



Coach House  
Lea Shaw | Holloway | Matlock | Derbyshire | DE4 5AT



# COACH HOUSE









# INTRODUCTION

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## An Architectural Masterpiece in the Heart of Derbyshire

Tucked away within the historic Florence Nightingale estate, The Coach House is a Grade II listed residence of exceptional distinction. Elegantly reimagined and meticulously restored, this once-traditional coach house has been utterly transformed into a classical masterpiece, combining period character with refined modern luxury.

Set within a quiet hamlet of just homes, it boasts room after room of beautifully designed living space, this magnificent country residence offers a seamless blend of grand entertaining spaces and intimate family comfort. With a striking entrance, multiple reception rooms, and an expansive kitchen-dining-family hub measuring over 48ft in length, the home is crafted for both opulence and everyday elegance.

The Coach House also benefits from a ground floor en-suite bedroom, ideal for multi-generational living, guest accommodation, or even a luxury home office/studio setup. Boasting a private entrance for independence and privacy via the front courtyard.

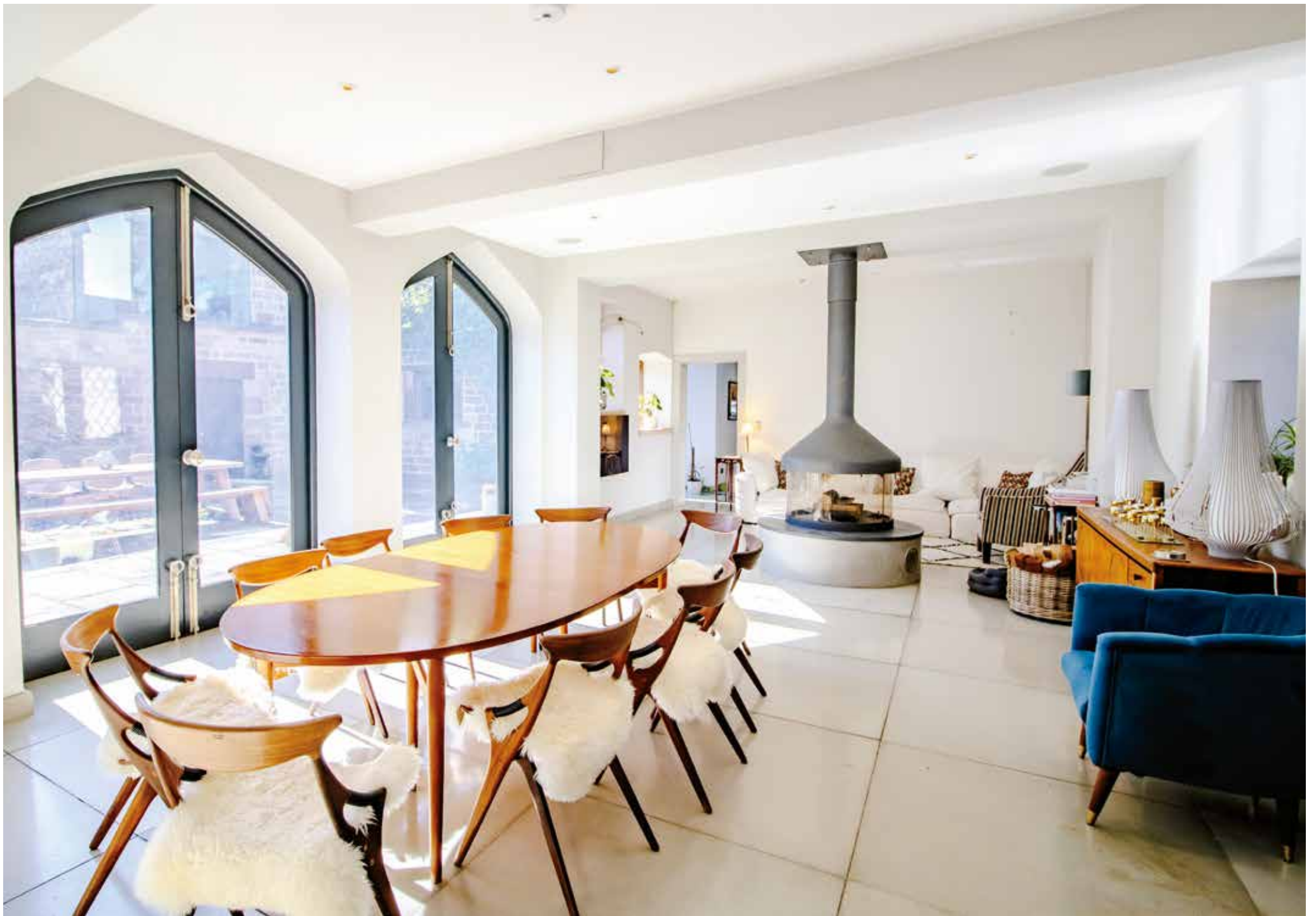
The upper level of The Coach House is a sanctuary of calm and refined living, centred around a spectacular principal bedroom suite. This floor has been designed with both luxury and function in mind:













