

CUCKOOSTONE HOUSE AND COTTAGE

SANDY LANE, MATLOCK, DE4 5LD

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CUCKOOSTONE HOUSE AND COTTAGE

SANDY LANE, MATLOCK, DE4 5LD.

A fine stone-built house dating from circa 1830 together with a holiday cottage and extensive barns all set in approx. 18 acres and with wonderful views over open countryside within a short drive of the centre of Matlock.

ACCOMMODATION

The house: Entrance hall, drawing room, dining room, kitchen/breakfast room, pantry, conservatory, three double bedrooms, large bathroom, cellars.

The cottage: Entrance hall, drawing room, kitchen/breakfast room, three double bedrooms, two shower rooms (ensuite), bathroom (ensuite).

AMENITIES

Front garden, rear garden, terrace, courtyard with parking for several vehicles, unmodernised stone barn, stable, two large agricultural buildings, grazing land, in all approx. 18 acres.

DISTANCES (approximate):

Matlock (trains to Derby, 30 mins) - 1.3 miles; Chesterfield - 8 miles; Bakewell - 9 miles; Sheffield - 21 miles; Derby (trains to London St Pancras from 1 hr 32 mins) - 22 miles; East Midlands international airport - 36 miles.

FOR SALE - FREEHOLD

GUIDE PRICE: £1,250,000 SUBJECT TO CONTRACT

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Email: edward@caudwellandco.com

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DESCRIPTION

Cuckoostone House is a bright, sunny house with well proportioned reception and bedroom accommodation over two floors. The house is now in need of modernisation but could provide an excellent family home. The property is approached off Sandy Lane down a track which extends to approximately $\frac{3}{4}$ mile and leads to a pair of stone gateposts and five bar gate opening into a courtyard to the front of the house and cottage offering parking for a good number of vehicles.

The House:

Ground floor: Tiled entrance hall with fitted cupboard and access down to the cellars. Drawing room, overlooking the front garden, with stone fireplace with inset woodburner, flanked by display shelving. Dining room, overlooking the courtyard, with stone fireplace with open grate and fitted cupboard. Large kitchen/breakfast room with tiled floor, dual aspect and fitted with a range of low-level units, extensive work surfaces and twin bowl, single drainer sink unit. A range of appliances including oil fired, two oven AGA, electric oven and hob and dishwasher. A door leads into a pantry with low level stone thrall with shelving above, cloakroom off with wc and hand basin. To the other side is a conservatory with plumbing for a washer machine, a stainless steel sink unit and a door to a terrace.

First floor: Master bedroom overlooking the courtyard, with wood fireplace and inset cast iron fireplace. A second double bedroom overlooks the front garden and has a stone fireplace with inset cast iron grate. To the rear is a further double bedroom with pine, boarded floor. The large bathroom has a cast iron, roll top bath, corner shower unit, pedestal wash hand basin, bidet, wc and two heated towel rails. Adjacent is a large walk-in wardrobe/store.

Adjacent to the house is a large, unmodernised stone barn which offers great potential, subject to planning, to expand the main house.

Gardens: to the front of the house is a somewhat overgrown but pretty, walled garden with lovely views across open countryside towards Matlock golf club, to one corner is a terrace.









The holiday cottage: a great addition to the property is the cottage which runs at right angles to the main house and offers good accommodation on one floor, it has previously been used as a holiday cottage and has a holiday cottage restriction on it. Entrance hall with coat hooks opening into a good-sized kitchen/ breakfast room with wood effect floor, pine wall and base unit and work surfaces incorporating sink unit. A range of appliances including an Indesit double oven and hob with extractor over set into a stone fireplace with wood mantle, Bosch dishwasher and proline fridge and freezer. Floor mounted, oil-fired Worcester boiler. Door through to sitting room with feature, double height stone wall and inset fireplace with wood burner, doors to rear garden. Double bedroom 3 with ensuite shower room and cupboard housing pressurized hot water cylinder. Double bedroom 2 over looking the terrace with ensuite shower room. Master bedroom, double height with beamed ceiling door to ensuite bathroom.

