

ROYSTONE LODGE

OFF CHESTERFIELD ROAD, MATLOCK MOOR, DERBYSHIRE



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ROYSTONE LODGE

OFF CHESTERFIELD ROAD, MATLOCK MOOR, DERBYSHIRE, DE4 5LZ.

A wonderful country house with uninterrupted views across open countryside, with the benefit of an excellent leisure complex with a guest suite, all set in approximately 30 acres.

ACCOMMODATION

Entrance hall, drawing room, dining room, large kitchen/breakfast/sitting room, sitting/music room, conservatory, billiard room, two cloakrooms, master bedroom, dressing room and bathroom, guest bedroom and bathroom, two further double bedrooms with shower rooms, single bedroom.

Leisure suite: sitting/games room, double bedroom and shower room.

AMENITIES

Swimming pool, hot tub, three changing cubicles, two showers, sauna and steam room, double garage, double car port, workshop, large store, driveway and extensive parking, rear driveway, beautiful gardens, vegetable garden, grazing land and woodland, in all approx. 30 acres.

DISTANCES (approximate):

Matlock - 1.5 miles; Chesterfield (trains to London from 1 hour 45 mins) - 8 miles; M1 (junction 28) - 11 miles; Derby (mainline station to London St Pancras from 1 hour 23 mins) - 20 miles; Sheffield - 20 miles; Nottingham - 28 miles; East Midlands international airport - 34 miles; Manchester (international airport) - 36 miles.

FOR SALE - FREEHOLD

GUIDE PRICE: ON APPLICATION

07766 565893

www.caudwellandco.com

Email: edward@caudwellandco.com

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DESCRIPTION

A well presented stone built house with light and spacious family accommodation over two floors in a very quiet and private location but within a short drive of Matlock town centre. The property is approached down a long private drive leading to a pair of gates and into a gravel driveway with a central, planted turning circle. A secondary driveway leads to the leisure/guest suite.

Ground floor: the front door opens into a large hallway with a cloakroom and w.c. off. To the front is a sitting/music room and to the rear a large drawing room with oak flooring, a wall mounted, swivelling wood burner and lovely views over the garden. A door opens into the large, open plan kitchen/sitting/dining room with a corner study area. The kitchen is fitted with a good range of base units and ample work surfaces incorporating a twin bowl sink unit. A range of Miele and Siemens appliances including an integral dishwasher, conventional and combi ovens, two ring electric hob, fridge, freezer and coffee machine. There is an oil fired, four oven AGA and a large central island with a breakfast bar. A pair of glazed doors leads out onto a large south facing terrace. Through the kitchen there is a rear hallway/utility room with cupboards for storage and also plumbing for washing machine and dryer, a cloakroom with w.c. and the back door. This also leads through to steps down to an impressive conservatory with views over the gardens and open countryside. Off the conservatory is a good-sized billiard room with storage cupboards, one of which houses the bore hole filtration equipment. The inner hallway leads to a large, dual aspect dining room overlooking the front driveway.

First floor: Master bedroom suite with lovely big bedroom with door opening onto a balcony, there is a large walk-in closet, a dressing room and an ensuite bathroom with full suite comprising bath, large shower cubicle, hand basin set in vanity unit with large mirror over and heated towel rail, there is a door to the balcony. Single bedroom to the front. Large guest double bedroom with a wall of fitted cupboards and an ensuite bathroom with suite comprising bath with shower over and glass shower screen. Further double bedroom overlooking the front with an ensuite shower room. Fourth large, dual aspect double bedroom with an en suite shower room.









Leisure/guest suite: A completely separate building with a rear driveway giving access and a walkway to the main house. Entrance lobby leads into a games room which could be a sitting room for the guest suite. Adjacent is a kitchen/breakfast room with wall and base units and work surfaces incorporating 1.5 bowl sink unit. Appliances include Neff oven and four burner hob, Whirlpool dishwasher and integral fridge. A dual aspect double bedroom overlooking surrounding fields has an ensuite shower room. The leisure suite has a good sized swimming pool with swim jet, hot tub, adjacent plant room, three changing cubicles, two showers, a steam room and a Finnish sauna.