# SELLER INSIGHT

“After four wonderful years we have called the Coach House our home; it's time to pass on a truly special place to its next owners. Nestled in the Derbyshire Dales and set back from the road down a long, private drive, this property immediately captured our hearts with its stunning architecture, sense of space, and far-reaching views.

From the moment we first saw it, the wow factor was undeniable. The design combines period charm—such as high ceilings, exposed beams and a dramatic staircase—with bright, modern interiors. The expansive windows flood the home with natural light throughout the day, especially as it faces south, creating a vibrant and energising atmosphere. Evenings are particularly magical, with clear skies perfect for stargazing.

The kitchen sits at the heart of the home, where we've spent many happy hours cooking, gathering, and entertaining. Its modern layout, complete with Gaggenau appliances, large island, and walk-in pantry, has made it a joy to use. We've hosted birthdays, Christmases, and summer parties, where the den became a games room and the garden transformed into a vibrant hub for BBQs and music. The speakers throughout the house and garden mean the mood is always just right.

Outdoors, the south-facing terraced garden has been lovingly enhanced with espaliered trees, a natural pond, herb and kitchen gardens, and even a chicken house and run. There's ample space for children and pets to roam safely, and we've created a direct access path to the nearby footpath network, making countryside walks part of our daily rhythm. A visiting peacock even graces the garden each summer!

The layout has been perfect for our lifestyle, blending open-plan communal areas with private retreats. There's a quiet office for remote working, cosy bedrooms with plenty of storage, and a fantastic balance between work, play and relaxation. With upgraded technology including app-controlled pool systems and recent installations such as a new air source heat pump and outdoor lighting, the home is both smart and sustainable.

Living here has brought us closer to the outdoors, to our hobbies, and to a warm and welcoming community. Wirksworth and Matlock are just a stone's throw away, and the area is filled with brilliant local businesses, independent cinemas, leisure centres, and activities ranging from cycling and canoeing to wild swimming and running clubs. It's little wonder the Sunday Times recently named this one of the best places to live in Derbyshire.

What will we miss most? The views, the sense of space and peace, and the secure, grounded feeling this home offers. To the next owners: we hope you love it here as much as we have. Our best advice? Soak in the views, make the most of the garden, and enjoy every moment.”\*

\* 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.









### The Principal Bedroom

A vast and beautifully appointed space with dual aspect views over the gardens and countryside. This room serves as a private retreat, exuding classic charm with contemporary touches.

### En Suite & Dressing Room

Accessible directly from the principal suite, this expansive area features a bespoke dressing room and a luxurious en suite bathroom. The space easily accommodates freestanding furniture, vanity areas, and generous built-in storage — truly designed for indulgence.

### Landing

Connecting the private spaces with elegance, the landing provides a gentle transition between the sleeping quarters and the rest of the home. There's scope here for a reading nook or art gallery display, making even the corridors part of the home's charm.

### Further Bedrooms

Four further bedrooms have their own individual style and character, supported by three classically designed bathrooms.









