



Stancliffe Hall
Whitworth Road | Matlock | DE4 2HJ

STANCLIFFE HALL



Stancliffe Hall offers an extremely attractive country estate spread over 30 acres of grounds. The Grade II listed Hall has been sympathetically restored to the highest standards over the last 15 to 20 years and enjoys a fabulous position close to the Peak District National Park. The estate is a mix of extremely well-presented residential and commercial property. The Main Hall includes fabulous living accommodation and a sumptuous leisure suite.

There is a commercial wing supporting a wedding business with further accommodation and its own historic cedar-clad chapel complete with wedding licence. Further to this there is a commercial office suite and an array of outbuildings including a former Nursery school known as "The Squirrels". Subject to planning there is a host of options for buyers to exploit within the private parkland setting, yet convenience is on your doorstep with Matlock and Darley Dale being nearby. A rare opportunity and one not to be missed.



GROUND FLOOR

The south wing of Stancliffe Hall offers the main residential accommodation although the hall could be fully opened to become one grand home again. The ground floor offers a superb entrance porch leading to a very impressive reception hallway with hand carved original staircase. There is a magnificent drawing room, superb recently added orangery, a formal dining room, a useful study, a delightful sitting room, a magnificent library and a butler's kitchen. There is a bespoke large living kitchen with hand-crafted units by Mark Wilkinson which enjoys the benefit of a smaller intimate sumptuously appointed dining room with further access to a cocktail bar.













SELLER INSIGHT

“The beauty about living in parkland is that we get to see the seasons change all around us. We’re surrounded by beautiful old trees, some of which are hundreds of years old having been brought here by horse and cart by the famous Victorian engineer, Sir Joseph Whitworth. I think spring is my favourite season of all when the grounds wake up and the thousands of snowdrops and daffodils make their welcome appearance,” say the owners.

“We came to have a look at the house one dark and dismal Saturday morning in October 2002. The beautiful house and parkland opened up in front of us and I instantly fell in love with it. We viewed it properly on the Sunday, purchased it on the Monday, and that was that! It was impossible to live in at the time as it was an absolute wreck, so we moved our motor caravan on site which became our home whilst the extensive renovations took place.”

“I had a vision right from the beginning of a family home where we could welcome our children, grandchildren, and friends, so the hard work quickly began in earnest to create our dream. Previously a boarding school for 200 boys, the renovation threw up all kinds of exciting finds, including original inlaid doors hidden away under 10 layers of paint, rooms that we didn’t know existed, fizzy pop bottles under the floorboards, jars of honey secreted away in corners and cupboards, pineapple tins, and a piece of lead on the roof where one of the students had scratched his name. The ex-headmaster lived nearby and he told us tales of going upstairs after lights out to be greeted by the smell of the boys eating pineapple chunks, hence the squirreled away sweet treats.”

“Stancliffe Hall is a joyous party house that comes to life when filled with happy guests having fun. We’ve celebrated some lovely milestones here, including a 21st birthday where Lesley Garrett came to sing and we partied into a night filled with music and marquees on the lawn. The walls date back to the 1500s in places and they’re so solid and thick that we don’t hear a thing, even when we have 120 people partying at the back.”

“It’s amazing how the light changes throughout the day in the gardens. We’ve kept it more traditional closer to the house before it changes into parklands as it works for us and we love how it looks. We enjoy bracing, hour long walks in the morning and there are lots of little areas to spend time in peace and quiet, including next to the swimming pool where we soak up the afternoon sun.”

“My favourite room has to be the library as it’s filled with my extensive book collection, sentimental trinkets, and family photos, all of which mean the world to me. It’s a cosy and warm room where I love to sit with a good book. I sat in there writing every night when I was studying for my English Literature degree as there’s nowhere better to focus the mind than in a room filled with books.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















FIRST FLOOR

To the first floor, the principal bedroom enjoys a separate sitting room, a private bathroom and stairs to the second-floor dressing room and separate shoe room. In addition, there are the former separate servant's quarters. There is a guest double bedroom with a separate sitting room and bathroom. There is a second guest bedroom with en-suite and dressing room facilities. There is the "Bollywood suite", which enjoys en-suite bathroom and is adjacent to a separate bedroom. There are further rooms known as the Lady Mary room with en-suite, and the Matron's Room, which offers nursery and shower room facilities. In addition, we have The Linen room with en-suite shower room and The Prep room, which is a single bedroom. There is also the Garret suite, which enjoys the facilities of two bedrooms, two en-suites, with a lounge and kitchen. There is a separate shower room, an old-school bathroom with original baths and wash-hand basins.













