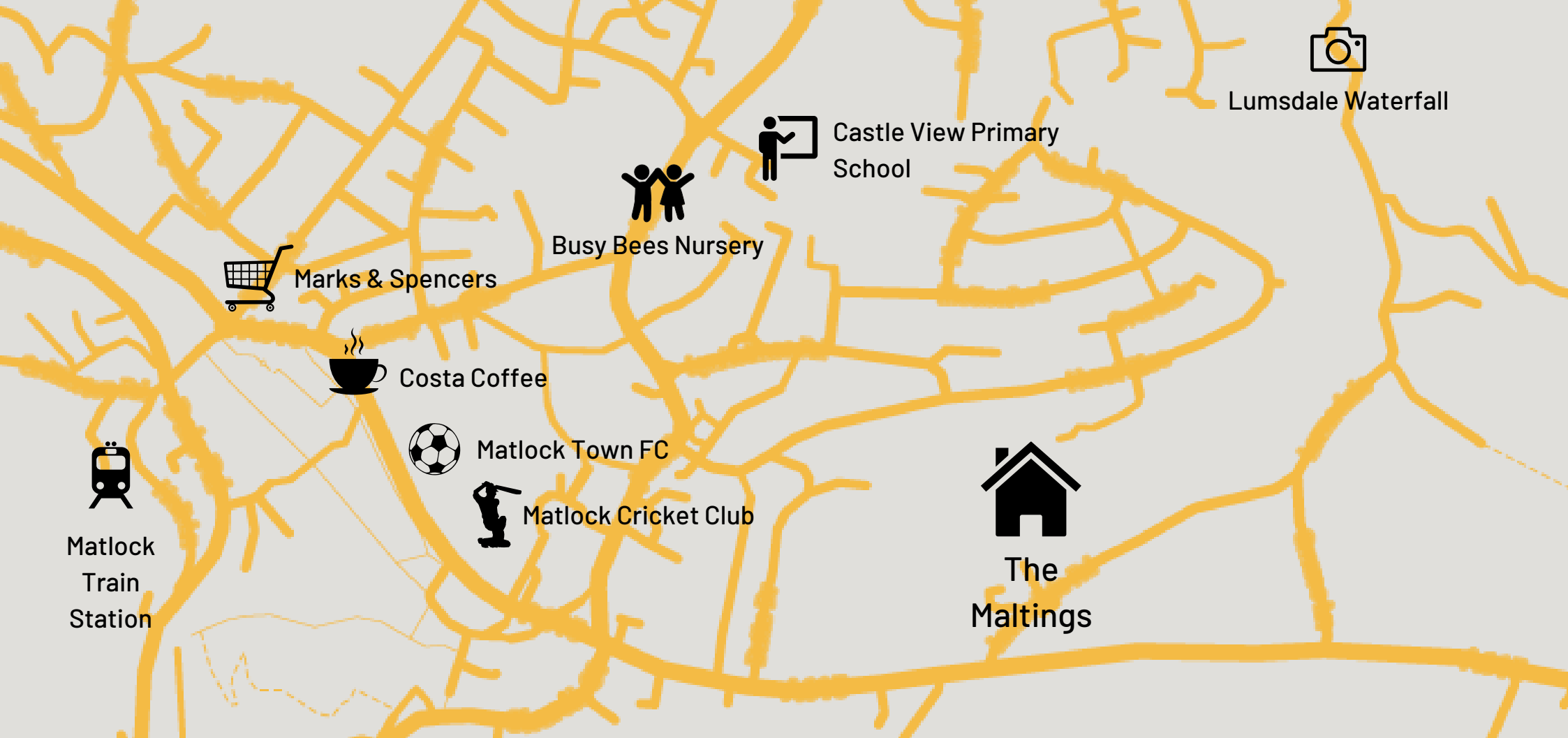


The Maltings at Baileys Mill offers convenient access to the charming town of Matlock. Which is a favourite destination for families, working professionals, and over two million tourists each year, boasting numerous landmarks to explore and a plethora of scenic walking paths.

Nestled in the heart of the picturesque Derbyshire Dales, the charming town of Matlock offers easy access to nearby cities and stunning countryside.

As one of the UK's top destinations, Matlock attracts millions of visitors each year and offers something for everyone, from families to working professionals. With a thriving economy supported by over 100 businesses, Matlock boasts many employment opportunities, providing a stable and secure environment for residents.

For those seeking a more relaxed lifestyle, The Maltings at Baileys Mill provides the perfect solution. With excellent transport links to nearby cities, working professionals and families can enjoy a peaceful retreat while still benefiting from access to many job prospects.