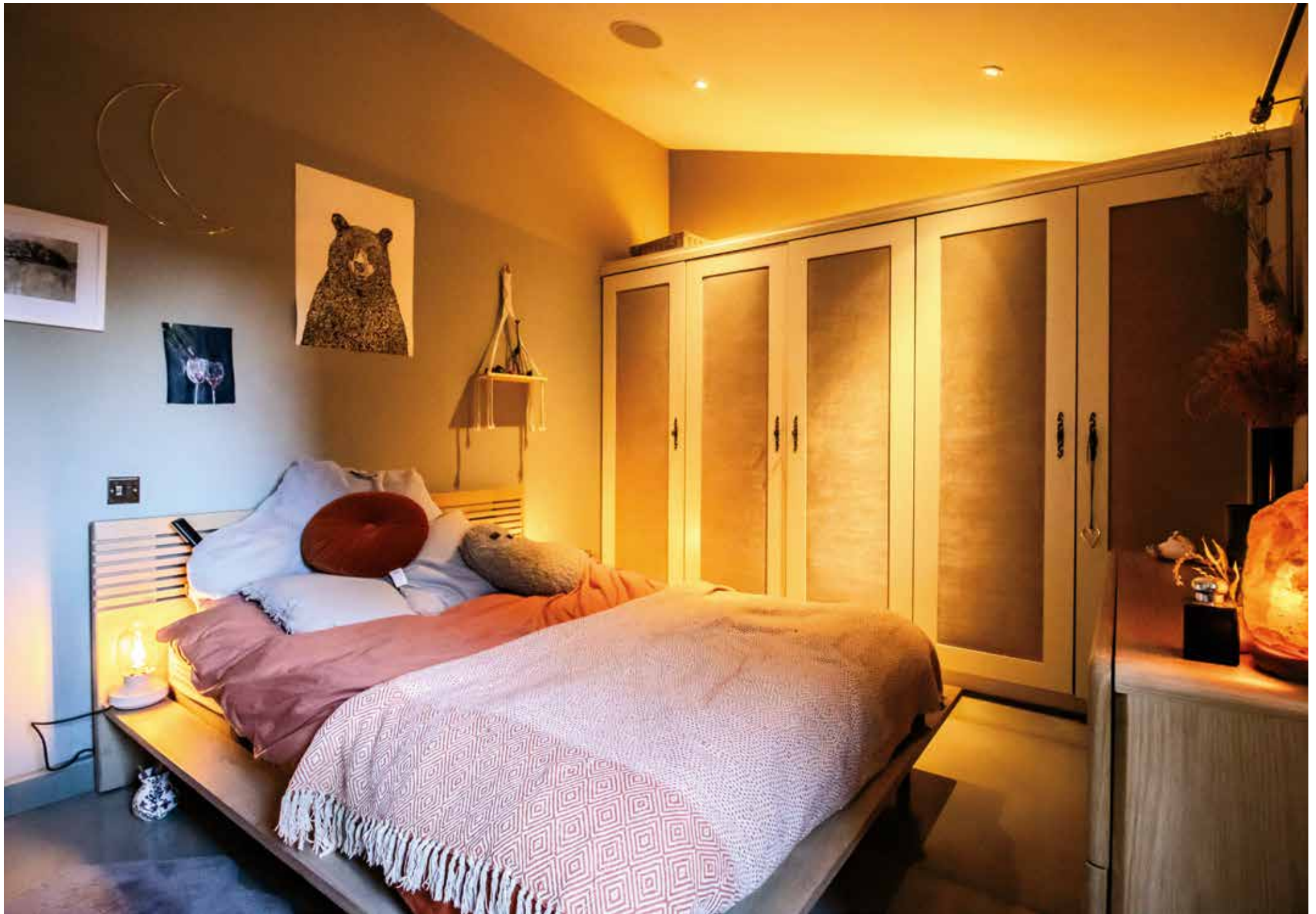


















# OUTSIDE

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At the heart of the garden lies a heated stone-terraced swimming pool, a rare indulgence in a setting of such historic calibre. The manicured grounds also include formal lawns, alfresco dining terraces, and thoughtfully landscaped areas for both relaxation and celebration. A further secret garden beyond the greenhouse area, is serene and relaxing with a natural pond, summerhouse and chick coop.

## A Thriving Local Community

Just a short drive away lies the award-winning market town of Wirksworth, a vibrant hub of independent shops, artisan cafés, galleries, and community events. The area is rich in culture and heritage, maintaining a friendly, inclusive atmosphere cherished by residents. Local gastro pubs in the area are ideal for an evening out and on hand very locally is a café, butchers, local shop/post office and school. With the famous John Smedley wool shop less than 1 mile away.

## Outstanding Education & Lifestyle

The property enjoys proximity to excellent schools, both state and independent, making it a compelling choice for families seeking a rural idyll without compromising on education. Whether you're enjoying country walks through the Peaks or exploring the National Trust properties nearby, every day here feels like an escape.









# LOCAL AREA

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Nestled in the charming and sought-after village of Lea, this idyllic location offers the perfect blend of tranquility and convenience. Residents can enjoy the welcoming atmosphere of the beloved village inn, The Jug & Glass, as well as a green complete with a children's play area, making it an ideal setting for families and those seeking a peaceful yet well-connected lifestyle. Located close by is the village of Holloway with the convenience of a well-regarded primary school, butchers and a church - all just moments away.

