



Masson Lees Farm  
Salters Lane | Matlock | Derbyshire | DE4 2PA

FINE & COUNTRY

# MASSON LEES FARM

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An amazing opportunity to acquire an excellent Farmhouse & Equestrian Facility stretching over 26 acres of prime Derbyshire countryside. The accommodation on offer boasts a recently refurbished, spacious four-bedroom farmhouse together with a charming attached two-bedroom holiday cottage (ongoing business, further details available on request) providing over 2,250 sq ft of living accommodation.

Within the grounds there are over 5,500 sq ft of outbuildings, including three undeveloped barns, a hay barn and 10 horse stable block. The courtyard contains a large parking area and an additional outbuilding, currently in use as a garage. There are also two maneges. Set in amazing glorious countryside with ample walkways, paddocks, gardens and views as far as the eye can see. This is certainly a property not to be missed.

Masson Lees Farm enjoys a private, secluded, heavenly rural location, and yet it is only 5 minutes from Matlock centre by car, so very much enjoys the best of both worlds. Accessed via a long private driveway, the property offers a lot of flexible accommodation options and huge potential for conversion into further accommodation, subject to necessary consents.







### Main House

The main home is entered via a large hall, ideal for storing coats and shoes, which gives a pleasant entry into the home, this is also where the oil fed boiler can be found. The kitchen is situated to the right of the entrance and has recently undergone a program of modernisation and is well equipped with contemporary features such as granite worktops, modern appliances, a range cooker, under-floor heating and beautiful painted units throughout, giving the kitchen a modern yet Farmhouse feel.





The lounge area has a picturesque, characterful appeal in keeping with the Farmhouse aesthetic, with a stunning open stone fireplace with a multi-fuel stove and exposed beams. Looking out over the hills and boasting far reaching views, this stunning room is the real heart of the home.

A further study/TV Room is to the rear of the house and serves as a very useful third reception room. This versatile room could comfortably be utilised as a snug, play room, office or study.

To complete the ground floor there is a spacious family sized dining room with lovely beamed ceiling, ambient wall lights and inset cut-stone fireplace with multi-fuel burner. This also enjoys views over the garden and across over the valley and far beyond.



# Seller Insight

“Ideally located in the glorious Derbyshire countryside, just a mile from the bustling town of Matlock, is Masson Lees Farm, an exceptional property that boasts twenty-six acres of land, superb equestrian facilities, a beautifully refurbished farmhouse, as well as a charming holiday cottage. “When we began looking for a new home some thirteen years ago, I must admit that we had quite an extensive wish list. We wanted a lovely big family home that sat in its own land, that wasn't close to any neighbours or a busy road, however we also didn't want it to be a million miles from civilisation. When we came across Masson Lees Farm, it ticked every single box. It sits in this beautiful rural location and is surrounded by acres of private land. It's very peaceful here, totally private, the views are incredible and yet we can jump in the car and be in Matlock town centre in five minutes.”

“We wanted to transform the house back into a really lovely family home and one that would suit modern living, however, to some extent we also wanted to return it to its former glory. So, as well as creating a large family kitchen with painted units, granite worktops and under-floor heating, stylishly updating the bathrooms and beautifully redecorating throughout, we also restored and enhanced those features that had survived and reinstated those that had been removed. It's now a very spacious, light, bright, comfortable house and one that also has a huge amount of character and charm, striking the balance between old and new”.

“The house sits slap, bang in the middle of the twenty-six acres, and beyond the boundary of the property is nothing but rolling farmland and woodland, so the views are incredible”.

“Over time we've added a range of equestrian facilities and we've improved the overall quality of the pastureland so the fields are now full of a variety of wildflowers, herbs and grasses, all things that horses really thrive on. We also have a beautiful cottage garden with open lawn and gorgeous herbaceous borders that create a riot of colour during spring and summer, and there are lots of lovely places to just sit out, relax and soak in these amazing surroundings.”

“We have a fabulous array of shops, good restaurants, pubs and amenities just minutes away, so we're by no means isolated, and yet within the house and grounds you really do get the feeling of being miles from anywhere.”.

