

Townend House

Hopton, near Wirksworth, Matlock, DE4 4DF

John 
German





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£850,000



Highly desirable location in hamlet of Hopton with origins tracing back to circa 1666 is this Grade II listed, six-bedroom detached farmhouse, with character and charm throughout boasting many original features set on an overall plot of approx. 2.25 acres.

Nestled within the quaint hamlet of Hopton, To wnend House is a timeless treasure, with its origins tracing back to circa 1666. Being Grade II listed, this six-bedroom detached farmhouse exudes character and charm throughout boasting many original features including exposed beams, original fireplaces, original windows, stone thrawls and much more. Occupying an enviable plot spanning approximately 2.25 acres including expansive gardens, an orchard, a kitchen garden/vegetable plot, woodland and a paddock/land which enjoys stunning, elevated views of the surrounding countryside and Carsington Water. The property is also sold with the benefit of a good size driveway to the side of the property, providing ample off-street parking, as well as a car port, stone barn and garage with potential to convert (subject to necessary permissions).

The property has oil fired central heating and internally briefly comprises entrance hallway, utility room, guest cloakroom, dining kitchen, dining room, sitting room, larder/cool room and indoor workshop. To the first floor are four bedrooms and a family bathroom. To the second floor is a spacious attic room with two further bedrooms.

The charming and highly desirable hamlet of Hopton and Carsington is located on the edge of the Peak District National Park amidst picturesque countryside that features Carsington Water, offering opportunities for fishing and water sports. Within Carsington village there is a Primary School and The Miners Arms public house, while also benefiting from easy access to nearby towns such as Ashbourne, Matlock and Wirksworth. Additionally, the village is conveniently located within commuting distance of Derby City Centre.

Walking into the reception hallway that has a tiled floor, a window with secondary glazing and doors off to the utility room, dining kitchen and staircase to the first floor.

Moving into the utility room, it has a quarry tile floor, stone thrawls and shelving, oil fired boiler, ceramic Belfast sink with hot and cold taps, appliance space, plumbing for washing machines and other white goods and a window with secondary glazing. A door opens into the guest cloakroom having a continuation of the quarry tile floor, low level WC, sink with hot and cold taps and useful built in storage cupboard.

Walking into the dining kitchen, it has a marble tile floor, built in window seat, wooden preparation surfaces with drawers and cupboards beneath, stainless steel sink with adjacent drainers with hot and cold taps over and wall mounted cupboards over. There is also a working Clearview log burner.

The dining room has a solid oak floor, original stone fireplace with brick hearth and inset Clear view multifuel burner forming the focal point of the room. There are windows with secondary glazing and a wooden door to the front.

The sitting room enjoys a triple aspect, has deep window sills with secondary glazed windows, tile flooring and original open fireplace with stone hearth.

Off the dining kitchen is an inner hallway with stone floor and doors into a larder/cool room and a useful indoor workshop with stone thrawl and work bench, with door opening to side courtyard.

On the first floor landing, there is Japanese oak flooring, a useful store cupboard, a staircase to the second floor and doors off to the bedrooms and inner hallway, which in turn leads to the principal bedroom and family bathroom.

The principal bedroom has original wooden flooring and cast-iron range fireplace with stone hearth, a window seat with windows having secondary glazing to front with a beautiful outlook towards Carsington Water and the surrounding countryside.

The family bathroom has a pedestal wash hand basin with hot and cold taps over, bath with chrome mixer tap and electric towel rail.

Bedroom two has an original open fireplace with tile hearth and a window with secondary glazing.

Bedroom three has original wooden flooring, built in cupboards and shelving with sliding doors and a window with secondary glazing.

Bedroom four is dual aspect having windows to front and side with secondary glazing that enjoy the fine views towards Carsington Water, built-in shelving and an original open fireplace with adjacent former salt cupboard.

Moving onto the second floor, there is a large versatile attic space offering many possibilities or extra storage space, with doors off to two further bedrooms.

Bedroom five has an original fireplace with stone hearth, dual aspect windows to side and rear, with secondary glazing. There are also useful built-in wardrobes, shelves and cupboards with wash hand basin. The sixth bedroom also has built-in store cupboard and wash hand basin, being dual aspect with windows to side and front with secondary glazing enjoying stunning elevated views towards Carsington Water.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Restrictions: Grade II listed and in a conservation area.

Planning permission: Neighbouring planning permission refused.