Outside: Double garage with electric up and over door. Further timber building with space for two large cars, a large workshop and first floor storage. The house sits in the middle of the gardens which are mainly laid to lawn with mature trees and shrubs and well stocked borders. There is a large vegetable garden enclosed within a beech hedge. The land extends to six fields all of which are good and level and offer extensive grazing with cropping potential. A side driveway runs down the edge of the garden and the fields and leads to an area of woodland.

SITUATION

Roystone Lodge is approached off the Chesterfield Road approximately 1.5 miles from the town of Matlock which has a good selection of shops, restaurants and public houses. Matlock train station gives access into the larger conurbation of Derby in thirty minutes and thus London in under two hours. The property has excellent walking, golf and cycling from the door, the Peak District National Park is a short drive away with its various and extensive outdoor pursuits. There are many places of cultural interest nearby including Chatsworth, Haddon Hall and Hardwick Hall to name but a few.

SERVICES

Mains electricity, oil fired central heating, private drainage, bore hole water. Mains water also available.





FIXTURES AND FITTINGS

Fitted carpets, standard fixtures and fittings are included in the sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

COUNCIL TAX: Band G

POSTCODE: DE4 5LZ

DIRECTIONS

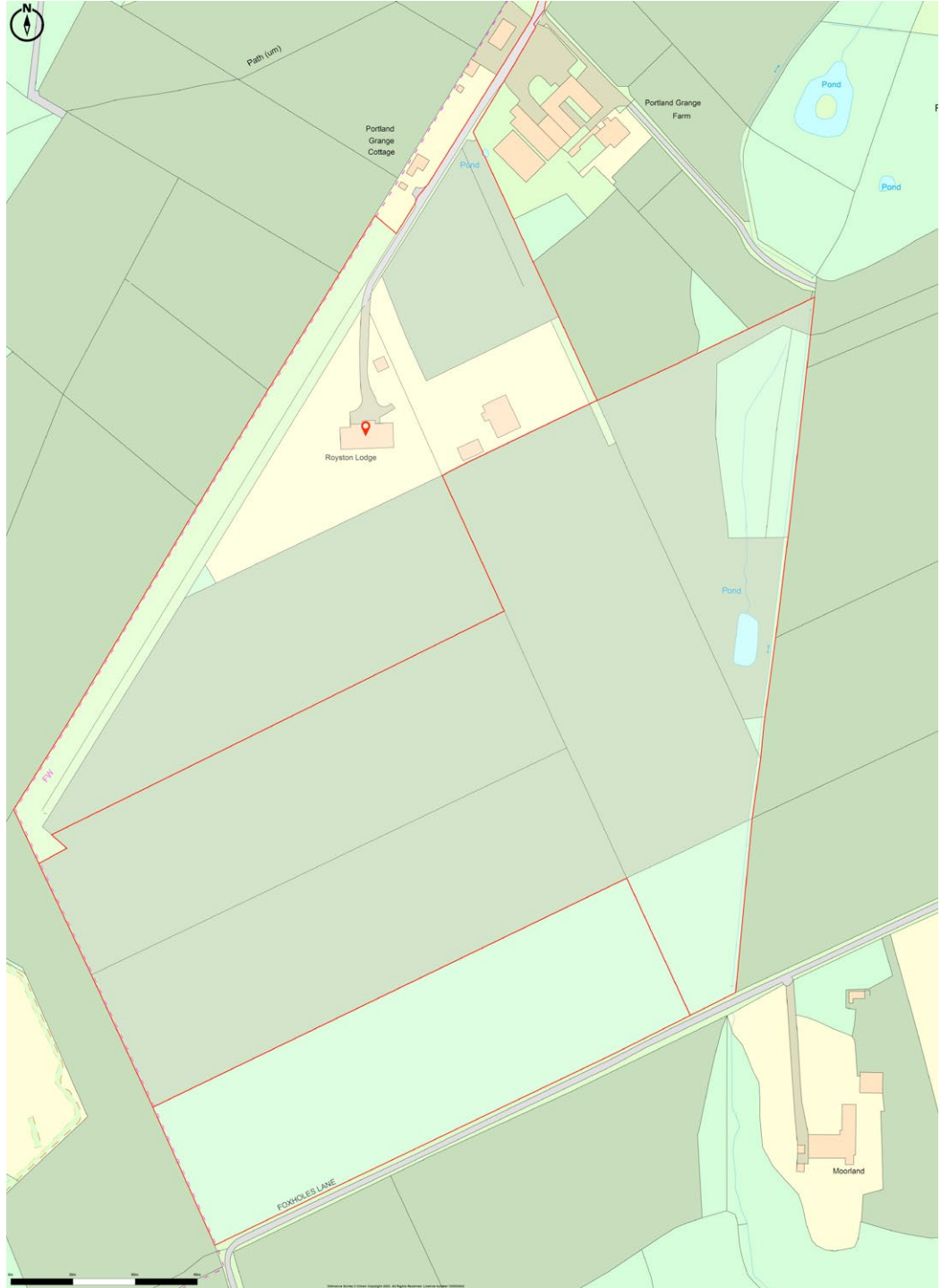
From Matlock take the A632, Chesterfield Road, proceed for one mile, passing Matlock golf club on your left, at the crest of the hill turn right into the driveway signposted Roystone Lodge and Portland Grange. The house will be found at the end of the driveway.