“We've decided that the time is right to downsize, and if we could find everything we have here on a much smaller scale we'd be over the moon. We've been so happy here and we know it's going to be extremely hard to find anywhere else quite so idyllic.”\*

\* 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 first floor consists of a well-lit landing with windows to the rear, serving all four good sized bedrooms the majority enjoying the amazing views on offer across the valley and beyond.

A contemporary newly fitted four piece white bathroom suite in a stunning newly tiled walls and floor is a real wow factor and enjoys a large walk in shower. There is an additional W/C room on the landing which is ideal for busy family life.

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“ Adjacent to the main property we have a gorgeous little holiday cottage that we've had beautifully refurbished. The area is an absolute walker's paradise so it generates a good income, and through renting it out we've met some wonderful people.”



### Holiday Cottage

A stable door provides access to the large living, dining and kitchen area of the holiday cottage. There is an additional stable door giving access to the flagged terrace at the gable end. The kitchen is fitted with modern cupboards and work surfaces, stainless steel sink unit, electric cooker and Velux roof light. A tiled lobby to the rear of the property benefits from a built-in broom store and provides access to the bathroom. The bathroom is fitted with a white suite including panelled bath, pedestal wash hand basin and low flush WC. There is full height ceramic tiling to the walls, tiled floor and electric shower above the bath.

Bedroom one enjoys both a rear aspect window and rooflight and is accessed from the sitting room which leads to the adjoining bedroom two with feature stone window seat and Velux roof light.

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### Gardens

Masson Lees Farm benefits from a peaceful cottage garden with deep borders and mature plants, shrubs and trees. Further trees provide shelter on the southern border and an old style stone built W/C lies adjacent to a tarmac terrace, accessible from the house and cottage.

With a private courtyard style garden for the cottage and ample walkways and scenery, there is a real feel of privacy and seclusion which will attract many tourists and makes this an amazing opportunity to grow the business further if one wishes.

Set around a central yard, which provides areas of hardstanding, are numerous outbuildings, these are ripe for conversion, re-adaptation or for further storage, including:

### Outbuildings

- Stone and Tiled Open Garage
- Single Storey stone and slate Barn
- Two Storey stone and slate Barn
- Stone and Slate Workshop
- A block and steel roof outbuilding
- Storage/Hay Barn
- Modern 10 block Stable Building. A purpose built, four bay portal frame building with sectional concrete half-walls and profile sheeted upper sections and roof. The building is fitted internally with 10 loose boxes set around a central walkway.







#### Land

The farmhouse, yard and buildings are accessed via a long private drive, set well back from the roadside and largely hidden from view. There is the benefit of excellent grazing with post and rail/hedged fields, the majority of which are served by a mains water supply. The land totals around 26 acres of well drained meadows and prime Derbyshire countryside.

There are two maneges, the larger measuring 40m x 20m, each with post and rail perimeters and fibre sand surface. The current owners are keen equestrian enthusiasts and loving care has been taken to look after these on a regular basis.







## LOCATION

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Although feeling quiet, remote and private, the road access (off Snitterton Road) subsequently leads directly to the main Matlock town centre which has ample shops and amenities for the modern family to enjoy including Sainsburys and M&S. Matlock and Matlock Bath are famed for their boutique shops, antique fayres and many high quality independent bakers, butchers and many local coffee shops, fashion retailers and Boutique Jewellers among others, a truly shopping paradise.

Boasting some of Derbyshire's finest pubs and restaurants all within 3 miles, you will be spoilt for choice in Matlock and the surrounding villages such as Ashover, Darley Dale, Wirksworth and Cromford. Matlock Bath's Fish and Chips are simply a tourist attraction!