SECOND FLOOR

To the second floor there are two further bedrooms. The Chummery suite offers a lounge, kitchen, bedroom and separate bathroom, and The Sir Joseph room, which is a bedroom with en-suite. From this floor access is also provided to a large storage area with three separate storerooms and tank room.









BASEMENT

Basement

To the lower ground floor are useful utility rooms offering laundry room facilities, a large wine cellar and additional storage areas.



COMMERCIAL WING

The home has a separate guest access into a fabulous commercial wing. There is a principal reception area known as Stone Court with access leading via the cedar chapel entrance. Served off Stone Court are a guest lounge, reception office, cloakroom, a magnificent bespoke Victorian billiard room, cocktail bar, a large banqueting suite with its own adjacent lounge area, bar and fully fitted commercial banqueting kitchen and a commercial WC block. There is lift access to the first floor. The Hall is easily subdivided into two separate areas comprising a private residential wing and a fully functioning commercial wing.













LEISURE SUITE

The leisure facilities are provided by a spa, which hosts a sumptuous swimming pool, with flagstone surround, separate steam room, sauna, jacuzzi and its own individual kitchen and bar. There are gym facilities provided and there are two family-sized changing rooms, each with private showers, toilets, dressing table and benches.





COMMERCIAL OFFICE SUITE

The three-storey corporate office accommodation was constructed in 1990 and was formerly the science building to the school. This provides ideal accommodation for business purposes or corporate headquarters and comprises boardroom, training, or office suites to the ground floor in association with ladies, gents and disabled cloakroom facilities. To the first floor there are three large office suites with separate kitchen and to the second floor, useful storage space. Subject to planning there are residential possibilities with this building





FURTHER ACCOMMODATION AND GROUNDS

Within the grounds of Stancliffe Hall is situated the most delightful, picturesque wooden chapel, which has been used for wedding functions, christenings and blessings and there is a wedding licence granted to perform weddings within the Chapel and the function room. The gardens extend to approximately 30 acres and have been superbly maintained and designed to ensure full colour throughout the year with many individual rose gardens, deep well stocked extensively planted borders with a variety of specimen plants and shrubs including rhododendrons, a large woodland area, formal lawns, parklands, and a kitchen garden. The hall is accessed by an electrically operated gate with a long sweeping drive travelling through the heavy woodland setting leading to the front of the property, which has ample parking and additional parking to the office complex. There is a large cedar-clad outbuilding known as "The Squirrels" (previously used as a nursery school) currently being used for storage of garden equipment and garaging totalling some 400 sq. metres of footprint.

As you enter the Hall grounds there is a separate 2-bedroom detached dwelling called East Lodge. This is a period Victorian gatehouse situated at the head of the drive and is currently used for staff accommodation and provides living accommodation extending to lounge, separate dining room, re-fitted kitchen, two bedrooms, modern bathroom, pleasant gardens, garages, and outbuildings. This is for sale by Separate Negotiation. Please note that off the main driveway to the hall there is also a further dwelling called North Lodge benefiting from access through the gates and shared access to the private dwelling.











LOCAL AREA

Stancliffe Hall occupies a most private setting but is close to the market town of Matlock. The Hall benefits from magnificent walks and hacks all within easy reach of this delightful location. The towns of Bakewell, Carsington, Chatsworth and Ashbourne are all within easy reach. For sporting facilities there is golf close by in Matlock, Bakewell, Chesterfield and Stanedge

For those with an interest in sailing, there is the nearby reservoirs of Carsington and Ogston. For more outdoor pursuits shooting can be found at the Derbyshire clay pigeon & feather shooting club. For tennis, you have clubs in Matlock, Darley Dale and Belper Meadows. If your interest is in Cricket this can be played in Matlock, Cutthorpe, Chesterfield and can be watched at the Derbyshire Country Cricket Club. Further amenities can be found with horse racing at nearby Uttoxeter racecourse and for the equestrian minded there are centres in Matlock, Bakewell and Alfreton.

