



Hillside  
37 Rise End | Middleton by Wirksworth | Matlock | Derbyshire Dales |  
DE4 4LS

FINE & COUNTRY

# HILLSIDE



*A fantastical chocolate box cottage nestled at the end of a private steep driveway, Hillside is a captivating three-bedroom home offering magical views, multiple garden spaces, and a lifestyle that blends countryside charm with modern convenience.*



## Introduction

Set against the breathtaking backdrop of the Derbyshire Dales, Hillside is a picture-perfect small but perfectly formed stone-built residence with all the hallmarks of idyllic village life. With its charming architectural details dating back to we think the 1800's, exposed beams, and refined finishes, this beautifully presented three-bedroom home is positioned in a peaceful and private setting at the end of a tucked-away drive. Hillside is the epitome of a countryside retreat – with five separate garden areas, sweeping views from every window, and an elegant, detached garden office that makes working from home an absolute joy.

This home has been comprehensively modernised to suit contemporary lifestyles while retaining all the character features that make it so special. From the stone barn ripe for conversion or development (subject to planning), to the outdoor utility room, generous parking, and a layout that flows effortlessly from inside to out, Hillside offers comfort, charm, and opportunity in equal measure.

## The Accommodation

The living spaces have been thoughtfully designed to blend period charm with modern sensibilities. Timber beams, a stylish fireplace, and wooden doors evoke warmth and welcome, while French doors in the sitting room lead out to a beautifully landscaped garden – one of five tranquil, landscaped outdoor areas that together create a sense of botanical sanctuary.

Upstairs, the three bedrooms enjoy glorious views across the surrounding countryside, with the principal bedroom particularly enjoying panoramic outlooks over rolling fields and distant rooftops. Every inch of the property has been finished to an exacting standard, offering comfort, light, and serenity throughout.





# Seller Insight

“ Phil and Sarah have called this charming cottage their home for nearly two decades, with a brief interlude living abroad. Since they first purchased the property in 2006, they have lovingly transformed it into a haven that blends comfort, character, and natural beauty. Now, as they prepare to move on again to live abroad, they share their experiences and what makes this home so special.

## A House that Feels Like Home

When Phil and Sarah first viewed the property, it was the location that immediately captured their attention. Nestled at the end of a private drive, the cottage is not overlooked and boasts panoramic views of the surrounding countryside. The house itself, with its blend of old-world charm and modern comfort, immediately made them feel at home. As Sarah recalls, “The character of the cottage, its privacy, and the views were just perfect. And with Carsington Water nearby, it was ideal for our love of outdoor activities.”

Over the years, the couple has made thoughtful improvements, enhancing the property’s appeal without compromising its inherent charm. The addition of a garden office, a veranda for outdoor cooking and dining, and a bespoke utility room all serve to enrich the lifestyle here, creating versatile spaces for work, relaxation, and entertaining.

## Living in Harmony with Nature

One of the home’s standout features is its beautiful outdoor spaces. With five distinct garden areas, there’s always a peaceful corner to retreat to. The elevated position of the property offers stunning vistas, including views of Black Rock, Riber Castle, and the rolling Derbyshire countryside. Phil and Sarah have also been cultivating a mini orchard, with apple, pear, and plum trees complementing the fruit bushes. “The views, the wildlife, and the changing seasons—it’s a dynamic backdrop to daily life. We’ve enjoyed countless moments watching the weather shift and catching glimpses of double rainbows in the valley,” says Sarah.

Whether it’s the secure garden areas for their dogs, the tranquil outdoor office space, or the sheltered veranda where they cook year-round, the couple has designed the space to blend seamlessly with their outdoor lifestyle.

## A Home Built for Every Season

This cottage isn’t just a home; it’s a sanctuary. During winter, the snugness of the sitting room, with its log burner crackling away, offers a warm retreat from the cold. The home’s design ensures that every space is used, from the cosy kitchen, where the couple enjoys cooking together, to the spacious sitting room, perfect for relaxing with a book or entertaining guests. Upstairs, the bedrooms are spacious and airy, with exposed beams and high ceilings that reflect the character of the building.

The property’s layout, too, supports the couple’s practical needs. With separate offices both inside and in the garden office, they’ve created clear divisions between work and home life. For Phil, the ability to step outside and work in the garden office, away from the main house, has been a key part of maintaining balance while working from home.

\* 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.