Outside: terrace to front overlooking the courtyard and garden to rear.

Outbuildings: there are two substantial modern agricultural buildings which offer good potential for storage, stabling or animals.

The land: Surrounding the property the fields offer grazing and cropping land a small area of woodland.

SITUATION

The house is approached off Sandy Lane leading into a driveway/ road which is approximately $\frac{3}{4}$ mile long. It is a lovely quiet location surrounded by open countryside. It is within 1.3 miles of Matlock town centre which has a good range of shops, bars and restaurants. It also has a railway station which runs to Derby in 30 minutes and then on into London from 1 hour 23 minutes. Matlock sits in the Derbyshire Dales on the edge of the Peak National Park and thus there is an excellent array of outdoor pursuits including walking, riding, golfing, cycling and climbing close by. There are many places of cultural interest nearby including Chatsworth House and gardens, Haddon Hall and Hardwick Hall to name but a few.







SERVICES

Mains water and electricity, oil fired central heating, drainage to private system.

FIXTURES AND FITTINGS

To the rear of the holiday cottage from the main drive is an old agricultural right of way.

RIGHTS OF ACCESS

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 E

POSTCODE: DE4 5LD

EPC: F

DIRECTIONS

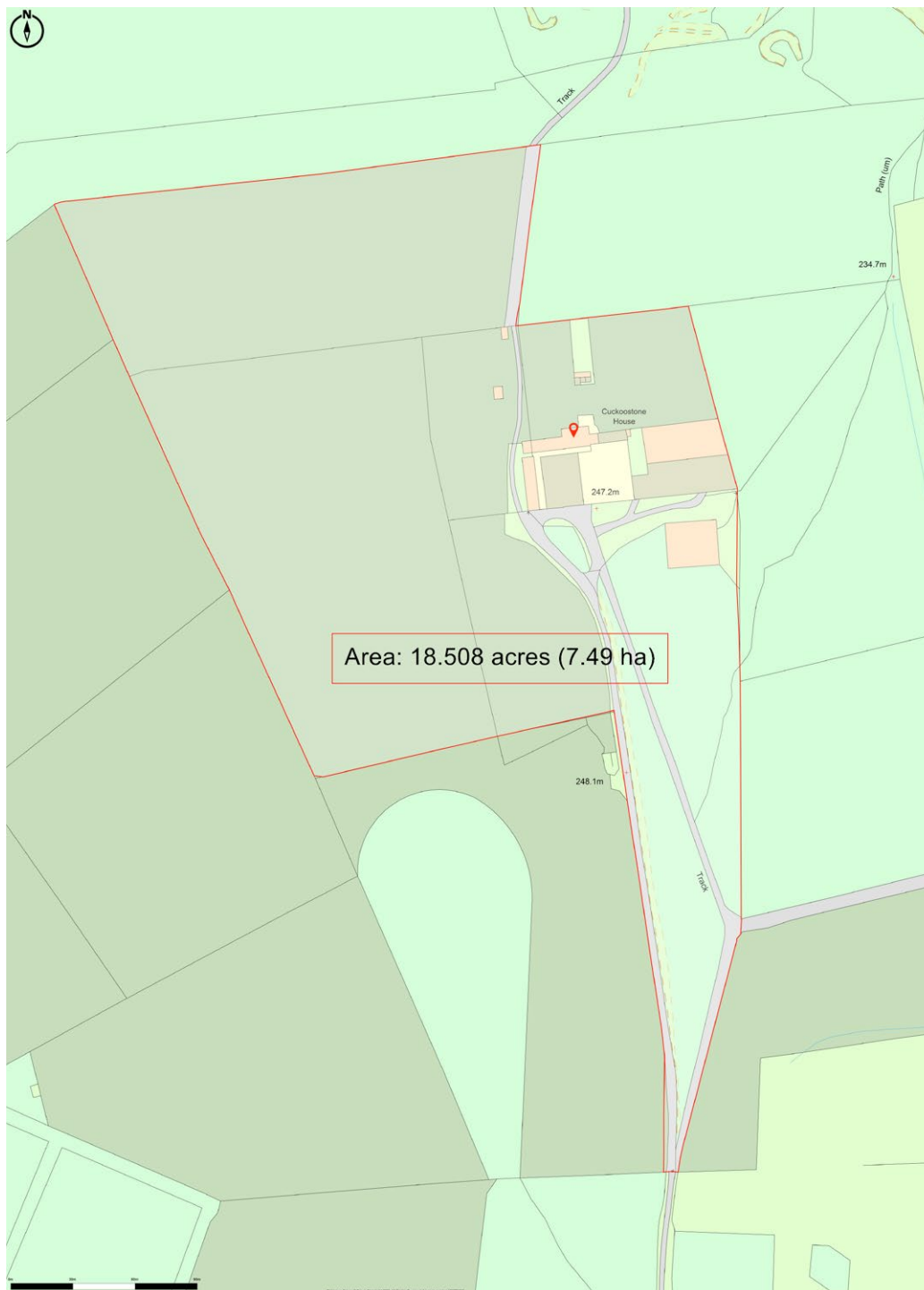
From the centre of Matlock take the A615 towards Alfreton, after 0.2 mile turn left up Steep Turnpike, bearing left at the top onto A632, Chesterfield Road, after 0.7 mile turn left into Sandy Lane and then drive straight on, onto the unmade road and follow for approx. 0.75 mile to the house.