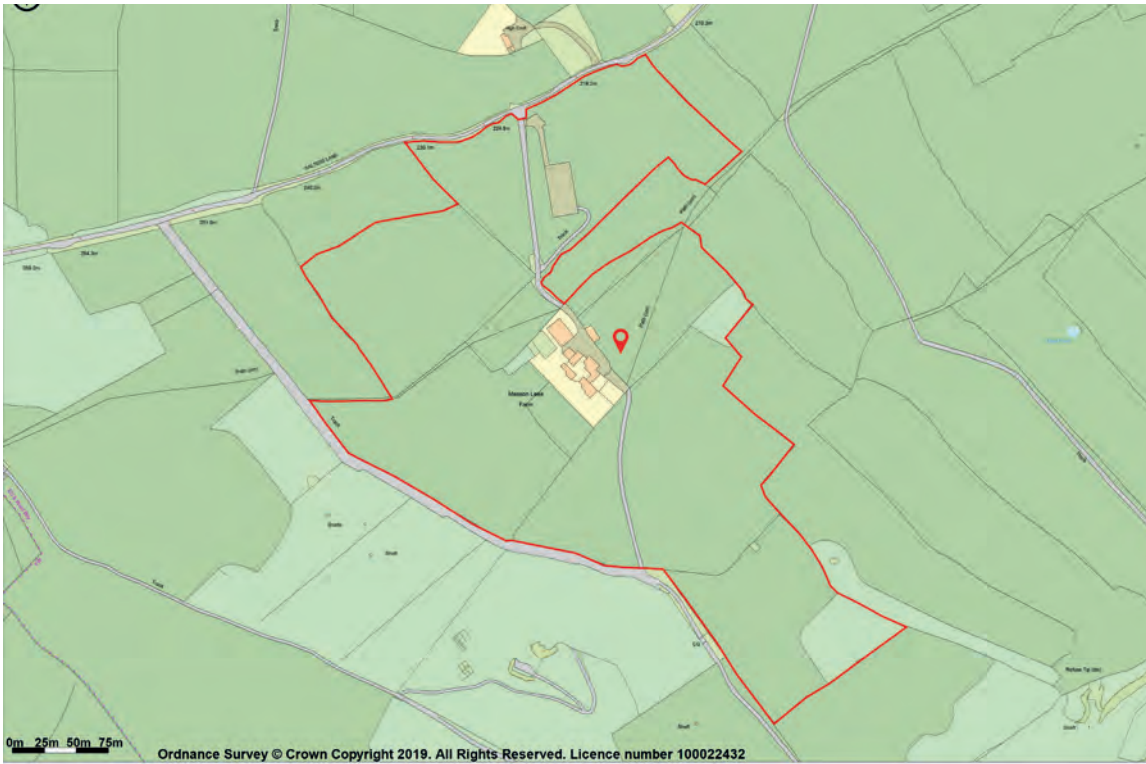
Matlock main Train and Bus stations are within 1 mile as the crow flies. The train station is the terminus of both the Derwent Valley Line from Derby and Peak Rail who operate heritage services to Rowsley South. The Derby to London train takes less than 2 Hours and runs over 40 times a day.

The property is centrally located in the town and commuting is easy with the A38 serving the M1 motorway just 30 minutes away, which also links to Birmingham just 50 minutes further.

Matlock's central location, scenic surroundings and public transport links make it a popular base for exploring the best of the Peak District and Derbyshire. Matlock has excellent transport links to major counties such as Yorkshire, Nottinghamshire and Staffordshire.

Matlock has many tourist hotspots and is famed for its fabulous walks, cycling tours and local community events. Many visitors every year come to see attractions such as Gullivers Kingdom, The Heights of Abraham, Crich tramway Village, Cromford Canal and Lumsdale Valley to name a few. The surrounding villages are steeped in history and are in a World Heritage site including John Smedley Mills, the home of Florence Nightingale and Masson Mills. Further attractions include Riber Castle, Chatsworth House and Haddon Hall.





#### Services

Mains water and electricity are available to the property, drainage is by way of a septic tank and central heating is oil fired.

#### Local Authority

Derbyshire Dales District Council

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973888

#### Website

For more information visit [www.fineandcountry.com/uk/derbyshire](http://www.fineandcountry.com/uk/derbyshire)