# Seller Insight

## *A Community of Friends and Neighbours*

*The local village has been a central part of Phil and Sarah's experience here. The welcoming, close-knit community has made them feel at home from the moment they moved in. "Our neighbours are fantastic—everyone looks out for each other, and there's a real sense of belonging," says Phil. The village itself offers an array of community activities, from the local cycling group to events at the village hall, as well as two well-loved pubs that provide a hub for socialising.*

*Beyond the village, the surrounding area is rich in history and offers endless opportunities for outdoor pursuits. Carsington Water is just a stone's throw away, ideal for sailing, kayaking, and windsurfing, while the nearby High Peak Trail provides scenic walking routes for both humans and dogs. For those with an interest in local history, Cromford Mill and Arkwright's industrial heritage are just a short drive away.*

## *Recent Renovations and Improvements*

*Over the years, Phil and Sarah have invested heavily in ensuring that the house meets their needs while retaining its original charm. Notable renovations include a complete roof replacement with classic Staffordshire Blue tiles, the conversion of a derelict barn into a fully electrified space perfect for storage or creating a wine cellar, and a newly landscaped garden that includes multiple patios to take advantage of the views.*

*The recent addition of a large external utility room, complete with separate toilet and washbasin facilities, has made outdoor living even more enjoyable, while the widened, tarmacked driveway ensures easy access and plenty of parking. The couple has also invested in installing a secluded garden office, with full electrics and Wi-Fi, making it a comfortable and functional space to work from home.*

## *A Lifestyle Tailored to Enjoyment*

*For Phil and Sarah, this home has been a reflection of their lifestyle—one that embraces the joys of outdoor living and community. Their love for entertaining shines through, whether it's hosting a BBQ on the veranda or enjoying pizza nights with family and friends. "This house is all about enjoying life, whether it's cooking outdoors all year round or enjoying the view with a glass of wine on the veranda," says Sarah.*

*With all its special features and thoughtful touches, this cottage offers a perfect blend of seclusion and convenience. The couple's advice to future owners? "Make the most of the outdoors and embrace the local area—it has so much to offer."*

*As they prepare to leave behind their beloved home, Phil and Sarah will undoubtedly miss the views, the tranquil surroundings, and the sense of peace that this property has provided. But for the new owners, this home promises a lifestyle that combines comfort, character, and a deep connection to the natural world.\*"*

\* 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.

















## Gardens & Grounds

Rarely does a property offer such an abundance of varied outdoor space. With five distinct garden areas, each offering its own character – from terraced patios to lawned spaces, dry-stone walled perimeters, and carefully planted borders – Hillside invites you to embrace outdoor living in all seasons. The views, particularly from the elevated rear seating areas, are quite simply mesmerising.

A fully equipped, detached garden office sits amidst the grounds, ideal for remote working or creative pursuits. There is also an outdoor utility room, and ample parking, all discreetly tucked away at the end of a private driveway.

An original stone barn within the grounds presents an exciting opportunity for further development (subject to the necessary planning consents), whether for extended living accommodation, guest suite, or leisure space.











### Location

Located in the picturesque village of Middleton-by-Wirksworth, this property enjoys the tranquility of a rural setting, while remaining highly accessible to all local amenities. The nearby market town of Wirksworth – recently named one of The Sunday Times' Best Places to Live in the UK (2025) – offers an inspiring mix of independent shops, cafés, cultural venues, and heritage. Excellent local schools, including both primary and secondary options, make this a superb choice for families, while road links to Matlock, Ashbourne, Belper, and Derby ensure excellent connectivity with trains to London every 30 mins, taking approx. 90 minutes.

With walking and cycling routes on your doorstep, the many activities at Carsington Water and the Peak District National Park just minutes away, Hillside offers the very best of country living, in a community full of heart.

### Services, Utilities & Property Information

Utilities: All mains services.

Construction Type: Standard construction, Stone / Staffordshire Blue tiles

Mobile Phone Coverage: 4G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability: FTTP - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. We advise that you check with your provider.

Off Road Parking Spaces: 10

Accessibility/adaptations: Up a steep hill, not suitable for mobility issues.

Directions: Postcode: DE4 4LS / what3words: ///spans.paintings.successes

Disclaimer: Property split over three titles, contact the agent for further information.

