





**Meadow House, 2 Kennel Meadow Farm, Carsington, Matlock, Derbyshire DE4 4DD**

**A magnificent five-bedroom stone barn conversion for sale, situated on the outskirts of Carsington. The property spans a total of 0.81 acres, including a 0.54-acre paddock, and offers breathtaking views over Carsington Water.**

BENNET SAMWAYS is thrilled to present this magnificent five-bedroom stone barn conversion for sale, situated on the outskirts of Carsington. The property spans a total of 0.81 acres, including a 0.54-acre paddock, and offers breathtaking views over Carsington Water. The residence boasts a spacious gross internal area of 2,600 sq. ft., providing an ideal layout for family living with an open-plan kitchen, a large sitting room, and two ensuite bedrooms on the first floor. The property also features ample parking and a substantial double garage. This exceptional barn conversion offers a harmonious blend of traditional charm and modern convenience, set in a picturesque location with panoramic views and ample outdoor space.

**Interior** - The interior of this stunning home includes a practical boot room with double doors that open into an impressive open-plan fitted kitchen. The kitchen features a dominant central island, high-quality cabinets with granite countertops, and top-of-the-line appliances including an electric range cooker with induction hob, extractor fan, microwave, fridge, freezer, and dishwasher. The space easily accommodates a dining area for casual meals. Off the rear hall, you'll find a fitted utility room and a guest cloakroom, with side access leading to a rear courtyard that connects to the garage and paddock. The spacious dining room, adorned with exposed beams, provides an elegant setting for formal meals. The large sitting room, also featuring beams, offers a relaxing atmosphere with an Inglenook fireplace housing an LPG gas fire, perfect for cosy winter evenings.

On the first floor, the master bedroom offers ample wardrobe space and a hidden door leading to a luxurious ensuite bathroom, complete with twin basins, a roll-top bath, and a shower cubicle. The guest bedroom also includes an ensuite shower room. Three additional bedrooms are available, one of which features a walk-in wardrobe. The floor is completed by a well-appointed family bathroom with a lovely suite.

**Exterior** - The exterior of the property includes a large driveway that provides ample parking space in front of the double garage. You can access the rear courtyard or walk through a pergola walkway to a large patio, an ideal spot to enjoy the stunning views of Carsington Water. The pristine paddock, adorned with fruit trees, is perfect for various outdoor activities. The main garden is beautifully maintained, with borders filled with a variety of plants, a lush lawn, and another paved patio terrace featuring a water fountain, creating a serene outdoor retreat.

**Locality** - Carsington & Hopton is a charming village located 7 miles northeast of Ashbourne, renowned for the picturesque Carsington Water ([carsingtonwater.com](http://carsingtonwater.com)). The village, which seamlessly adjoins the hamlet of Hopton, offers a glimpse into the region's heritage and community life. Carsington & Hopton features notable local amenities. The village is home to The Miners Arms, a welcoming pub that serves as a social hub for both residents and visitors. Families in the area benefit from the presence of Carsington & Hopton C of E Primary School, providing a strong educational foundation within a close-knit community setting. Carsington Water itself is a significant attraction, offering a variety of recreational activities such as sailing, windsurfing, and cycling, alongside scenic walking trails. The reservoir also plays a crucial role in local wildlife conservation, making it a popular destination for nature enthusiasts and bird watchers.

Together, Carsington & Hopton combine historical depth with modern amenities, making it a unique and vibrant place to live and visit.

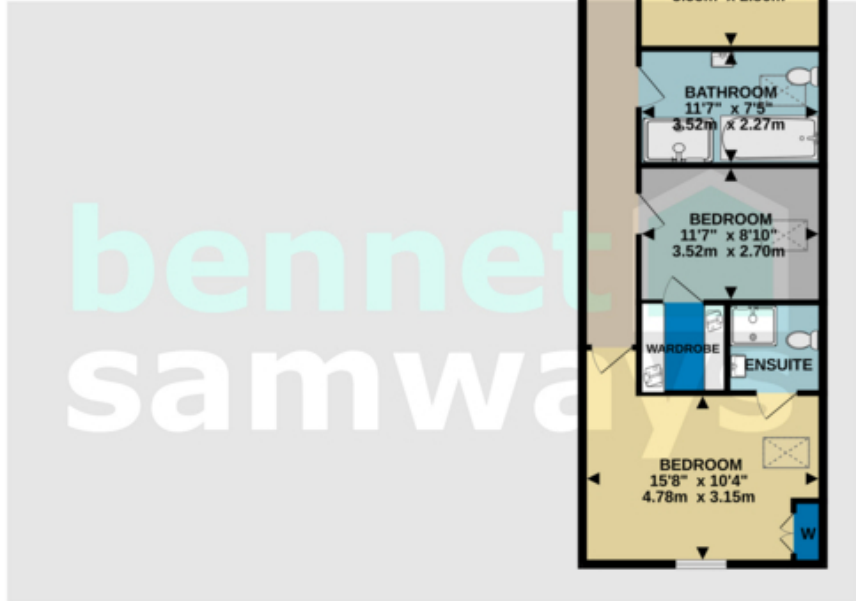
**Owner's perspective** - "We moved to Derbyshire from London to be closer to our daughter and grandchildren. We fell in love with Meadow House because it is very spacious, has the potential for development on the second garden, has beautiful views and gave us the countryside feel with good road access to local amenities all year round.