If you like football then there is a local team, Matlock town but you can reach more grounds by visiting Chesterfield Town, Derby County, Sheffield United and Sheffield Wednesday and Premier League football can be seen at Nottingham Forest.

Local rail services can be found in Matlock and the Chesterfield main line can get you into London in 1hr 47 mins. For motorways, there is easy access to the M1 at junctions 28 and 29

There is also comprehensive shopping in the area at Chesterfield, Derby, Nottingham, Sheffield, and Manchester all within reach.







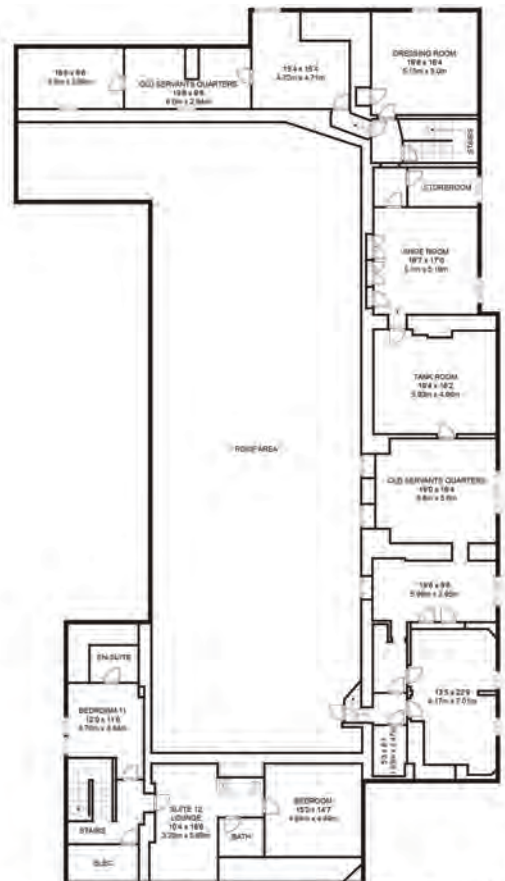
First Floor



GROSS INTERNAL AREA RESIDENTIAL 527.85m²(5681 SQ.FT)
 NET INTERNAL AREA RESIDENTIAL 431.11m²(4640 SQ.FT)
 GROSS INTERNAL AREA COMMERCIAL 294.24m² (3167 SQ.FT)
 NET INTERNAL AREA COMMERCIAL 220.02m² (2385 SQ.FT)
 SIZES AND DIMENSIONS ARE APPROXIMATE ACTUAL MAY VARY



Second Floor



GROSS INTERNAL AREA RESIDENTIAL 245.43m² (2641 SQ.FT)
 NET INTERNAL AREA RESIDENTIAL 227.97m² (2453 SQ.FT)
 GROSS INTERNAL AREA COMMERCIAL 91.04m² (979.94 SQ.FT)
 NET INTERNAL AREA COMMERCIAL 70.78m² (761.87 SQ.FT)
 SIZES AND DIMENSIONS ARE APPROXIMATE ACTUAL MAY VARY

