

Hallcliffe House

Parwich, Ashbourne, DE6 1QA

John 
German





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Guide Price £1,650,000

A beautifully restored period home together with a self contained holiday cottage and barn conversion, all set in a landscaped garden of 1.25 acres at the very heart of this renowned picturesque Peak Park village.

Hallcliffe House has been restored to the highest standard whilst retaining all of the charm and character of this wonderful Grade II listed property being of architectural and historic importance.

Located opposite an open green with views of the church and enjoying the privacy and amenity of a 1.25 acre landscaped garden, the property also benefits from income generation via an attached holiday cottage and a barn conversion within the curtilage which historically has been successfully let long term. Alternatively, the extra accommodation would suit multi generation living and home working environments.

Parwich is a delightful Peak Park village with an active community, excellent village pub, British Legion and access to wonderful walks right from the doorstep.

The village is perfectly situated for the Peak Park, Ashbourne, Matlock and Wirksworth whilst Derby, Nottingham and Sheffield are also accessible. Cromford or Derby rail stations offer commutability to London.

The property exhibits a wealth of character with revealed beams, flagstone floors, mullion windows with shuttered reveals and numerous fireplaces and wood burners.





The main property is entered via a half glazed door flanked by attractive windows into a splendid reception hall which along with the main living kitchen and dining room plus many other rooms features Schotten Hanson engineered timber flooring. There is a Hopton stone period fire surround and cast grate together with cupboards to either recess and a central feature beam. Adjacent is a lovely fitted study which again has a Hopton stone fire surround with inset wood burner on a matching hearth and a lovely stone mullion window with shuttered reveals.

The inner hall features a flagstone floor off which open the other rooms together with a fine period turned staircase with lovely handrail and feature window to the half landing below which is a half cellar accessed via stone steps with brick and stone thrawl plus an internal door leading to a very useful workshop that has access to the garden. From the hall there is also a fitted cloakroom/WC having a tiled floor and fitted cupboards.

The dining room features a marvellous Derbyshire stone period fireplace with inset wood burner on a stone hearth, a recess to the side and mullion windows with shuttered reveals. It also features the Schotten Hanson flooring and has a separate door leading into the living kitchen.

The heart of the home and a magnificent feature is the large living kitchen having a superb stone fireplace to the living area again with an inset wood burner on a raised stoned hearth, the same superb wooden flooring flowing into a spacious dining area being very bright illuminated by two front facing windows. The kitchen itself was fitted by Hetherington Newman and is equipped with a range of base units and a large central island all surmounted by Lemurian blue polished granite worktops direct from Madagascar and handles that were sourced from the Birmingham jewellery quarter and made bespoke for this kitchen. There is an inset Franke sink and mixer and a Quooker instant hot water tap. The appliances are from the Neff range and feature an induction hob, an eye level electric fan oven and a combination oven microwave. There is a central revealed beam and natural light comes in via lovely large windows to the front aspect.

From the kitchen is a boot room, a rear lobby, a cloakroom/WC, a useful wine cellar plus access via the ground floor bathroom to the holiday cottage.





To the rear of the hallway there is a spacious utility room/preparation kitchen which has a range of fitted units, stone flooring, an inset Belfast sink with mixer tap, various appliances spaces, plumbing for an automatic washing machine and dishwasher plus an electric double Aga. Glazed double doors lead to the garden and a door gives access to the back stairs.

To the first floor there is a half landing with feature window and off which is a glazed garden room with a fireplace and access directly to the garden. The main landing has a WC and gives access to the impressive master suite that comprises a double bedroom, a passage with fitted storage and a very stylish en suite bathroom which has been beautifully fitted and has the same Schotten Hanson flooring with a roll edge bath, inset WC, fitted vanity unit and cupboards, mirror plus feature floor lighting and a shuttered mullion window. Also part of the master suite is a large dressing room or study which alternatively could be used as a bedroom.

There is a very large and useful laundry/hobbies room with large warm airing cupboard, extensive linen storage, cupboards and shelving, a glazed door out to the garden plus back stairs leading down to the ground floor.

Furthermore, there is a second double bedroom with fitted wardrobes, attractive vaulted ceiling, exposed timbers and a decorative fireplace. Adjacent to this is an en suite bathroom with roll edge bath, WC, pedestal wash hand basin, shower enclosure and a heated towel rail. There is locked access through two doors to the cottage via the lobby area outside the en suite bathroom.



The second floor of the property is split into two, with a lovely period turned staircase leading from the main landing to a second floor landing which serves the second floor. There are two attractive bedrooms, one is a good sized double with fitted wardrobes and a feature arch head window with exposed timbers plus a secret interlocking door to the adjacent double bedroom. There is a further single bedroom and also a fitted shower room.

The other half of the second floor is accessed by a separate staircase and leads to a landing off which is a character double bedroom with lovely exposed roof truss and vaulted ceiling also having freestanding roll edge bath and a brick fireplace. An en suite is equipped with a WC and wash hand basin.

Also off the landing is a further shower room having a quadrant shower with enclosed wash hand basin, WC, tiled floor, vaulted ceiling and purlins. Across the landing a further double bedroom has a vaulted ceiling, exposed purlins and a mullion window.



The Barn



The Cottage





Outside - At the front is ample parking and manoeuvring space, a stone double garage and a self contained one bedroom barn conversion, known as Hallcliffe Barn which has successfully been let on a long term basis but would also be useful for an extended family member.

The property, as aforementioned, sits in an amazing beautifully landscaped garden with stone patio areas and terraces, lovely dry stone walls, extensive lawns with planted borders, an attractive hedge lined walk, yew hedges and a large greenhouse. An inset hot tub is an added attraction for the holiday guests or family members.



Main House and Cottage



Ground Floor



Floor 1




Floor 2

Approximate total area⁽¹⁾
 4498.05 ft²
 417.88 m²

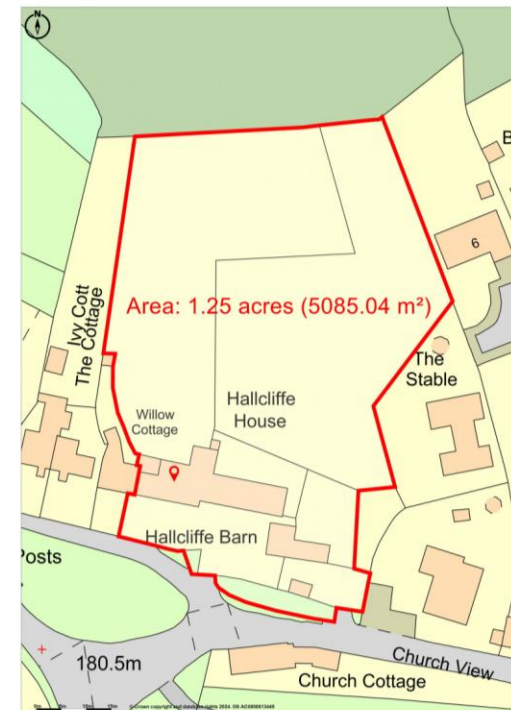
Reduced headroom
 21.17 ft²
 1.97 m²

(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.

Barn



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Plotted Scale - 1:750. Paper Size - A4

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EPC: Not required as property is listed.

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

Property construction: Parking: Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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: JG A/05062024

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