IMPORTANT NOTICE

Caudwell & Co give notice that: These details have been prepared in good faith however they are not intended to constitute part of an offer of contract and should be used as a guide only. Any information contained herein whether in the text, plans or photographs should not be relied upon as being a statement or representation of fact. No person in Caudwell & Co has any authority to make or give representation or warranty on any property. Any measurement or distance referred to herein is approximate only.

VIEWING

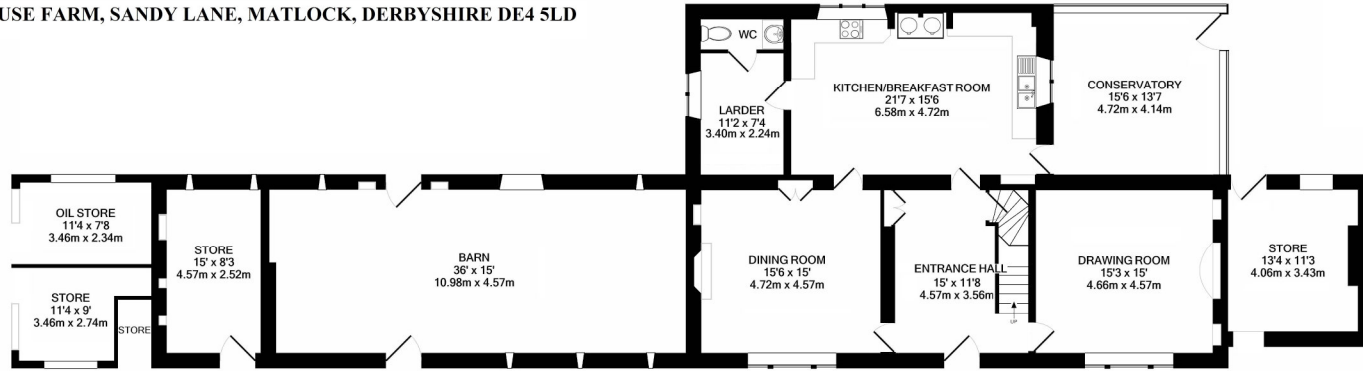
All viewing is to be strictly by appointment with Edward Caudwell, Caudwell & Co on 07766 565 893 or edward@caudwellandco.com



