



The Orchard  
Sydnop Hill | Two Dales | Matlock | Derbyshire | DE4 2FN

# THE ORCHARD



*Nestled amidst the rolling hills of the Derbyshire Dales, \*The Orchard\* is a beautifully appointed stone-built residence of timeless character and exceptional style. This substantial home, set within an idyllic rural location on Sydnop Hill, offers spacious family living combined with panoramic countryside views, beautifully landscaped gardens, and versatile detached garage including an impressive office/studio space.*



# KEY FEATURES

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## Accommodation Summary

### Main

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# SELLER INSIGHT

“ I've had the pleasure of calling The Orchard my home for over 22 years, and the initial attraction was undoubtedly its location. Perched in an elevated position, it is set back from the road, offering sweeping views over the village of Two Dales and the surrounding countryside. It is a wonderfully peaceful and private place, tucked away from the main thoroughfare, yet close enough to enjoy all the local amenities, just a short distance away.

One of the aspects I have always appreciated about the house is the abundance of natural light it receives. From morning to evening, the rooms are bathed in sunlight, creating a warm and welcoming atmosphere throughout. The open-plan layout suits modern living perfectly, providing spacious yet comfortable areas that make day-to-day life feel effortless. It is a home that is easy to live in, with generous space that adapts beautifully, whether you're hosting guests or enjoying a quiet evening in.

The views here are truly something special. Watching the sunsets from the house never grows old—each one is a moment of calm and beauty, whether seen from the living room, bedroom, or garden. Speaking of the garden, it is one of my favourite parts of the property. It is private, peaceful, and maximises those incredible views. I often sit out there in the warmer months, relishing the serenity and scenery.

Living in Two Dales has been a joy. The neighbourhood possesses a genuine sense of community, and the neighbours are truly friendly. I have always felt supported and part of something here. It is a wonderful area for anyone who enjoys the outdoors—Whitworth Park is just a short walk away, ideal for leisurely strolls or time with family. I also enjoy local football and cricket in Matlock, and we are conveniently close to Ark Leisure for fitness and wellbeing.

This home has provided me with a lifestyle that combines ease, comfort, and natural beauty. It is rare to find a property that feels so private while remaining so accessible, and I am confident it will continue to offer the same joy and tranquillity to its next owners. For anyone seeking a special place to call home, I genuinely believe this house offers something quite extraordinary.

\* 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.



# KEY FEATURES

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## First Floor

The elegant staircase leads to a well-lit landing that serves four bedrooms, each enjoying their own unique outlook over the surrounding landscape. The principal bedroom boasts an en-suite bathroom, while a generously proportioned family bathroom serves the remaining rooms. All bedrooms offer serene countryside views, with the layout carefully configured to suit family life, guest accommodation, or working from home.











# KEY FEATURES

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## Detached Garage

Accessed separately, the office above the garage provides the ultimate home working solution or creative studio. With vaulted ceilings, exposed beams and countryside views, this versatile space could easily be transformed into a gym, games room, or annex, subject to any necessary consents.

Behind the ground floor garage space is a useful storage area under the stairs.

## Outside

The grounds surrounding The Orchard are nothing short of magnificent. Mature trees, manicured lawns, and charming stone terraces invite al fresco living and entertaining. A delightful “Gazebo Area” is perfectly positioned for evening drinks or morning coffee, while tiered gardens flow naturally into the undulating countryside.

The extensive driveway provides ample off-road parking, and the property's elevated position ensures uninterrupted views of the Peak District National Park beyond.







# LOCAL AREA

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Located in the highly sought-after village of Two Dales, The Orchard offers a rare combination of privacy, convenience, and natural beauty. Just a short drive from the market towns of Matlock and Bakewell, and within easy reach of Chatsworth House, the location provides excellent access to a wide range of local amenities, restaurants, and outdoor pursuits.

Well-connected yet wonderfully secluded, this is an exceptional opportunity to enjoy the very best of rural Derbyshire living – in a home that truly has it all.



# INFORMATION

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## Services

Construction Type: Brick/Stone and Tile

Utilities: Gas central heating; mains electricity; mains water supply, drainage & sewerage

Mobile Phone Coverage: 4G/5G signals are available in the area; we advise you to check with your provider.

Broadband Availability: FTTP – Ultrafast Broadband Speed is available in the area; we advise you to check with your provider.

## Tenure

Freehold

## Directions

Postcode DE4 2FN what 3 words: ///cello.fees.silver

## Local Authority

Derbyshire Dales

Council Tax Band: D

## Viewing Arrangements

Strictly via the vendors sole agent Fine & Country South Derbyshire, Ashbourne and Matlock, Arma Kang +44(0) 1332 973888

## Website

For more information visit Fine & Country South Derbyshire, Ashbourne and Matlock  
<https://www.fineandcountry.co.uk/south-derbyshire-ashbourne-and-matlock>

## Opening Hours:

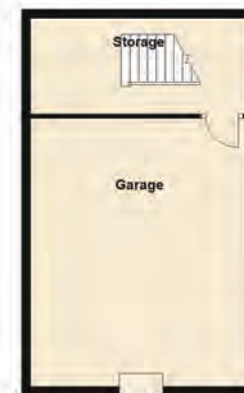
Monday to Friday 9.00 am–5.30 pm

Saturday 9.00 am–4.30 pm

Sunday By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 3470.2 sq. feet



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 09.05.2025





# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



ARMA KANG  
PARTNER AGENT

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I am a Property Consultant with over 24 years of successful experience in assisting people with moving to and selling their homes. Qualified as a Mortgage Advisor and a Senior Residential Valuer for large corporate and independent agencies across the North of England, I possess all the qualities necessary for a successful home move.

Specializing in high-exposure technologies, I regularly attend national training sessions to showcase new marketing tech trends, including social media strategies, video presentations, and people analytics tools to target appropriate buyers. Firmly believing in the power of positive thinking in the workplace, I am convinced that you only need one quality person to organize your entire home move from start to finish.

I have been fortunate enough to feature on TV over the last few years, making special appearances on BBC's Breakfast, BBC Look North, Escape to the Country, Wanted Down Under, and two appearances on Homes under the Hammer!

With a strong family background and belief, I was born in Greenwich, worked around the country, and am now based in London & Derbyshire. I love a good Netflix binge but can also be found in the gym in the morning and serve as "dad's taxi" for my two children most of the time when not following my beloved West Ham United football club.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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