



Swallows End
Pilhough | Rowsley | Matlock | Derbyshire | DE4 2NE

KEY FEATURES

Swallows End

A beautifully reimagined four-bedroom cottage dating back to 1540, perfectly blending heritage charm with modern craftsmanship, set within an exclusive hamlet with stunning gardens and panoramic Peak District views.

The Home

Steeped in history yet styled for modern living, Swallows End is a home of rare distinction. The original stone cottage, believed to date back to circa 1540, began life as a modest two-bedroom dwelling. Around 1710, the property was sympathetically extended, and more recently, the owners purchased and seamlessly integrated the lower half of the adjoining building, creating a spacious four-bedroom home of exceptional versatility.

The adjoining section, held under a separate title, now forms two ground-floor bedrooms and a luxury shower room. This area could easily revert to a two-bedroom self-contained annexe or holiday let, offering independent living with its own private entrance — in essence, a one or two-bedroom bungalow perfectly suited for guests, multi-generational living, or short-term stays.

Every aspect of this property has been thoughtfully renovated to the highest standard, preserving its historic soul while introducing refined modern comforts. Works include new double-glazed windows, a modern central heating system, complete redecoration, and bespoke joinery throughout. A recently extended section now houses a full utility room, which could double as a further kitchen if required, adding valuable flexibility to the layout.

The kitchen has been meticulously designed, combining handcrafted cabinetry, high-end appliances, and solid worktops to create a warm yet sophisticated heart of the home. The living spaces are characterful and charming, with stone and oak detailing, exposed beams, and windows framing mesmerising countryside views.

Upstairs, the principal bedroom features an elegant en-suite bathroom, a fourth bedroom with an additional WC, while the ground floor offers a luxurious full shower room between the two ground floor bedrooms and a third contemporary shower room off the living space. Each space showcases exceptional craftsmanship and thoughtful design.









SELLER INSIGHT

“Perched high on a hill, this beautiful home offers peace, comfort and a deep connection with nature. The owner, who has lovingly improved the property since 2022, describes it as “a place that feeds the soul.”

“The view is breathtaking. It changes constantly with the weather and the seasons. I can listen to the birds and simply watch the landscape shift throughout the day. It is magical.”

The house enjoys a wonderfully peaceful setting, away from the rush of everyday life yet close to local villages and amenities. There is a friendly pub in Stanton-in-Peak and another in Rowsley, both within easy reach.

Inside, the home feels warm and welcoming. The open-plan kitchen, dining and sitting room is ideal for entertaining, while the cosy sitting room with its wood burner is a favourite spot in winter. The layout works perfectly for both guests and quiet evenings at home.

“It is cosy, quiet and the layout just works. When I am hosting, everyone feels included, but when I am alone it still feels comfortable and inviting.”

The owner has carefully renovated the property to combine character with practicality. Ceilings upstairs were removed and new windows added to bring in light. The adjoining 1540s cottage has been completely refurbished with a new roof, floors, wiring and modern utilities. Thick stone walls keep the house cool in summer and snug in winter, while a discreet speaker system allows music or audiobooks to be played throughout the living areas.

Outside, there are several favourite seating areas, each chosen for its view and time of day. The lower garden features a formal dining space for ten, perfect for summer gatherings and celebrations.

“The Queen’s Jubilee was unforgettable here, with a bonfire, friends from the local bell-ringing community and guests from London and abroad. It is the sort of home that encourages celebration.”

The area is ideal for outdoor enthusiasts, with Stanton Moor just behind the property and many beautiful walks nearby. The neighbours are friendly and there is a strong sense of community in the surrounding villages.

When asked what they will miss most, the owner smiles. “The view. Sitting outside with my cup of tea, watching the world change before me. It is the most peaceful feeling in the world.”

This is a home that offers far more than a place to live. It is a sanctuary, designed for comfort, connection and the simple joy of countryside living.*

* 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 Outdoors

Situated within a private hamlet of just four properties, amongst just 12 in the locality, Swallows End enjoys a tranquil and prestigious setting. A shared driveway leads to ample parking, and the gardens—beautifully landscaped and carefully maintained—provide a series of terraces and sitting areas to enjoy the sun throughout the day.

From every window and garden corner, the views are simply extraordinary—vast, unbroken panoramas of the Derbyshire Dales stretch across the horizon. This is a home that invites stillness and admiration, with ever-changing light and seasonal beauty that truly capture the essence of rural Derbyshire living.

Location

Pilhough lies between Rowsley and Stanton in the Peak, within easy reach of Bakewell and the Peak District National Park. The area is celebrated for its scenic trails, country pubs, and heritage attractions, including Chatsworth House and Haddon Hall. Despite its peaceful setting, the location offers excellent connectivity to Derby, Sheffield, and Chesterfield, making Swallows End ideal for those seeking the perfect balance between rural retreat and modern accessibility.

Services, Utilities & Property Information

Leasehold with Freehold: The property is divided into two sections, the main house is freehold and the additional ground floor section purchased is leasehold. This is on a 999 year lease with no additional ground rent or service charge.

Leasehold Expires December 3020

Local Authority: Derbyshire Dales

Tenure: Leasehold with Freehold | EPC: F | Council Tax Band D

Standard construction: Stone / Slate / Tiles

Utilities: Mains Water, LPG, Mains Electric and Shared drainage.

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

Broadband Availability: FTTC Broadband available in the area and satellite internet providers such as WCZ and Starlink are also available. We advise that you check with your provider.

Off Road Parking Spaces: 4

The property has a vehicle right of way on shared drive.

The property is located within the Rowsley conservation area.

Directions - Postcode: DE4 2NE / what3words: ///parks.switch.receiving

Viewing Arrangements

Strictly via the vendors sole agent Arma Kang at Fine & Country South Derbyshire, Ashbourne and Matlock on +44 (0)7852 877 164

Website

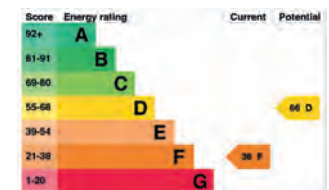
For more information visit Fine & Country South Derbyshire, Ashbourne and Matlock <https://www.fineandcountry.co.uk/south-derbyshire-ashbourne-and-matlock-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



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