Parking: Off street parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Oil

Agents note: The property is currently on a septic tank drainage system, which requires updating, but our vendors have advised there is the possibility of connecting to mains drainage, more information available upon request. (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Superfast Fibre Broadband

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/22032024

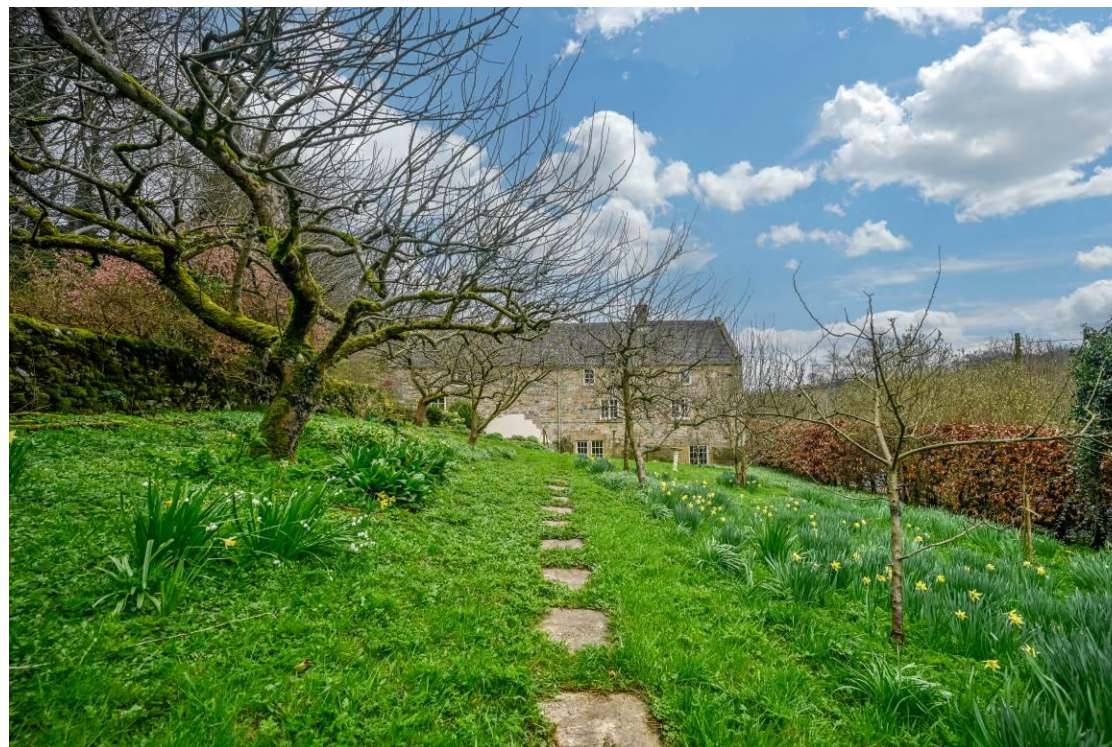
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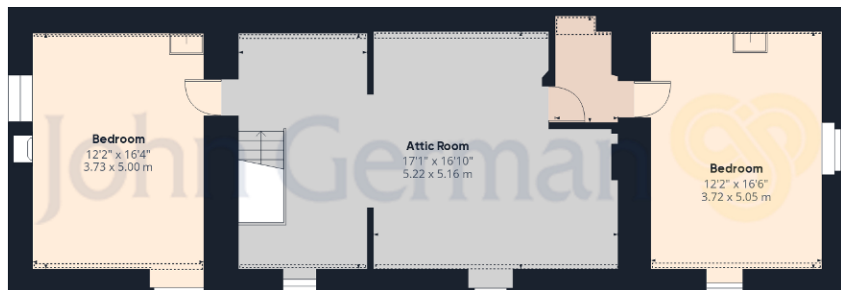




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3260.91 ft²


302.95 m²

Reduced headroom

41.79 ft²

3.88 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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 LANDMARK INFORMATION Plotted Scale - 1:1250. Paper Size - A4

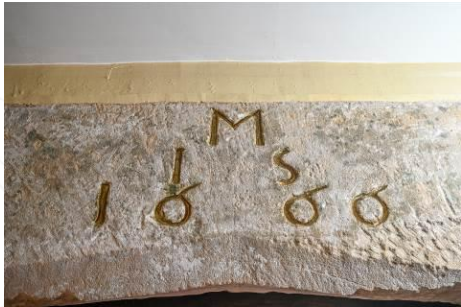
Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

EPC N/A – GRADE II LISTED



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