



Coach House Old Coach Road Tansley MATLOCK

welcome to

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A unique and high quality executive home located on Old Coach Road in the charming village of Tansley. This stunning property is built of local Birchover and Stanton natural stone and is surrounded by delightful and easily managed gardens.



Entrance Porch

The substantial oak framed entrance porch constructed over natural stone dwarf walls, with smooth stone floor, welcome coach light and part glazed entrance door with double glazed side panel opening into the reception hall.

Reception Hall

11' 6" x 12' at the max (3.51m x 3.66m at the max)

The spacious reception hall has a limestone tiled floor and superb bespoke oak turning staircase which leads to the first floor galleried landing. There is coving to the ceiling and a front facing double glazed window. There is a useful custom built coat cupboard with double oak doors providing hanging rail space and shelving.

Cloakroom

The luxurious suite by LAUFEN in white with chrome fittings is fully ceramic tiled and has a low flush WC, carved circular granite washbasin with monobloc tap stand and oak cabinetry beneath. There is an oak framed vanity mirror and extractor fan.

Sitting Room

21' 6" x 15' 6" at the max. (6.55m x 4.72m at the max.)

An oak panelled door opens into the delightful triple aspect room with front, side and rear facing double glazed windows and ceiling cornice. The focal point of the room is the natural stone fireplace with raised hearth, deep recess and multi fuel stove. To the rear of the sitting room double oak doors open to reveal the sun lounge.

Sun Lounge

12' 7" x 9' 3" (3.84m x 2.82m)

This contemporary light and airy room has open views of the adjacent landscaped gardens and distant views towards the countryside and horizon. The floor is limestone tiled throughout and there is double glazed windows to two sides incorporating double glazed French doors opening to the natural stone paved terrace and landscaped gardens. Further light is provided by two Velux roof lights and there are wall light points to each side of the part glazed oak double doors which open into the dining kitchen.

Dining Kitchen

19' 10" x 14' 3" (6.05m x 4.34m)

This luxury comprehensively fitted dining kitchen with a bespoke range of handcrafted cabinetry by Charles Yorke with framed cabinets in cream and polished granite work surfaces and upstand incorporating a one and a quarter bowl FRANKE stainless steel sink unit with mixer tap and boiling tap. Work surfaces incorporate an inset Miele five ring gas hob, including a wok burner beneath a bespoke stove mantle with an illuminated extractor fan and polished granite splashback. The unit adjacent houses the Miele warming draw, multifunction oven and microwave oven. Further integrated appliances include an automatic dishwasher.

The central Island unit has kneehole recess, storage cupboards, display shelving and an integrated Miele wine cooler. There is integrated space and plumbing for an American style larder fridge/freezer. The Larder cupboards are oak fitted with tiered shelving and the glazed display

cabinets are illuminated. There is limestone tiling throughout and from the spacious dining area there are almost full width and height double glazed windows with French doors which open to the rear terrace and landscaped gardens. To the ceiling are recessed spotlights and cornice.

Utility Room

7' 6" x 9' 4" (2.29m x 2.84m)

There is a comprehensive range of high quality bespoke base and wall cabinetry with gloss granite work surfaces, upstand and splashback's. A large BLANCO stainless steel sink unit with mixer tap. There is integrated space and plumbing provision for a washer and a dryer. A unit conceals the Worcester Bosch Green Star high flow 550 CDI mains gas combination boiler. The limestone tiled floor continues from the dining kitchen and a rear facing double glazed window and a part glazed door opens to the rear gardens. There is an extractor fan and an oak panelled door leads from the utility room to the integral garage.

Garage

17 ft 2 deep by 16 ft 4 wide plus 8 ft 7 by 6 ft 5

The garage which is L shaped with power and light and has a full width Novoferm insulated draught proof sectional up and over door which is electrically operated and remote controlled. There is a double glazed window to the side and a half glazed door leads to the exterior.

First Floor Landing

The oak staircase which is carpeted with stair rods turns from the reception hall. The first floor landing is split level with ceiling cornice, recessed ceiling spotlights and a radiator. There is a useful under stairs storage cupboard.