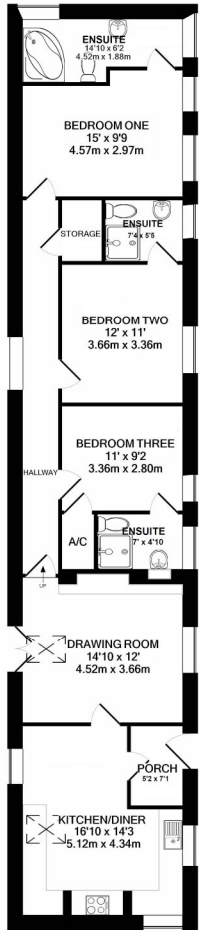
CUCKOOSTONE HOUSE FARM, SANDY LANE, MATLOCK, DERBYSHIRE DE4 5LD

MAIN HOUSE (including Conservatory & Cellar)	250.7 SQ.M (2,700 SQ.FT)
HOLIDAY COTTAGE	114.3 SQ.M (1,230 SQ.FT)
OUTBUILDINGS & BARN	1,280.2 SQ.M (13,780 SQ.FT)
TOTAL APPROXIMATE AREA	1,645.3 SQ.M (17,710 SQ.FT)

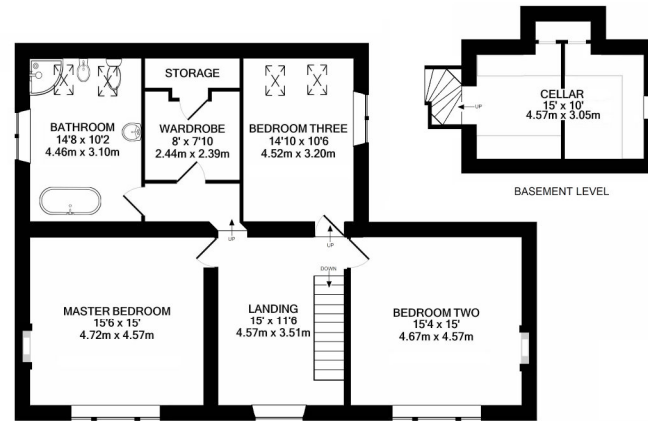
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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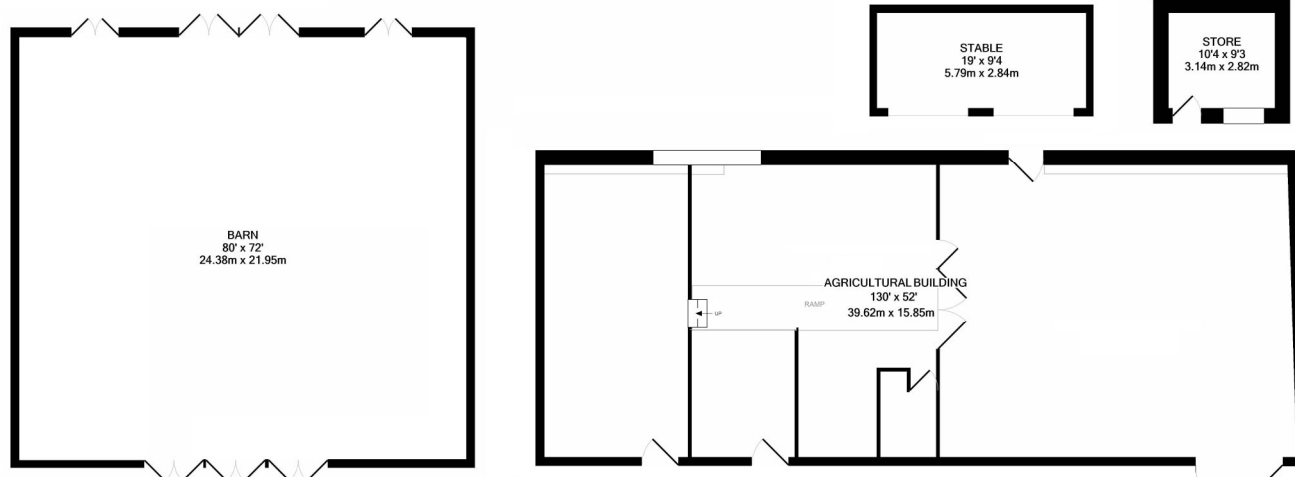
GROUND FLOOR



HOLIDAY COTTAGE



FIRST FLOOR



OUTBUILDINGS



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