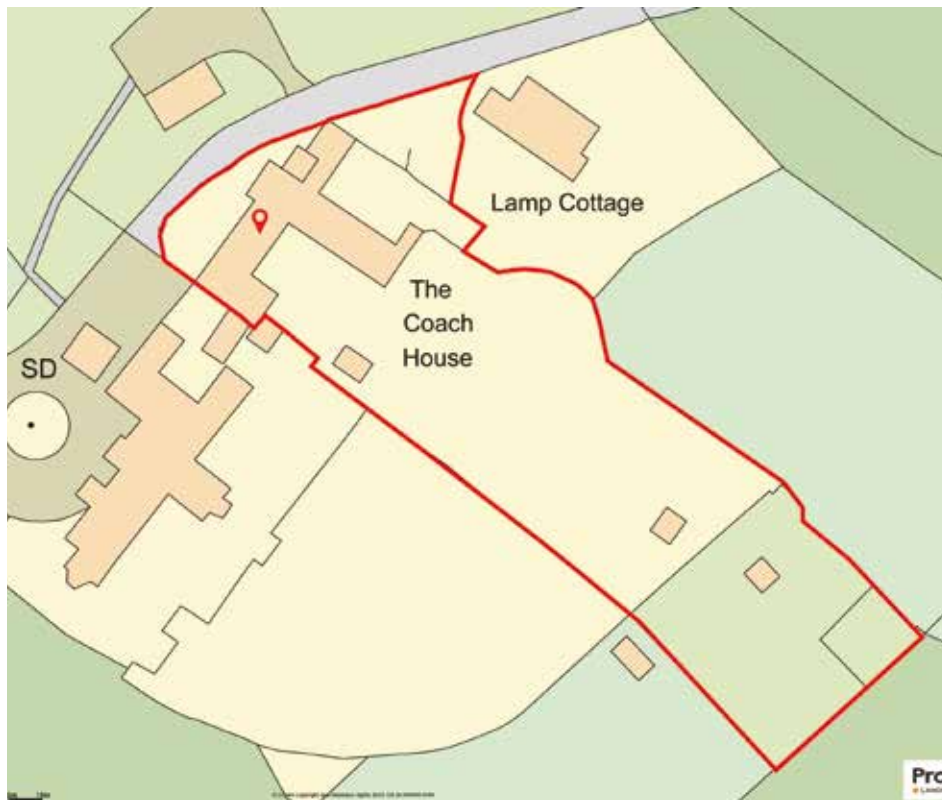
For those seeking a wider array of amenities, the nearby village of Crich provides an exceptional offering, including boutique shops, a primary school, a doctor's surgery, a bakery, a hairdresser and even an acclaimed Indian restaurant. Crich is also renowned for its selection of inviting village inns, perfect for leisurely dining and socialising.

Additionally, the thriving town of Matlock is just a short drive away, offering an extensive range of further amenities. From secondary school to a leisure centre, Matlock caters to all aspects of modern living. The town also boasts an impressive variety of shops, ensuring that every need is met with ease.

This exceptional location combines the serenity of idyllic countryside living with the convenience of access to essential services and leisure opportunities, making it the perfect setting for a truly luxurious lifestyle.







# INFORMATION

## Services, Utilities & Property Information

Property Construction: Stone Brick Construction and Slate Roofing

Utilities: Electricity and Water Mains as standard. Oil for heating. A Shared Drainage Tank and Pump to Main Sewer.

Mobile Phone Coverage: A 5G signal is available in the area, we advise you to check with your provider.

Broadband Availability: FTTC-Super Fast Broadband Speed is available in the area, we advise you to check with your provider.

Parking: Double Garage and Off-Road Parking. Electric Charging Point is also available.

Special Note: The property is accessible via a shared private road. The vendor has indicated that they contribute towards the shared cost of the shared road. This property is split over two titles.

## Viewing Arrangements

Strictly via the vendors sole Fine & Country agent Arma Kang +44 (0)1332 973888

## Website

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

## Directions

Postcode: DE4 5AT / what3words: ///replenish.repaying.cloth

## Local Authority: Amber Valley

Council Tax Band: G

## Tenure

Freehold

## Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

### Ground Floor



### First Floor



Approximate Area : 560.17 m<sup>2</sup> | 6029.61. Sq Ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.







# 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  
ASSOCIATE PARTNER

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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 Cheshire & 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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