



**Knoll House The Knoll Tansley Matlock**



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Knoll House is a fine Grade II Listed property which occupies an enviable position in the heart of the picturesque village of Tansley. This 3/4 bedroom property has been sympathetically upgraded and modernised by the present owner but still retains a wealth of period features.



### Side Entrance Hallway

A wooden door opens into the entrance hallway. The entrance hallway has Amtico flooring, a central heating radiator and a single glazed window to the side elevation.

### Downstairs Shower Room

The downstairs shower room has a walk in shower, a low flush WC and a wash hand basin. There is a wall mounted central heating radiator, Amtico flooring and a single glazed opaque window which opens to the side elevation.

### Dining Kitchen

12' 1" chimney breast x 12' 3" ( 3.68m chimney breast x 3.73m )

This impressive vaulted dining kitchen features a range of wall and base units with granite work surfaces. The kitchen has exposed beams to the ceiling, Amtico flooring, two double glazed skylights and a single glazed window with fitted remote control blinds to the side elevation. The decorative stone fireplace has an Clearview log burning stove inset with a tiled hearth beneath. Integrated appliances include an AEG Induction hob, a double oven, a Bosch dishwasher and a refrigerator. There is ample space for a dining table and there is a wall mounted contemporary central heating radiator.

### Utility Area

Located off the kitchen is a utility area. It has a single glazed window to the side, Amtico flooring, spot lights to the ceiling and houses the Worcester Bosch central heating boiler. Included in the sale is a Bosch washing machine and a fridge/freezer.

### Second Sitting Room

12' 3" x 10' 5" to the chimney breast ( 3.73m x 3.17m to the chimney breast )

This charming sitting room has a stone fireplace with a gas fire inset and Amtico flooring. The room has a single glazed window with a window seat beneath, stone mullions and secondary glazing which provides lovely views over the garden. A further single glazed window opens to the side again with secondary

glazing. There are exposed beams to the ceiling, useful storage cupboards and a wall mounted central heating radiator.

### Entrance Hallway

Located between the principal sitting room and the second sitting room is the entrance hallway. The entrance hallway has a single glazed wooden door to the front elevation and Amtico flooring.

### Principal Sitting Room

12' x 12' 6" to the fireplace ( 3.66m x 3.81m to the fireplace )

This impressive sitting room has a decorative hand carved stone fireplace with a date stone of 1788. There is an open fire beneath and two wall mounted central heating radiators. A door opens into a useful storage cupboard. A single glazed window opens to the front with stone mullions and a window seat beneath, remote control blinds and secondary glazing. A further single glazed window with secondary glazing opens to the side elevation.

### Landing

The landing has a central heating radiator and a single glazed window with secondary glazing to the front elevation.

### Study

12' 6" x 8' 5" extending to 11' 1" ( 3.81m x 2.57m extending to 3.38m )

This versatile study could be utilised as an occasional bedroom. It has a single glazed window with stone mullions, secondary glazing and a picture seat beneath. It has exposed beams to the ceiling, a central heating radiator and shelving in the alcove.

### Bathroom

Located off the study is the bathroom. It has a suite comprising of a bath with a mixer tap shower head, a low flush WC and a wash hand basin. The bathroom has a single glazed window to the rear and two double glazed skylights above. There is also a walk in shower with a waterfall shower head, spotlights to the ceiling, a heated towel rail, a central heating

radiator and an extractor fan. Tiled splash backs complement the suite.

### Bedroom One

12' 7" x 12' 11" at the max ( 3.84m x 3.94m at the max )

This bedroom has a beautifully crafted carved stone fireplace with a cast iron grate and a wall mounted central heating radiator. The single glazed window has stone mullions, secondary glazing and a picture seat beneath. The bedroom has lovely elevated views over the front garden and village beyond.

### Bedroom Two

16' x 12' 7" ( 4.88m x 3.84m )

Bedroom two is located on the second floor. It has a vaulted ceiling, a stone fireplace, exposed beams and a single glazed window with stone mullions.

### Bedroom Three

12' 5" x 8' 5" + the alcove ( 3.78m x 2.57m + the alcove )

This bedroom has exposed beams to the ceiling, a single glazed window with stone mullions and a central heating radiator.

### Outside

To the front of the property is a paved patio, perfect for al fresco dining, a gravelled area, flower beds and an ornamental pond. Steps lead down to a delightful lawn and garden. The garden has a variety of mature plants, shrubs and trees. Included in the sale is a greenhouse and a summer house with power. The garden can also be accessed via a side gate which leads onto the paved patio area.

### Garage

This double garage has an electric door and power and light. There is a single glazed window and a door to the rear. To the front of the garage is a hard standing parking area.



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## Knoll House The Knoll, Tansley Matlock

- Four bedroom detached Grade II listed property
- Situated in the heart of the popular Derbyshire village of Tansley
- Impressive vaulted dining kitchen
- Two reception rooms
- Period charm and character throughout

Tenure: Freehold EPC Rating: Exempt

# £750,000



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