



The Tree House  
Burnett Lane | Matlock | Derbyshire | DE4 3LP





The Tree House is a project of exceptional proportions, a vision for a truly outstanding home, and the epitome of sophisticated modern living including the latest Smart systems throughout. The conception stage has been perfected with full planning granted in 2018 and is now under careful construction. Distinguished clean lines, wide open spaces, and thoughtful décor are emerging, enviably overlooking uninterrupted and breath-taking views over the sought after Peak District countryside.

### **Accommodation**

The vision of this stunning architectural designed contemporary home has been to take full advantage of the most spectacular far reaching views of the Derbyshire landscape and to blend in with its countryside setting.

The plot nestles into the hillside, positioned high upon the Derwent Valley, moments away from the historic market town of Matlock looking out towards an area of outstanding natural beauty.

The clean lines of the build are what will make this bespoke property feel unique and cutting edge, creating a sleek and spacious home. The Tree House is designed with flexible open plan accommodation of seamless inside/outside living, and despite being contemporary, this modern design also emphasises a return to nature. Large floor-to-ceiling windows will allow light to flood in and mean that the outside can be enjoyed whatever the weather, and whatever the time of day.

The home consists of four floors with the third floor being at ground level. The room sizes are excellent, with the two upper levels boasting four ensuite double bedrooms. The principal bedroom is truly decadent in size occupying the entire upper floor, together with a dressing room and ensuite bathroom.

The beauty of this home is enhanced by spacious reception areas, offering versatility. The second floor will be flooded by natural light by floor-to-ceiling windows and features an open plan kitchen of grand proportions, including a spacious living and dining area. In addition, there is an office and further sitting room.

The staircase leads down to the first floor where this home really does come into its own. Here there is a games room complete with bar, cinema room, gymnasium, sauna and steam room with shower, and a recreational room with two sets of bi-fold doors which open onto a large paved terrace, which affords breathtaking views over the far reaching landscape. This will curve and wrap around the property on one side and will house a swim spa measuring 6m x 2.7m.

This really is a perfect bespoke home with modern Smart technology throughout, which must be seen to truly appreciate its fantastic versatile accommodation and its picturesque setting. With privacy, luxury, and space in abundance, this will be a unique home to entertain in or retreat to.

Externally, the entrance driveway provides off road parking with the addition of a double integrated garage. The land surrounding the property will be landscaped.

At this stage, the buyer can bespoke the majority of the internal fixtures and fittings to suit their needs, subject to the build programme and regulations.

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## Location

The property is situated high in the Derwent Valley, north east of the historic market town of Matlock. The nearest local villages are Two Dales and Darley Dale which are within a short drive. This home is set in a fabulous location for commuting with easy access to the neighbouring towns of Matlock, Belper and Chesterfield, ideally positioned where the A38 and M1 motorway and within easy reach providing access to both the north and the south. The rail links too are excellent with Matlock and Chesterfield not too far away.

The elevated location of The Tree House is one of its major selling points. It will allow future owners to enjoy a superb quality of life in quiet, private, and picturesque surroundings, but with the added convenience of all the local amenities and facilities the nearby

towns of Matlock and Bakewell offer. There is a wide variety of independent shops, hotels, museums, art galleries, restaurants and cafés and well regarded schools.

The local walks and leisure activities are extensive and there is much local heritage and history to explore. The divided landscape has something for everyone from the windswept moors in the north of the Peaks, known as the Dark Peak to the softer green meadows of the White Peak in the South. Visitors flood here to explore the local heritage whether it be visiting the historic local mills, some of which date to the 1600s, strolling the beautiful canal walks, or visiting some of Derbyshire's spectacular country houses, including the magnificence of Chatsworth and the stunning medieval manor, Haddon Hall. Both of these stately homes have inspired film makers,

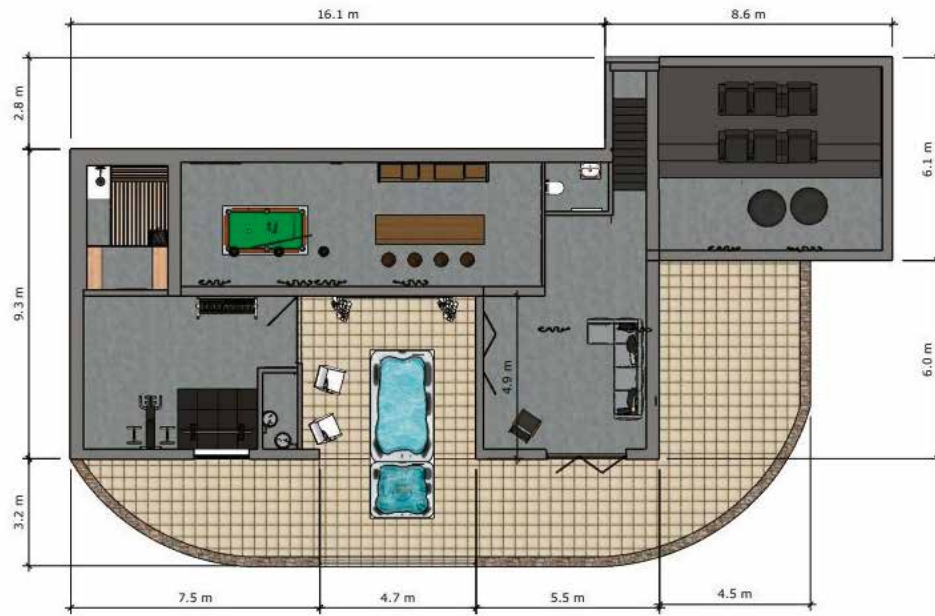
authors and painters over the centuries and are synonymous with the history of the area. The local area is surrounded by pretty villages to explore. One of the closest being the delightful hilltop village of Riber. Riber Castle, built by John Smedley in 1862, dominates the Derwent valley and sits high on the edge of the hill and is a stunning sight. The places to visit are endless.

