



The End House

Two Dales

**The End House
Cockshead Lane
Sydnop Hill
Two Dales
Matlock DE4 2FN**



6



4



3



3.35 ac



D & E

The End House presents a unique opportunity to acquire a smallholding in a semi-rural position with stunning outlooks across the Derbyshire countryside, suiting those with amenity, equestrian and hobby farming interests. The property offers a spacious dwelling with pleasant interiors, an adjoining annexe suitable for multi-generational living, small garden, outbuildings and adjoining grassland paddocks all extending to a plot of approximately 3.35 acres (1.36 hectares).

The property boasts a peaceful yet highly accessible location just outside the Peak District National Park.

For Sale by Private Treaty

Guide Price: £850,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





The End House

Location:

The End House is situated in a semi-rural, south facing position boasting far-reaching views across the Derbyshire countryside, sitting just outside the Peak District National Park. With good transport links, the property is within close proximity to a wide range of amenities including high street shops, doctors surgeries, public houses, primary and secondary schools, supermarkets and fuel stations; Darley Dale (1.2 miles), Matlock (3.4 miles), Bakewell (6.7 miles), and Chesterfield (9.5 miles). The cities of Sheffield, Derby and Nottingham are within an hours commute, each offering train stations to further afield locations. There are many nearby local walks, bridleways, trails and beauty spots in the Peak District National Park, excellent for those who enjoy the outdoors and with equestrian interests.

Description:

The End House offers an exciting smallholding in a semi-rural, elevated position with far-reaching countryside views, lending itself to those with amenity, equestrian and hobby farming interests. The property offers a stone-built four bedroom dwelling suitable for family living, together with an adjoining traditional two bedroom cottage classed as an annexe with accommodation for extended family members and potentially further uses subject to the necessary consent, well-kept gardens, small general stores, and adjoining grassland paddocks. The property extends to a total of approximately 3.35 acres (1.36 hectares), and offers a true 'country lifestyle' feel whilst remaining highly accessible to local amenities and providing a village community, on the outskirts of the Peak District National Park.

Directions:

From Matlock town centre head northwest on the A6 out of town, and follow the road heading into Darley Dale. Turn right onto Chesterfield Road B5057, opposite the Co-Op. Continue along the road for approximately 0.6 miles climbing Sydnop Hill, before turning left onto the access driveway indicated by our 'For Sale' board. The property can be found at the end of the track.

What3Words: //filled.trapdoor.swerving

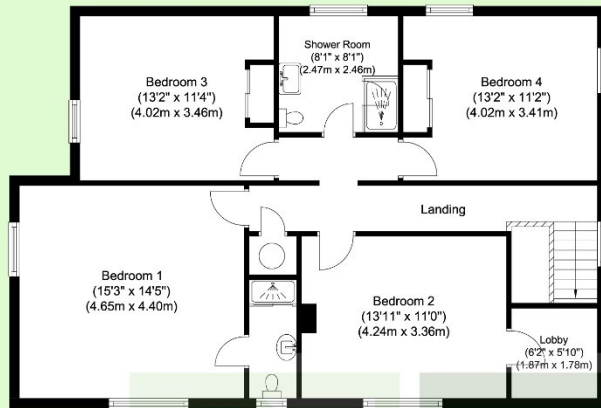
Dwelling

The main dwelling offers an attractive stone-built property with a stunning outlook across the valley and pleasant accommodation across two floors suitable for family living. The ground floor welcomes through an entrance porch into a spacious breakfast kitchen with fitted units and a good-sized island, boasting a bright space with great views over the gardens. Off from the kitchen, a useful utility room and separate pantry, as well as a cloakroom with w/c and an inner hall with connecting access into the adjoining annexe. The main dwelling accommodation continues further with a dining room through to a pleasant living room with wood burning stove, and a second entrance hallway. Patio doors give access to the garden from both dining and living room.

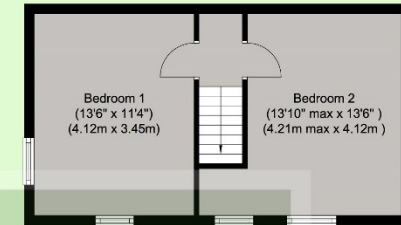
The first floor offers a master bedroom with dual aspect outlooks, accompanied by an ensuite with shower, basin and w/c. There are three further double bedrooms, one offering a built-in storage room. A family bathroom locates off the landing hosting a shower, basin and w/c.



