



Oakwood House, Monyash Road, Over Haddon, Derbyshire, DE45 1HZ



# Monyash Road

Offers In The Region Of

## £1,250,000

Nestled in the serene and picturesque village of Over Haddon, amidst the rolling fields of the White Peak & overlooking the breathtaking Lathkill Dale, stands an impressive stone-built detached residence. Boasting six bedrooms, three bathrooms, & ample living space spread over three floors, this home offers a luxurious retreat amidst the tranquil Derbyshire countryside.

Upon arrival, a gated driveway welcomes you, leading to a double garage with electric doors & providing parking for multiple vehicles. The property sits within approximately 1.78 acres of meticulously landscaped gardens & an adjoining paddock, offering sweeping views of the surrounding countryside.

Stepping inside, you are greeted by an inviting entrance hall with built-in storage & a WC. The heart of the home lies in the spacious dining kitchen, featuring an Aga, a comprehensive range of fitted units & built-in appliances, flowing into the utility room. A triple aspect reception room awaits, adorned with a feature fireplace housing a multi-fuel stove, opening into the formal dining room & further extending into an attractive conservatory & connecting sitting room, perfect for entertaining or relaxing.

Ascending to the first floor, a landing leads to a large triple aspect double bedroom with an en-suite, a double bedroom & a well-appointed bathroom with a separate shower enclosure. The second floor offers additional accommodation, comprising a triple aspect double bedroom, a double bedroom, a shower room & a further bedroom, providing versatile living spaces to suit every need.

Outside, the beautifully landscaped gardens envelop the property, boasting seating terraces, planted beds, borders, specimen shrubs & trees, creating a serene oasis for relaxation and enjoyment. With direct access to local walks, proximity to the esteemed Lathkill Hotel & within the catchment area of Lady Manners school. This home offers an idyllic lifestyle & remains conveniently commutable to major commercial centres.



- An Impressive Family Home With Spacious & Flexible Living Accommodation
- Stunning Landscaped Gardens & Adjoining Paddock Amounting To 1.78 Acres
- Within Highly Regarded Primary & Lady Manners School Catchment
- Excellent Local Amenities At Nearby Bakewell
- A Peaceful & Picturesque Setting With Commanding Countyside Views
- Direct Access To Many Local Walks At Lathkill Dale
- Immaculately Presented Throughout With High Quality Fittings & Traditional Features
- Double Garage & Off Road Parking For Several Vehicles
- EPC: Rating C
- Viewings: Bakewell Office



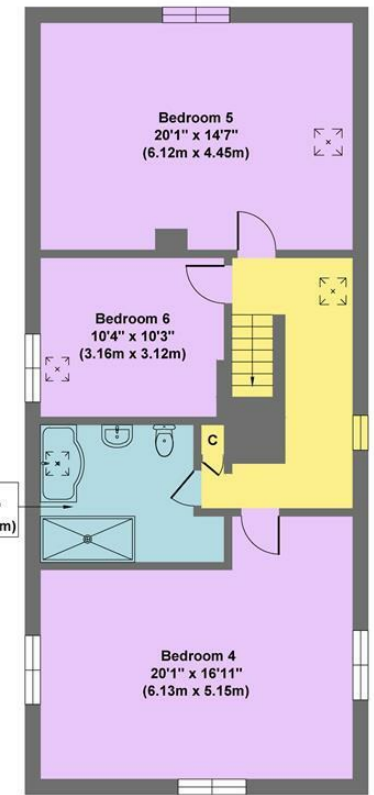
## Oakwood House



**Ground Floor**  
Approximate Floor Area  
1631 sq.ft  
(151.56 sq.m.)



**First Floor**  
Approximate Floor Area  
1323 sq.ft  
(122.88 sq.m.)



**Second Floor**  
Approximate Floor Area  
976 sq.ft  
(90.63 sq.m.)

**Approx. Gross Internal Floor Area 2299 sq.ft / 213.51 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

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