Master Bedroom Suite

24' 2" x 16' 2" (7.37m x 4.93m)

This superb Master Bedroom Suite has a delightful dual aspect with a large front facing double glazed dormer window which has a fitted dressing table beneath. There is a rear top hinged Velux roof light with blind and blackout blind. There is a comprehensive range of high gloss cream wardrobes which provide extensive hanging rail space and shelving. There are large bedside cabinets, three radiators and ceiling cornice.

Ensuite Shower Room Luxuriously fitted with a LAUFEN suite in white with chrome fittings by Keuco. A glass and tiled shower enclosure with Grohe thermostatic shower and glass pivot door. There is vanity wash basin with a monobloc tap with wall hung cabinetry beneath and bespoke mirrored and illuminated vanity cabinet above. A low flush WC with electrically heated chrome towel rail and a conservation style Velux roof light to the rear. The room has electric underfloor heating and the floor and walls are ceramic tiled in light limestone shades which complement the suite. To the ceiling are recessed spotlights and an extractor fan.

Guest Bedroom Suite

17' 6" at the max. x 14' 1" at the max. (5.33m at the max. x 4.29m at the max.)

A wonderful triple aspect room which has windows to the rear and to each side providing extending views beyond the village and towards the countryside. Generously fitted with a bespoke range of solid oak wardrobes comprising of three triple wardrobes and an adjacent and broad oak top dressing table with drawers, storage cupboards and kneehole

recess. There is a radiator and recessed ceiling spotlights and ceiling cornice.

Ensuite Shower Room

Luxuriously fitted with a LAUFEN suite in white with Chrome fittings by Keuco. A glass and tiled shower enclosure with Grohe thermostatic shower and glass pivot door. There is vanity wash basin with a monobloc tap with wall hung cabinetry beneath and bespoke mirrored and illuminated vanity cabinet above. A low flush WC with electrically heated chrome towel rail and electric under floor heating. The floor and walls are ceramic tiled in light limestone shades which complement the suite. To the ceiling are recessed spotlights and an extractor fan.

Bedroom

10' 6" x 13' 3" (3.20m x 4.04m)

This room has a lovely dual aspect with windows to the rear and to the side offering charming views. There is corncicing to the ceiling and a radiator.

Junior Bedroom Suite

10' 6" x 13' 4" (3.20m x 4.06m)

Again a delightful dual aspect with double glazed windows at the front overlooking formal front gardens and the magnificent pine trees and a window to the side with distant views. There is corncicing to the ceiling, recessed ceiling spotlights, a TV aerial connection and telephone point. The junior suite has Jack and Jill access to the family bathroom.

Bathroom

Luxuriously fitted with a LAUFEN suite in white with chrome fittings by Keuco featuring over bath with centre thermostatic tap fill, vanity wash basin with monobloc tap all hung with contemporary storage cabinets beneath and with a mirrored vanity unit over with shaver point and low flush WC. Corner glass and tile shower enclosure with Grohe thermostatic shower. There is a front facing double glazed translucent window, recessed ceiling spotlights and extractor fan. The bathroom has electric under floor heating and an electrically heated chrome towel rail.

Second Floor

The bespoke natural oak staircase continues from the split level first floor landing coming to a head at the second floor.

Second Floor Studio Bedroom

28' 1" at the max. x 11' 3" restricted head height (8.56m at the max. x 3.43m restricted head height)

There are three Velux roof lights with blinds and blackout blinds to the rear elevation. Two radiators and dual access to under eaves storage. To the ceiling are recessed spotlights.

Exterior

Old Coach Road is a private road. There is a working agreement within the title deeds for its upkeep and maintenance.

Front Garden

The gardens to the front are mainly laid to lawn with a raised rockery, the lawn is studded with three magnificent pine trees (with TPOs). There is a block paved driveway providing vehicle parking and turning space for several cars. Electrically operated and remote controlled double wrought iron gates are hung on substantial stone gate peers. There is an exterior light and pathways in natural stone, which lead via both sides of the property to the side and rear gardens.



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welcome to

Coach House Old Coach Road, Tansley MATLOCK

- Stunning Executive Five Bedroomed Home
- Village Location
- Handcrafted Fitted Kitchen
- Picturesque Views

Tenure: Freehold EPC Rating: C

£825,000



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postcode not the actual property

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