

property details **approval form**

Orchard House, Moor Lane, Darley Dale, Matlock, Derbyshire, DE4 2HG

Date: 14 May 2025

Property Ref and Version: BAK107341 - 0002

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £300,000

Tenure: Freehold

>> **key features**

- > Tranquil lane
- > Generous plot
- > Range of outbuildings
- > Breathtaking views
- > EPC Rating: E

>> **short description**

Situated on a generous plot, Orchard House features a range of useful outbuildings, including an impressive two-story natural stone barn attached to the side of the property.

>> **long description**

A delightful three-bedroom natural stone-built cottage brimming with character. Nestled in a tranquil lane on the Darley hillside, this period property boasts stunning views over the Derwent Valley and the surrounding hills of the Peak District National Park. With a southerly aspect, you can enjoy sunshine throughout the day in the beautifully landscaped cottage gardens.

Situated on a generous plot, Orchard House features a range of useful outbuildings, including an impressive two-story natural stone barn attached to the side of the property. Additionally, an attached utility storage shed and workshop facilities, along with a single detached garage, provide ample space for various needs.

The property's large gardens, previously utilised for market gardening, offer breathtaking views as they gently elevate towards the rear boundary. There may be potential for development, subject to obtaining the necessary planning consent. While the cottage offers scope for modernisation and renovation, the attached barn presents excellent opportunities for expanding accommodation or creating independent living spaces.

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Orchard House benefits from mains gas-fired central heating and majority double glazing, with parking for several vehicles. Located in the picturesque Derbyshire landscape near Chatsworth House, the property is conveniently close to local amenities, including the Ark leisure complex and excellent public transport links.

Available with no onward chain, this charming

>> **directions**

>> **Agent Note**

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>> room description

Entrance Porch

The entrance porch features a charming stable entrance door and large windows that bathe the space in natural light while providing lovely views of the surrounding gardens.

Reception Room

Sliding patio doors seamlessly connect the porch to the inviting reception room, creating an open and airy atmosphere.

Sitting Room

The sitting room is a cozy retreat, boasting two spacious double-glazed windows that frame superb garden views and distant landscapes beyond the property. A stone fireplace with a raised granite hearth and a multi-fuel stove adds character and warmth to the room. The ceiling beams and chair rails enhance the room's charm, making it the perfect place to unwind or entertain guests.

Dining Room

Adjacent to the reception room, the dining room features windows overlooking the front garden, allowing for delightful natural light during mealtimes. This space is ideal for family gatherings or intimate dinners, with double doors providing easy access to the reception room.

Fitted Kitchen

The fitted kitchen is both functional and stylish, featuring base and wall cabinets crafted from natural oak, complemented by attractive granite-effect work surfaces. The resin sink unit is conveniently positioned, with space and points available for a cooker. A side window and stable part-glazed door lead to the side entrance hall, while a pantry cupboard offers ample shelving and storage, housing the wall-mounted mains gas central heating boiler.

Side Entrance Hall/Utility

This practical utility room includes windows to the side and a side entrance door, providing essential plumbing for an automatic washing machine. The rear utility opens directly to the backyard, making chores more convenient.

First Floor Landing

Stairs lead up from the kitchen to the first-floor landing, which divides into two areas.

Single Bedroom

With a window to the side and a radiator, as well as a contemporary bathroom.

Shower Room

The shower is equipped with a modern shower, WC, and wash basin in a stylish white and chrome. With tiled walls and floors, this space is both practical and elegant, featuring a radiator and a side window for ventilation.

Single Bedroom

Another single bedroom is located on this level, featuring windows to the front and a radiator, providing a cozy and bright personal space.

Your Bagshaws Residential office: Bridge Street, BAKEWELL, Derbyshire, DE45 1DS

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>> **room description**

Main Bedroom

The main bedroom is a spacious double room, complete with double-glazed windows that frame the picturesque views. An extensive range of built-in wardrobes and storage cupboards ensures that this room remains organised and clutter-free.

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>> **room description**

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>> **property images**



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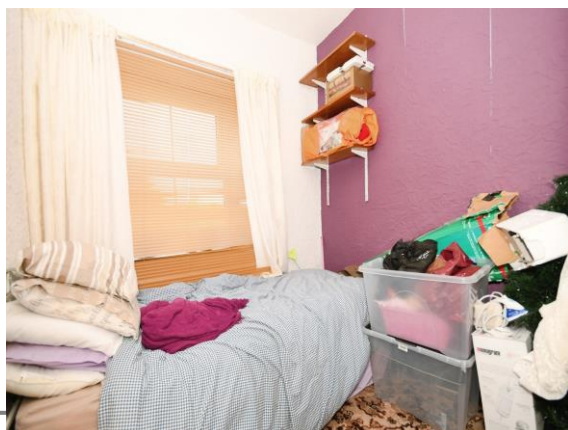
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Mark Bramall		
Mrs J.M. Walton		