#### Opening Hours:

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

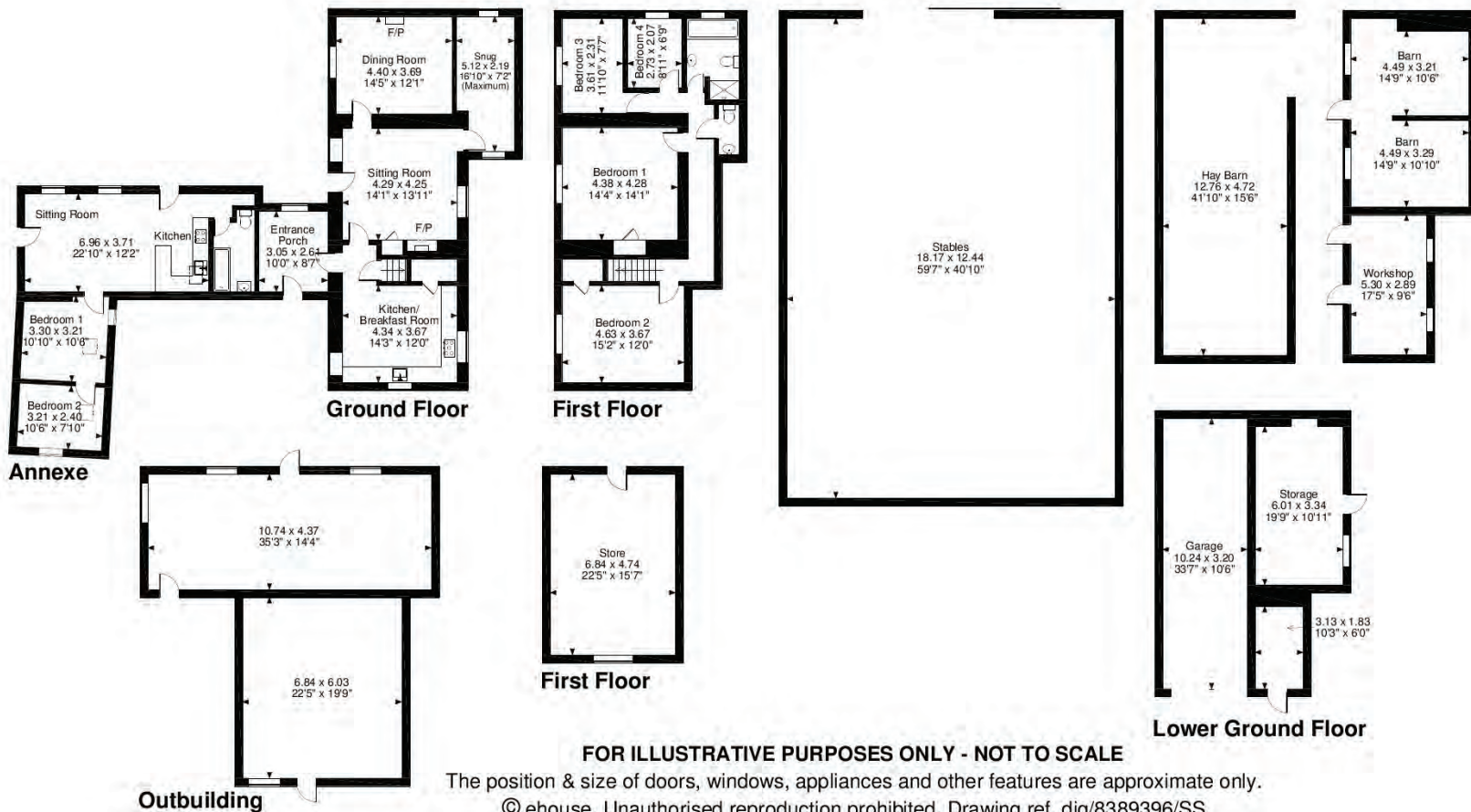
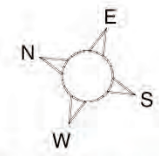


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**Masson Lees Farm, Salters Lane, Matlock**  
**Approximate Gross Internal Area**  
**Main House = 1735 Sq Ft/161 Sq M**  
**Garage Building = 682 Sq Ft/63 Sq M**  
**Outbuilding & Store = 1318 Sq Ft/122 Sq M**  
**Annexe = 553 Sq Ft/51 Sq M**  
**Stables & Hay Barn = 3081 Sq Ft/286 Sq M**  
**Barns & Workshop = 506 Sq Ft/47 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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EPC Rating: E



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Throughout his 20 year career within the property industry to date, Arma brings all the qualities you need for a successful home move. Arma's expertise has even been called upon in the BBC's hit property show "Homes Under The Hammer". Arma specialises in high exposure technologies and regularly attends national training sessions to showcase new marketing technologies so he is at the forefront of cutting edge technology when it comes to finding the right buyer. A strong believer in the power of positivity, Arma is dedicated to working with you on a consultative level from start to finish to achieve the results that you require.

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## 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 the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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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.

Fine & Country

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