First Floor



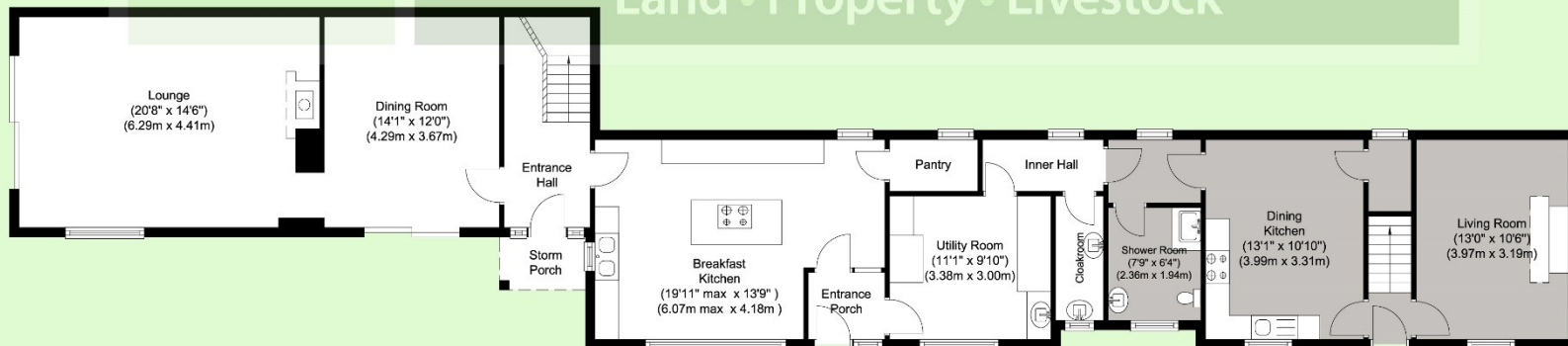
Annexe First Floor



Ground Floor

Annexe

BAGSHAW'S EST 1871
Land • Property • Livestock



The End House, Sydnop Hill, Two Dales, Matlock DE4 2FN

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.

Assessments First





Annexe

Adjoining the main dwelling, an annexe offers additional accommodation in what was the 'original' dwelling. The annexe is suitable for multi-generational living, with potential for further uses subject to the necessary consents.

The accommodation spreads across two floors offering characterful features and exposed timber beams, with ground floor entrance into a hallway through to the dining kitchen with fitted units and a storage room. A living room continues the traditional feel with a feature fireplace, whilst the ground floor also offers a shower room with shower, basin and w/c.

The first floor offers two spacious bedrooms with dual aspects views overlooking the countryside and providing much natural light.



