



Hill Top Farm
Wood Lane | Parkhead | Matlock | DE4 5GY

HILL TOP FARM



Extended farmhouse with en suite bedrooms, leisure wing, cottage, stables, extensive garaging, landscaped gardens and upto 33 acres of land with lakes, offering privacy, views and a complete country lifestyle.



Approached by a private, gated driveway and set in 33 acres of landscaped grounds, gardens and pastureland, Hill Top Farm is a distinguished country home of scale and refinement. The much-extended farmhouse now offers an impressive blend of character and luxury, perfectly suited for family living, entertaining and lifestyle pursuits.

Ground Floor

The heart of the home is a superb farmhouse kitchen, opening to a light-filled conservatory and adjoining breakfast area. Four reception rooms provide versatile living space, including two formal lounges, a dining room and a snug. A well-fitted office, utility and store rooms add further practicality. The leisure wing is a standout feature, comprising a gym, sunroom and a large indoor swimming pool with garden views. Internal access leads to the four-car garage block.

First Floor

The main residence provides four beautifully appointed bedroom suites, each with its own en-suite bathroom. The principal suite benefits from a private dressing area and luxury bathroom, while the landing opens onto a balcony with far-reaching countryside views.









Seller Insight

“ After nearly three decades of living here, the owners reflect fondly on a home that has grown and evolved with their family. Originally a modest two-bedroom farmhouse, it has been lovingly developed into a spacious and inviting residence that balances countryside charm with modern family living.

Set back from the road and nestled within approximately thirty-three acres of beautiful land, the property offers a rare combination of space, privacy and accessibility. What first drew the owners to the property was the scenery, the location and the sheer potential. It offered everything they were looking for, including countryside views, proximity to the Peak District, and easy access for commuting.

That promise has been fully realised over the years, with the home expanding to suit a growing family, while maintaining a deep connection to the land. The owners explain that they have designed it around the way they live. It is open plan where it matters, but also offers quiet corners to retreat to. The conservatory is a favourite spot in the morning, perfect for enjoying a coffee while watching the sunrise. On summer evenings, the summerhouse becomes the ideal place to relax with a glass of wine while taking in the sunset.

Natural light fills the home throughout the day, moving gracefully through the rooms and bringing warmth and brightness to every space. Outside, the gardens and various seating areas each offer something different, from peaceful places to read to spacious areas for entertaining. The owners have hosted many family gatherings over the years, all of which have benefited from the privacy and generous space.

The property truly supports a wide range of lifestyle needs. There is a separate annexe ideal for extended family or guests, three stables and a ménage, as well as several barns and outbuildings. One of the standout features is the extensive garaging, with space for up to fourteen cars, making it particularly appealing to car enthusiasts.

There is a real sense of balance here. The setting is tranquil and secluded, yet local amenities are within easy reach. There are good schools nearby and the A38 is just five minutes away, providing excellent links to surrounding towns and cities.

While the owners are staying within the area, which speaks volumes about the strength of the local community, they admit it will be difficult to leave behind the views, the peaceful surroundings and the many memories made over the years.

This is a home that truly reflects a lifestyle. Whether you are raising a family, caring for horses, collecting cars, or simply looking for space and serenity in the countryside, it offers something very special.*

* 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.

















Attached Cottage

Adjoining the main farmhouse is a delightful two-bedroom cottage, complete with its own living room, kitchen and private access. Ideal for multi-generational living, guest accommodation or as a holiday let.

Garaging & Outbuildings

In addition to the integral four-car garage, a detached garage block offers secure accommodation for up to ten further vehicles, making the property highly attractive for collectors.

Equestrian Facilities

The estate provides three block stables, a tack room and a menage, complemented by extensive pasture and bridleways surrounding the property.

Gardens & Land

The landscaped grounds are divided into a series of garden “rooms”, including ornamental terraces, sweeping lawns and a summerhouse retreat. Beyond lie two private lakes, with the wider land extending to around 33 acres. The elevated setting ensures uninterrupted views across open Derbyshire countryside.

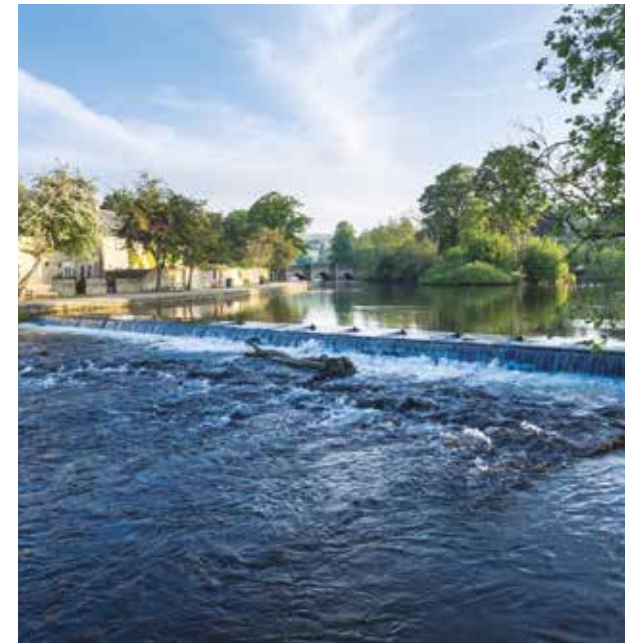
Optional Land – The land is split into a various paddocks and separate title numbers, these can be bought whole or land can be split up to suite the buyers needs.