- Mains water and electricity.
- Air source heating throughout via underfloor.
- Drainage water treatment plant.
- Rain water harvesting system.
- Smart features throughout.

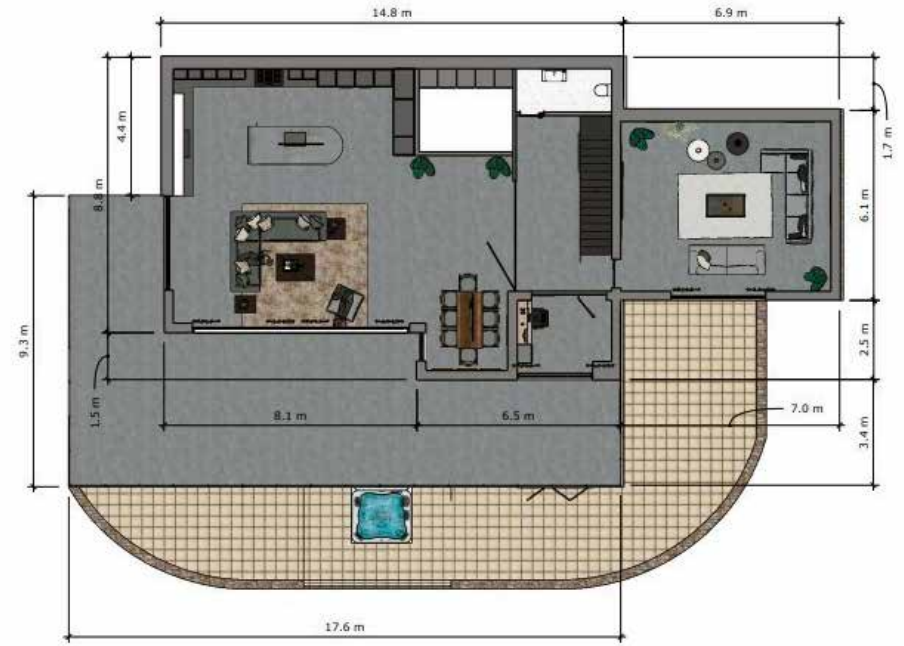




FIRST FLOOR



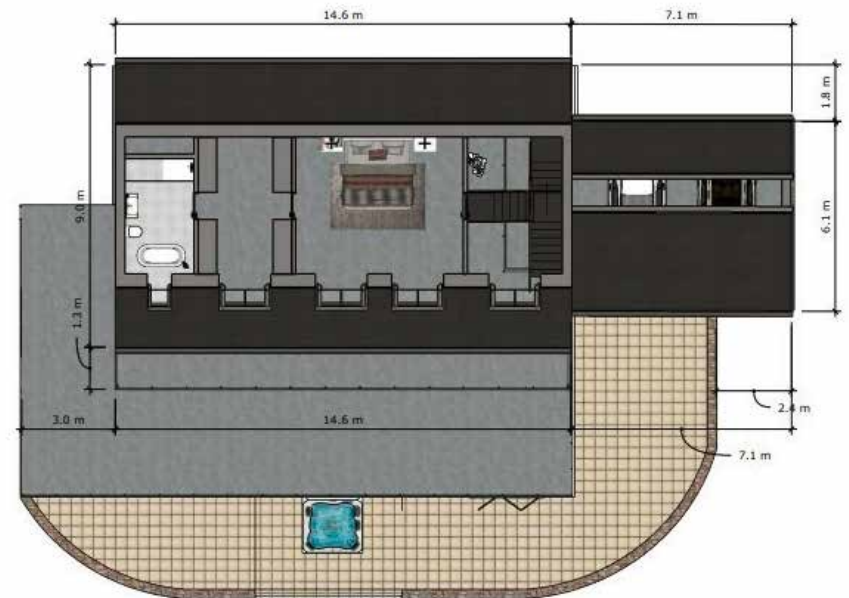
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR





# INFORMATION

Property name

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EPC Rating: N/A

Council Tax Band: N/A

Tenure  
Freehold

Additional Information  
Fully alarmed and CCTV

Local Authority  
Derbyshire Dales

Viewing Arrangements  
Strictly via the vendors sole agents Fine & Country

*Offers over* £ 1,500,000



PIP HOLDEN  
PARTNER AGENT



ARMA KANG  
PARTNER AGENT

follow Fine & Country Derby on



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