Walk

Matlock Cricket Club	12 minutes
Matlock Town Centre	13 minutes
Matlock Town FC	14 minutes
Lumsdale Waterfall	14 minutes
Busy Bees Nursery	15 minutes
Costa Coffee	18 minutes
Marks & Spencers	19 minutes
Matlock Train Station	20 minutes

Car

Castle View Nursery and Primary	4 minutes
Matlock Bath	7 minutes
Sainsburys	7 minutes
Arc Leisure	7 minutes
Whitworth Hospital	8 minutes
Heights of Abraham	8 minutes
Matlock Promenade	8 minutes
Peak District National Park	14 minutes
Derby	34 minutes

Train

Peak District National Park	38 minutes
Derby	45 minutes
Sheffield	1hr 40 minutes

Quintessential British Living

The Maltings at Baileys Mill offers quintessential British living, situated in Matlock, the picturesque town known for its stunning scenery and vibrant community. The town boasts a mix of independent shops and high street brands, as well as charming tea rooms and restaurants, offering residents and visitors the ultimate British lifestyle experience.

Just a short drive away from The Maltings at Baileys Mill, the Peak District National Park is a haven for outdoor enthusiasts, with its beautiful trails, stunning landscapes, and scenic walks.

Despite its idyllic location, The Maltings at Baileys Mill is conveniently located near major transport links, with easy access to cities such as Sheffield and Derby. As a purpose-built development, The Maltings at Baileys Mill offers residents a unique opportunity to live in a community that combines the best of modern living with traditional British charm.



A Blend of Natural Beauty and Traditional Town Life

One of the most popular attractions in Matlock is the Heights of Abraham, a unique hilltop park that offers spectacular views of the surrounding countryside. Visitors can explore the park's winding paths and caves, take a ride on the cable car or enjoy a picnic on the lush green lawns.

Matlock Bath is another must-visit destination, famous for its stunning Georgian architecture and natural hot springs. Here, visitors can take a dip in the warm waters of the Victorian Baths, explore the mining museum, or take a stroll along the picturesque promenade.





A Bespoke Specification

Kitchens

- Individually designed kitchens selected from a unique and exclusive range for AG Homes
- A selection of high quality cabinets accompanied with worktops with upstand
- Integrated oven and touch controlled induction hob
- Integrated fridge freezer, dishwasher and washer dryer (where possible)

Bathrooms

- Contemporary bathroom benefits from tiles to walls and floors
- Designer bathroom suite with chrome fittings
- Glass shower screen and low profile tray
- Heated towel rail

Internal Finishes

Our in-house designers have produced a high specification finish, with a focus on quality and sustainability:

- Oak finished internal doors
- Original windows
- High-efficiency electric heating system