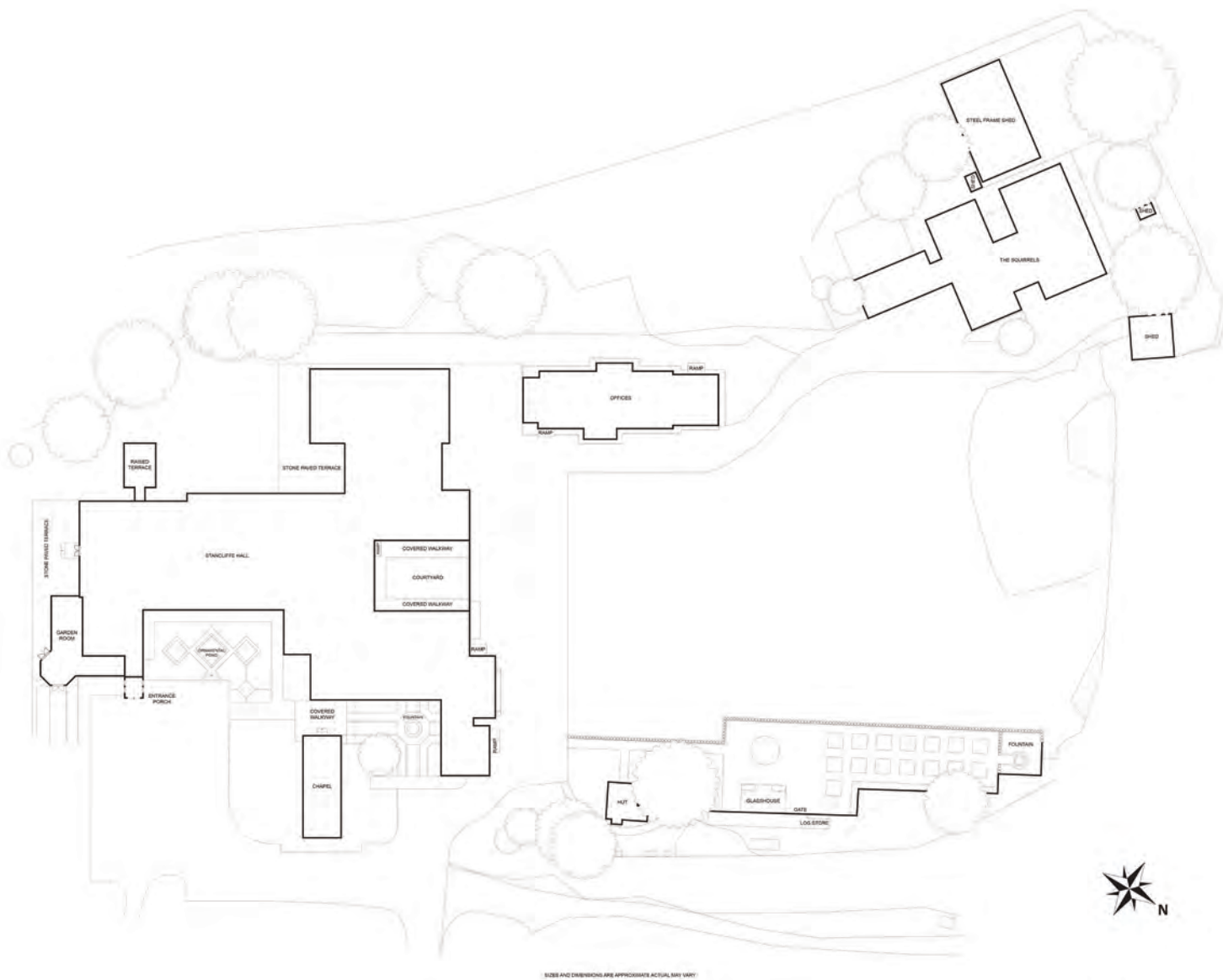


Basement



GROSS INTERNAL AREA RESIDENTIAL 200.52m² (2158 SQ.FT)
 NET INTERNAL AREA RESIDENTIAL 122.71m² (1328 SQ.FT)
 SIZES AND DIMENSIONS ARE APPROXIMATE ACTUAL MAY VARY







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We value the little things that make a home



LEE ARMSTRONG

PARTNER AGENT

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Lee has over 20 years' experience within the property market working across the Midlands and is highly educated within the industry holding both a BA (Hons) Degree in Marketing along with a Post Graduate Diploma in Surveying. He also holds the NAEA Technical Award and is ARLA qualified and therefore is fully able to advise clients on all aspects of the property market. Living locally to the area, Lee has a great knowledge of the affluent suburbs of Derby and an in depth knowledge of the Peak district's villages and Market Towns. Couple this experience and knowledge together with the specialist marketing techniques and sales processes Fine & Country offer he is confident he can help to gain the best possible results for sellers across Derbyshire and help buyers find the home of their dreams.

THE FINE & COUNTRY
FOUNDATION

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