IMPORTANT NOTICE

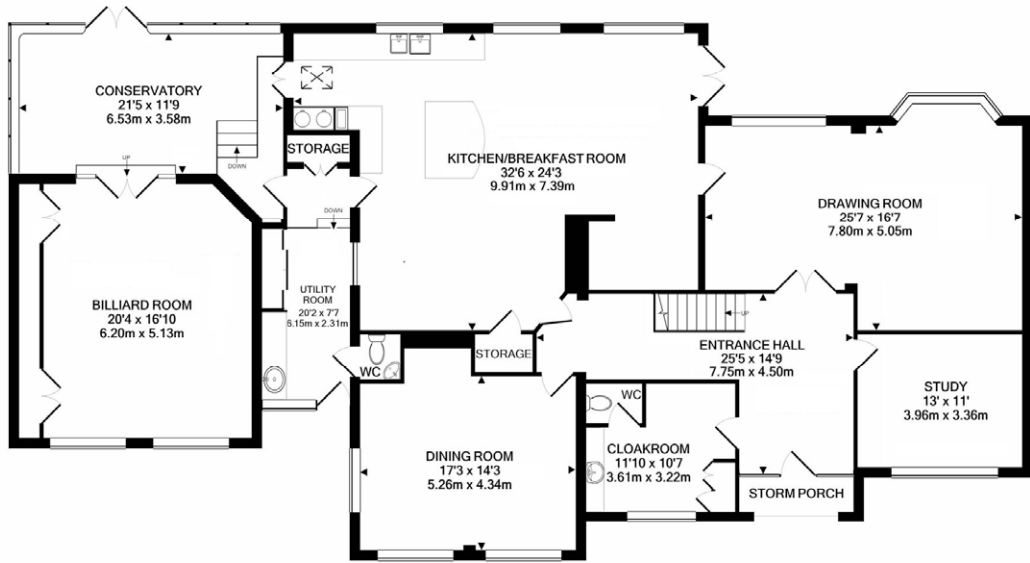
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VIEWING

