

FOR SALE

St Katherines, Grove Lane, Hackney, DE4 2QF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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The former Headmasters house for St.Elphins school enjoying panoramic views



- Substantial detached family home
- Four/Five bedrooms
- Low maintenance gardens
- Energy rating 'A'
- Secluded location with sweeping driveway
- Panoramic views
- Highly energy efficient
- 2031 SQ.FT

St.Katherines was originally built in the 1960's, This former Headmaster's house enjoys a slightly elevated position to take advantage of the panoramic views over Bonsall toothbrush, and the wider area of the Derwent valley and as far across as Stanton Moor. Our clients bought the property in 2006 and have made significant improvements to make the property highly energy efficient with the highest energy rating possible 'A', something as an estate agent we don't see very often: Our clients have installed Solar PV to generate electricity with the high feed in tariff giving an income for approximately the next 12 years and free electricity to use in the house. There is battery storage to capture excess energy for nightly household use. The batteries can also be charged overnight on the cheap nighttime tariff (only required in the winter). A solar thermal system provides most of the hot water from approximately April to October, with the 400L hot water tank providing ample hot water (there's boiler backup if there are several days of inclement weather). Hive heating system has also been installed with thermostatic radiator valves so each room can be controlled on the app. Also, there is an EV charger. The property enjoys a secluded location behind electronically operated security gates, which feature an intercom system, and open onto a sweeping tarmac driveway providing ample parking for around 15/20 vehicles. The spacious versatile living accommodation in brief comprises of an entrance hallway with a cloakroom/w.c, study/bedroom, a spacious family room/cinema room situated at the front of the property and includes a projector and screen, a good-sized living room with bay window taking advantage of the panoramic views, a modern fitted kitchen with a range of integrated appliances, range cooker and granite work tops. On the first floor you will find four good sized bedrooms, three of which include a range of fitted bedroom furniture. There is a modern bathroom suite and an en-suite shower room to the master bedroom. Externally, the gardens are mainly laid to lawn and includes an automatic electric lawn mower for ease. There are two large garden sheds which would be ideal for a number of uses and a timber built summer house. The property is located a few minutes drive from Matlock town centre. The famous market town of Bakewell is also within a short travelling distance away. Chatsworth Country House and the Derbyshire Dales and Peak Nation Park offer some fantastic scenic walks.







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TOTAL FLOOR AREA : 2031 sq.ft. (188.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

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