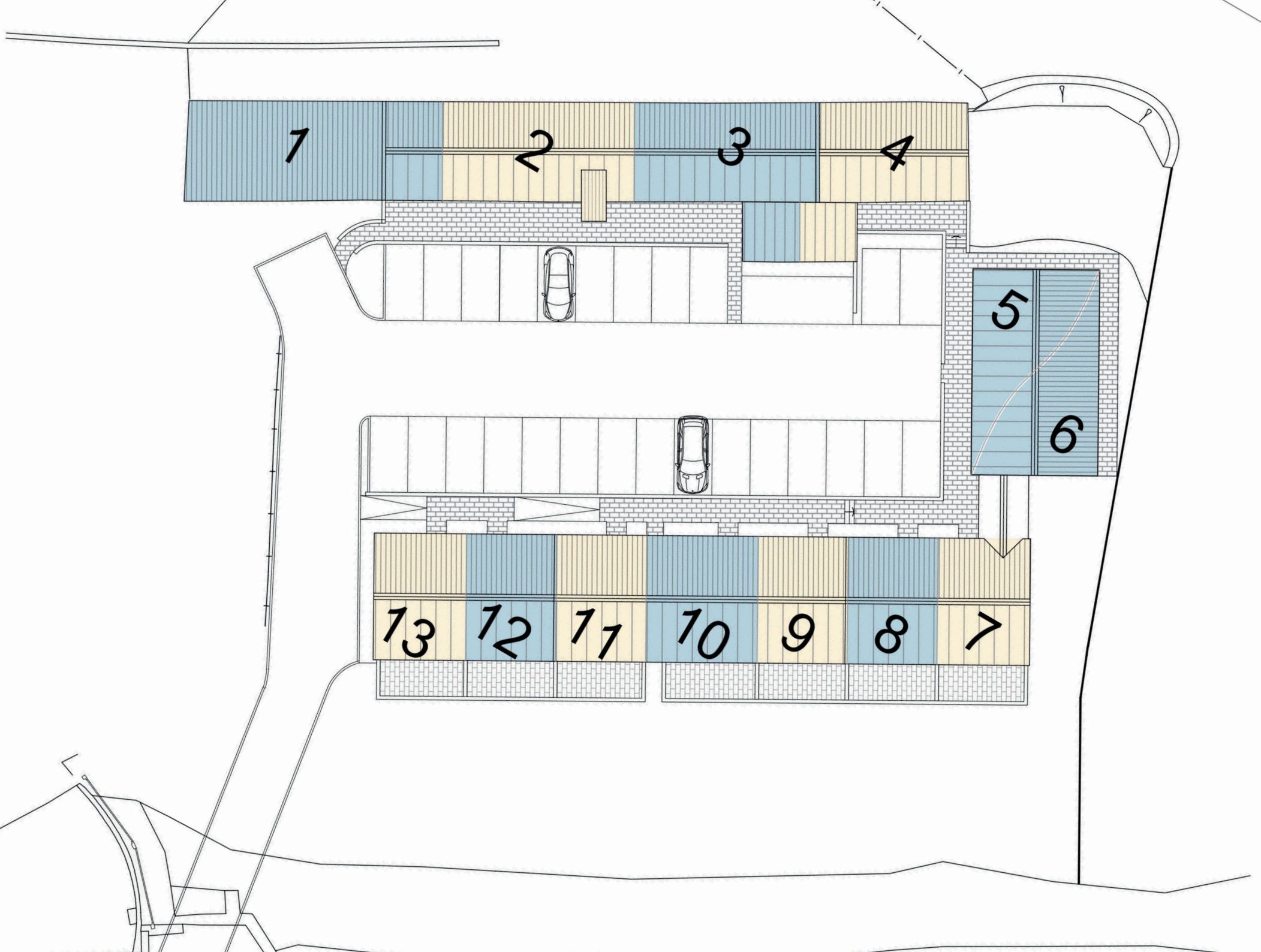
Flooring & Wall Tiling

Choose from the AG Homes range of Karndean and carpets for bedrooms and living areas. Porcelanosa tiles to bathroom walls and floor

Garden & External Features

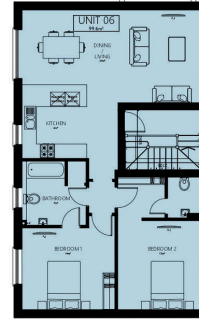
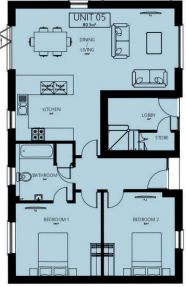
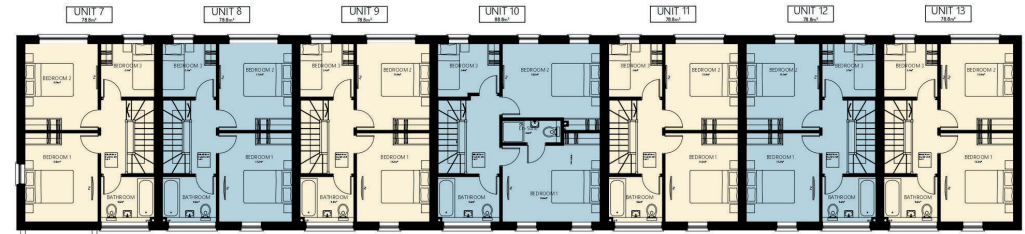
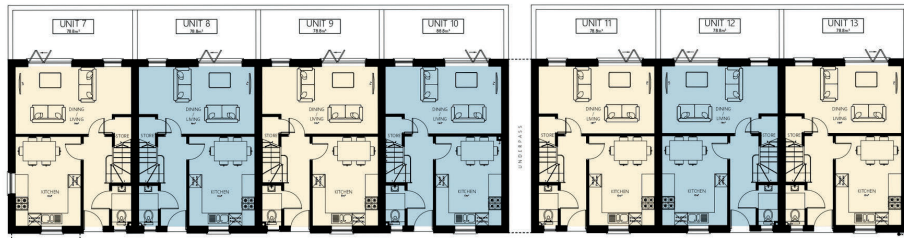
A stunning outdoor space benefitting from soft landscape and planted borders







Unit	Beds	Size (m2)
01	3	163.1
02	2	111.4
03	3	124.2
04	2	92.4



Unit	Beds	Size (m2)
05	2	80.3
06	2	99.6
07	3	78.8
08	3	78.8
09	3	78.8
10	3	88.8
11	3	78.8
12	3	78.8
13	3	78.8



A development by

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