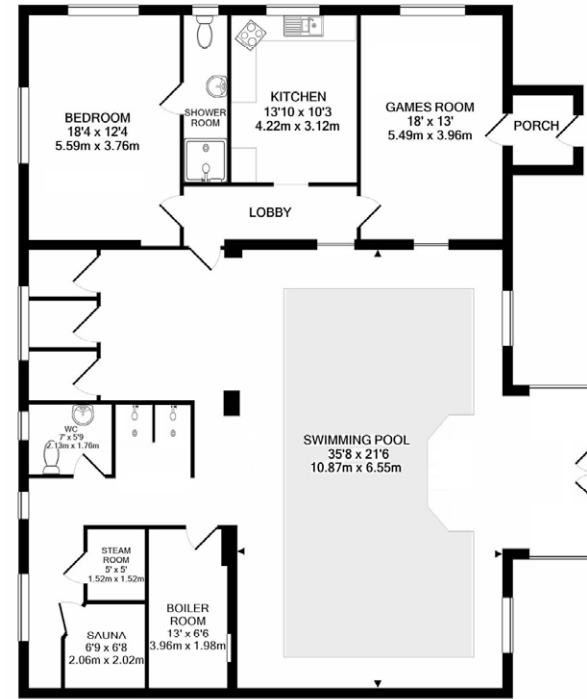
All viewing is to be strictly by appointment with Edward Caudwell, Caudwell & Co on 07766 565 893 or edward@caudwellandco.com



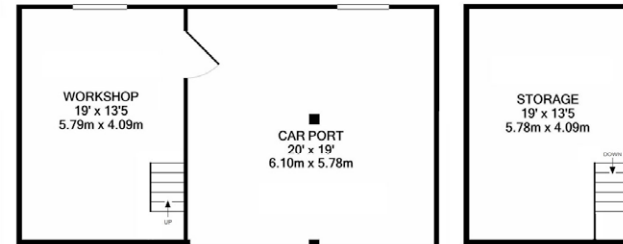
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GROUND FLOOR

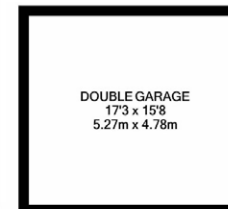


LEISURE COMPLEX

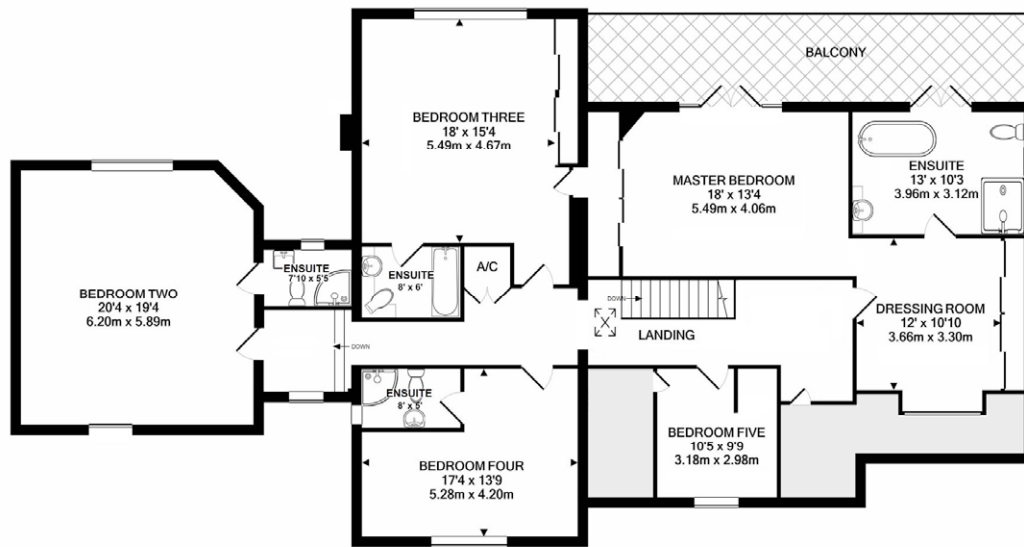


FIRST FLOOR

OUTBUILDINGS



DOUBLE GARAGE
17'3 x 15'8
5.27m x 4.78m



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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MAIN HOUSE - 450.5 SQ.M (4,849 SQ.FT)
LEISURE COMPLEX - 219.7 SQ.M (2,365 SQ.FT)
OUTBUILDINGS - 107.8 SQ.M (1,160 SQ.FT)
TOTAL - 778.0 SQ.M (8,374 SQ.FT)



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