### Viewing Arrangements

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

Local Authority: Derbyshire Dales

Conservation Area: Middleton-by-Wirksworth

Council Tax Band:D

EPC D

Tenure Freehold

### Website

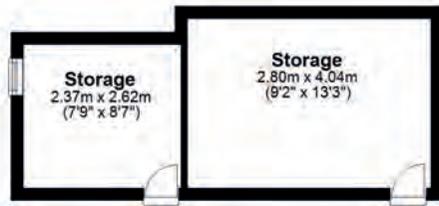
For more information visit Fine & Country South Derbyshire, Ashbourne and Matlock <https://www.fineandcountry.co.uk/derbyshire-estate-agents>

### Opening Hours

Monday to Friday 9.00 am–5.30 pm

Saturday 9.00 am–4.30 pm

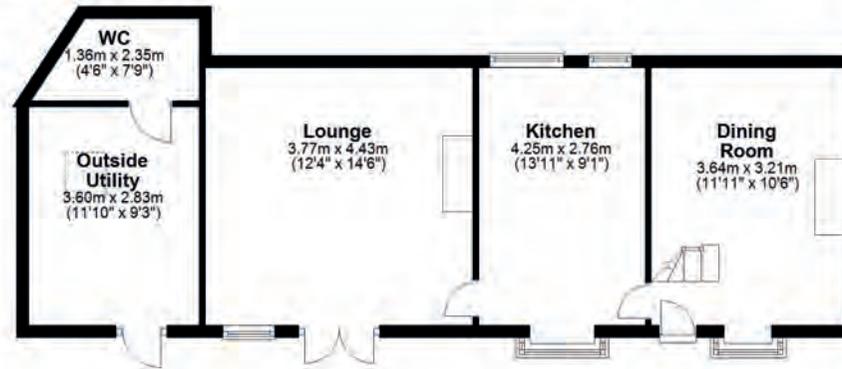
Sunday By appointment only.



### Ground Floor

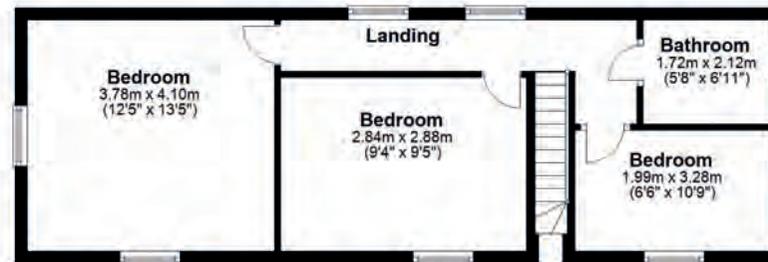
Main area: approx. 59.4 sq. metres (639.6 sq. feet)

Plus outbuildings, approx. 17.8 sq. metres (191.1 sq. feet)  
Plus garden office, approx. 21.9 sq. metres (235.8 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.5 sq. feet)

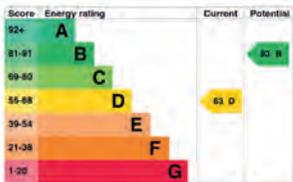


Main area: Approx. 100.4 sq. metres (1081.1 sq. feet)

Plus outbuildings, approx. 17.8 sq. metres (191.1 sq. feet)  
Plus garden office, approx. 21.9 sq. metres (235.8 sq. feet)

All areas are approximate and for illustration purposes only.  
Plan produced using PlanUp.

**Hillside, 37 Rise End, Matlock**





# 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

Fine & Country Derbyshire  
+44(0)1332 973888 | +44(0)7852 877164  
arma.kang@fineandcountry.com

I am a Property Consultant with over 20 years of successful experience in helping people move to and sell their homes. Qualified as a Mortgage Advisor as well as a Senior Residential Valuer for large corporate and independent agencies across the North of England, I possess all the qualities you need for a successful home move.

I specialise in high exposure technologies and I regularly attend national training sessions to showcase new marketing tech trends, such as social media strategies, video presentations and people analytics tools to target appropriate buyers.

A firm believer in the power of positive thinking in the workplace, I strongly believe that you only need one quality person to organise your whole home move from start to finish. I've been lucky enough to feature on TV throughout the last few years and have had special appearances on BBC's Breakfast, BBC Look North, Escape to the Country, Wanted Down Under and two appearances on Homes under the Hammer!

I have a strong family background and belief. Born in Greenwich and worked around the country and now back in London & Derbyshire. I love a good Netflix binge but can also be found in the gym on a morning and is "dad's taxi" for my two children most of the other time whilst 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)

Fine & Country Derbyshire  
The Old Post Office, Victoria Street, Derby DE1 1EQ  
01332 973 888 | [derbyshire@fineandcountry.com](mailto:derbyshire@fineandcountry.com)