LOCATION

Hill Top Farm occupies a superb position in Parkhead, near Matlock, on the edge of the Peak District National Park. The location offers the perfect balance of privacy and accessibility, with Matlock and Bakewell nearby for everyday amenities, schools and restaurants. Excellent road links connect to Sheffield, Derby and beyond, making the property ideal for those seeking both rural tranquillity and modern convenience.





Services, Utilities & Property Information

Local Authority: Amber Valley

Tenure: Freehold | EPC: D - Annexe EPC C | Council Tax Band: F

Construction Type: Stone/Slate

Utilities: Mains electric, mains water, plus a Bore hole, Mains Gas and private septic tank. Associated Maintenance costs apply, contact the agent for further information.

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability: FTTC Broadband Speed is available in the area, with predicted highest available download speed 37 Mbps and highest available upload speed 6.4 Mbps. The current owners use satellite broadband via Starlink. We advise that you check with your provider.

Garage Parking Spaces: 14

Off Road Parking Spaces: 10

There is a public bridlepath through the land. There are also two public footpaths on the wider land.

This property is split over 6 different titles. Please contact the agent for further information.

Directions: Please use the following link to locate the property, as the postcode will direct you to a different address: SatNav <https://what3words.com/> Postcode: DE4 5GY what3words: [///committed.albatross.shining](https://what3words.com/committed.albatross.shining)

Viewing Arrangements

Strictly via the vendors sole agent Arma Kang, Fine & Country South Derbyshire, Ashbourne and Matlock T: +44 (0)1332 973 888

Website

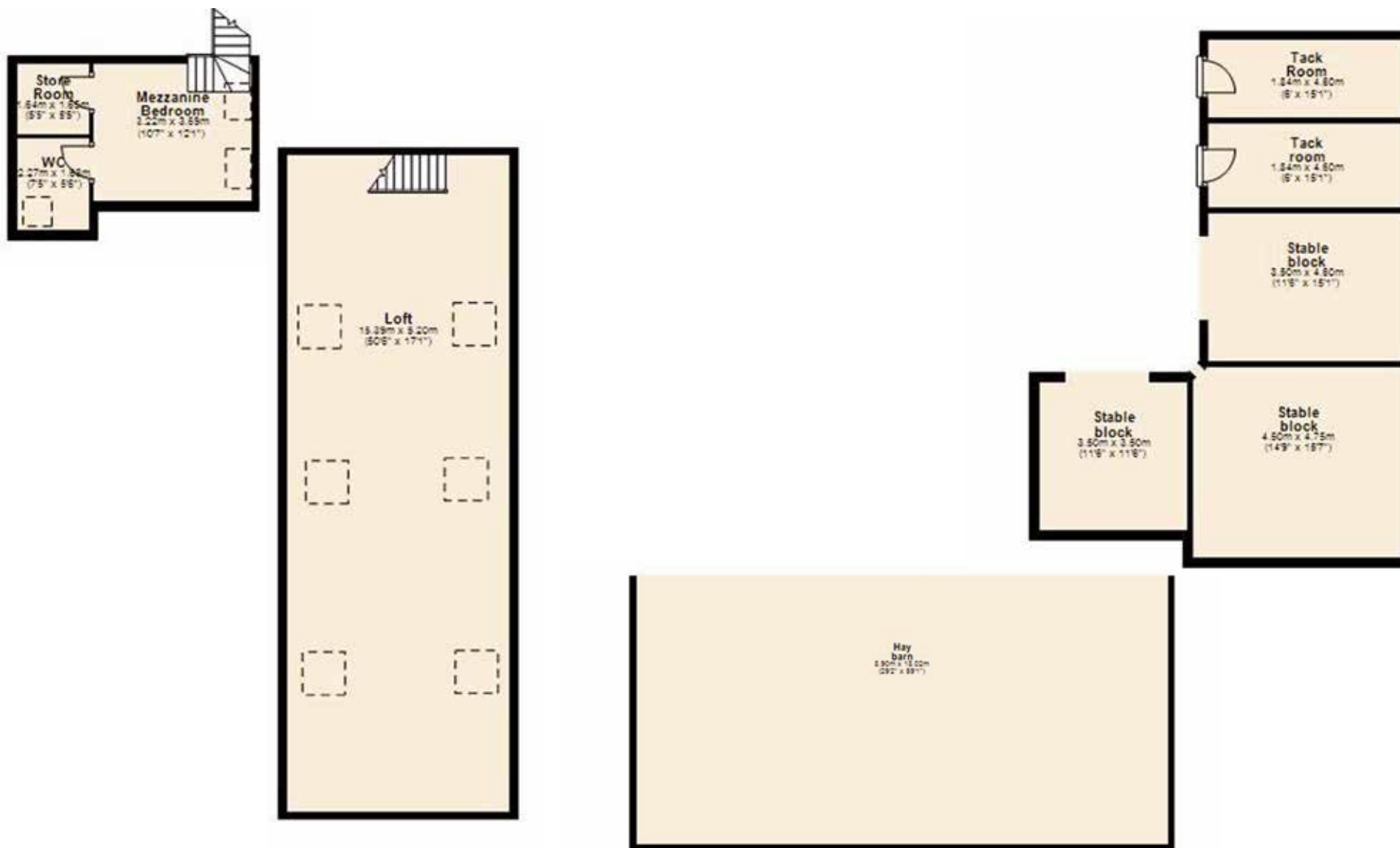
For more information visit Fine & Country South Derbyshire, Ashbourne and Matlock <https://www.fineandcountry.co.uk/south-derbyshire-ashbourne-and-matlock-estate-agents>

Opening Hours

Monday to Friday 9.00 am–5.30 pm

Saturday 9.00 am–4.30 pm

Sunday By appointment only.





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 973 888 | +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

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