Externally

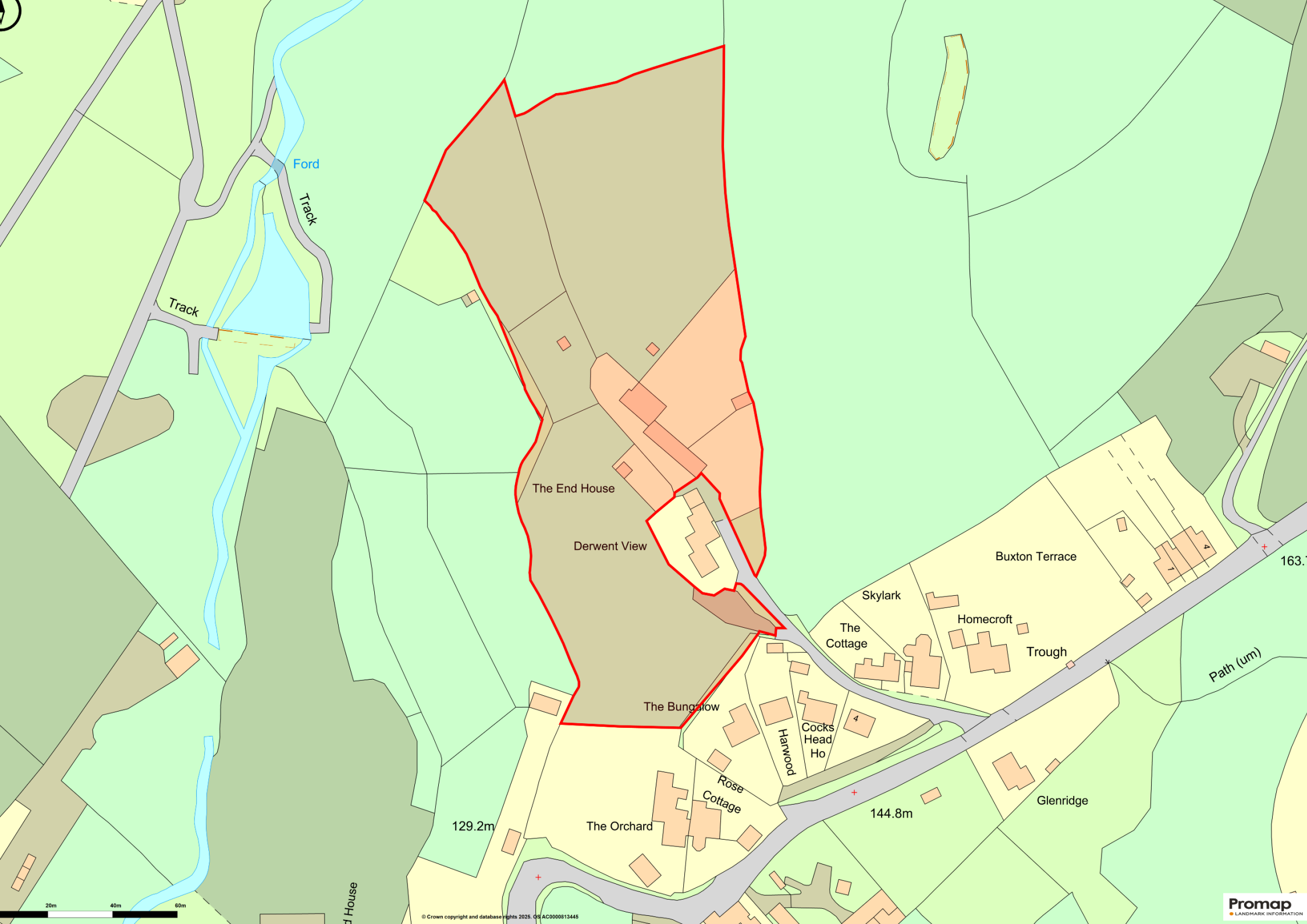
The property offers extensive outdoor space, suited to those who are horticultural and seeking the country lifestyle, as well as those with equestrian and hobby farming interests. A well-kept lawned garden lies to the front of the dwelling and wraps around the side, with a patio area along the perimeter of the dwelling offering outdoor seating areas. The gardens enjoy private views across the land with a pleasant rural outlook. A well-maintained vegetable patch sits below the lawned areas with steps down, bounded by post and rail fencing and includes an impressive double glazed green house and a small timber garden shed. The property offers parking near to the dwelling, along with a hardstanding yard further down the access track with space for multiple vehicles as well as gated access to the land.

Land:

The remaining grassland wraps around the dwelling and gardens, internally divided into multiple paddocks and offering grazing suitable for small livestock and horses, with some undulating areas. The land also offers amenity interest with sparse areas of mature trees and shrubbed fruit areas to the rear of the dwelling, all in total extending to approximately 3.35 acres (1.36 hectares). The property offers a small stone built garden/general store, and three further field shelters/stores each with pedestrian access paths for ease.







General Information

Services:

The services at the property include mains electricity, water, gas, and drainage.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Mineral, Sporting and Timber Rights:

It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. The access driveway is unadopted, and residents have carried out repairs and maintenance in the past.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Council Tax Band: F

EPC Ratings: House - D
Annexe - E

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Rd, Matlock DE4 3NN.

Method of Sale:

The property will be offered for sale by private treaty.

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Agents Note; Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH

T: 01629 812777

E: bakewell@bagshaws.com

www.bagshaws.com

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811



RICS



CAAV