We particularly enjoyed the space as for a long time we had our daughter and grandchildren living with us whilst they completed an extension and renovation project so it was a happy noisy home for a long while! We will miss the beautiful roses and sitting on the patio with a glass of wine in the sun, but as it's only the two of us now feel that we need to downsize. I am a retired architect and had intended to build our next home on the second garden, however we have decided it's time to truly retire and have found a nice new build to move to instead. We hope whoever buys Meadow House enjoys it as much as we did, it's a truly special place."

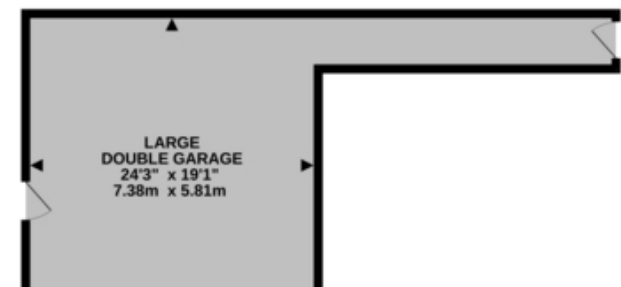
**Agent's notes** - Tenure: Freehold. Council Tax: Derbyshire Dales band G. Services: Mains water, mains electricity, private drainage and internet connection. Private drainage is via a shared septic tank between six properties with shared maintenance costs. Estimated broadband speeds available via Ofcom are 12mb standard.







OUTSIDE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Disclaimer:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**Nick Samways**

Director

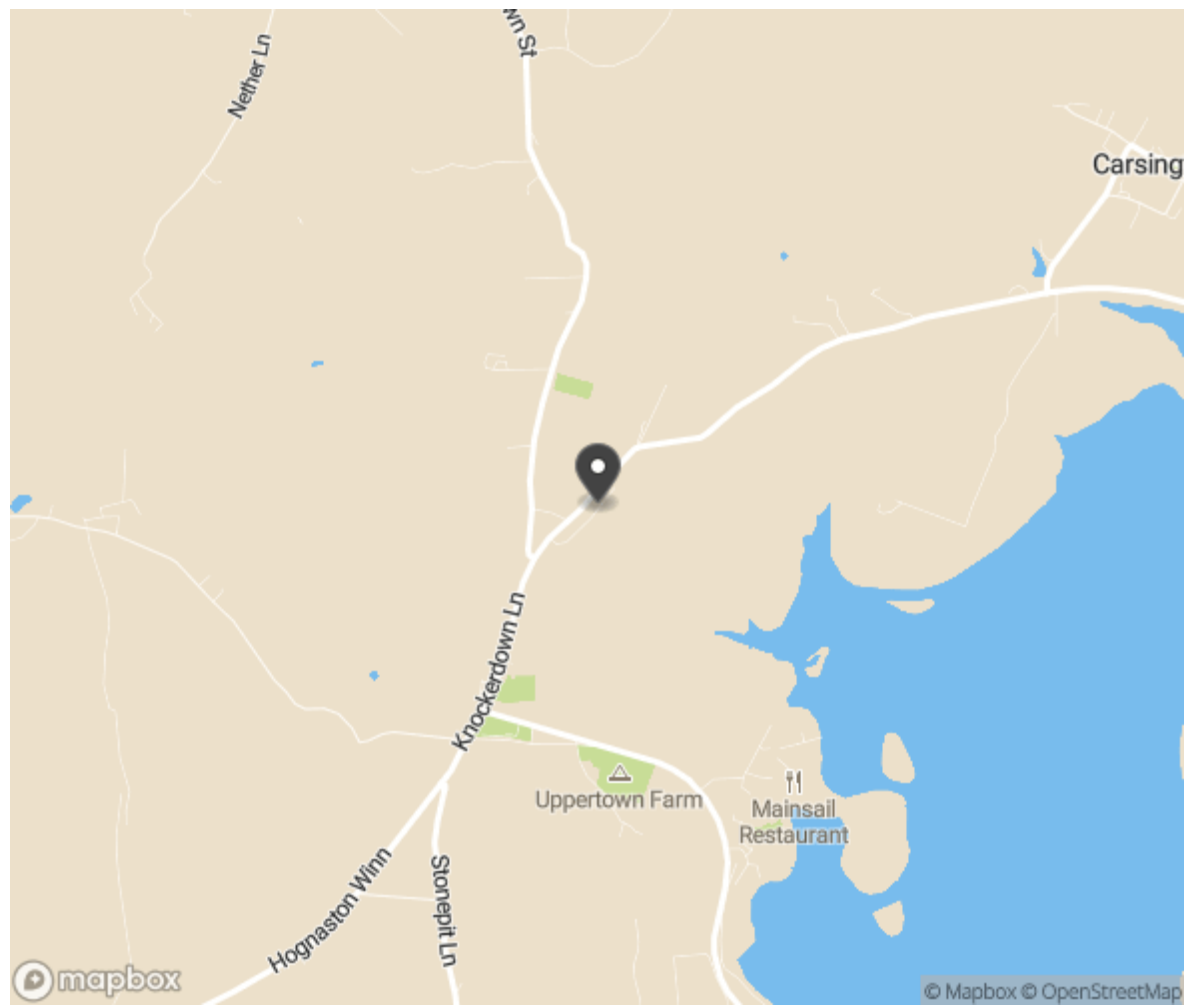
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**Stuart Bennet MNAEA**

Director

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5   
 3   
 8   
 0.81 ac   
 2600 sq ft