



Glendale, Matlock Road, Stonedge, Ashover, Chesterfield, Derbyshire S45 0LW

4 2 2 EPC TBC

Offers In The Region Of

PINWOOD





**Glendale  
Matlock Road, Stonedge  
Ashover  
Chesterfield  
Derbyshire  
S45 0LW**

**Offers In The Region Of  
£825,000**

**4 bedrooms  
2 bathrooms  
2 receptions**

■ OFFERED WITH NO CHAIN

- RURAL VILLAGE LOCATION - 1.74 ACRES WITH DETACHED STONE BARN RIPE FOR RENOVATION
- GATED DRIVEWAY AND TURNING CIRCLE FOR SEVERAL CARS - SPACE FOR ERECTION OF DETACHED DOUBLE/TRIPLE GARAGE ( PREVIOUS PLANNING CONSENT - LAPSED)
- STUNING SOUTH EASTERLY PANORAMIC VIEWS TO BOLSOVER CASTLE AND HARDWICK HALL
- FARMHOUSE STYLE WELL EQUIPPED AND APPOINTED KITCHEN DINER WITH PANTRY/STORE
  - DUAL ASPECT LOUNGE DINER WITH BESPOKE FIREPLACE WITH LOG BURNER
  - THREE DOUBLE BEDROOMS - ALL WITH STUNING FAR REACHING VIEWS
  - UTILITY ROOM, GROUND FLOOR W.C/CLOAKROOM, OFFICE/MULTI USE ROOM
  - LUXURY ENSUITE BATHROOM TO THE PRINCIPAL BEDROOM
- ON THE EDGE OF THE PEAK DISTRICT, CLOSE TO BAKEWELL, DARLEY DALE, MATLOCK AND CHESTERFIELD







**\*\*OFFERED WITH NO CHAIN\*\*BEAUTIFUL DETACHED PERIOD FORMER FARMHOUSE WITH DETACHED STONE BARN SET ON 1.74 ACRES\*\***

**\*\*STUNNING PANORAMIC FAR REACHING COUNTRYSIDE VIEWS\*\*LOTS OF POTENTIAL FOR DEVELOPMENT\*\***

Pinewood Properties are delighted to offer this excellent opportunity to purchase this beautiful detached stone built period three/four bed former farmhouse believed to be built in the 1800's and renovated in the 1980's with approx. 2013.00 sq ft of well presented and versatile well proportioned living accommodation. With stunning panoramic views, set on 1.74 acres with a detached stone barn, the grounds and the properties have lots of potential for re development, extension and renovation. The property has previously had planning for a detached double garage (now lapsed) and foundations are present for a barn that has been removed. Located in a rural position approximately midway between Matlock and Chesterfield, on the edge of the Peak District, being convenient for both areas and for other nearby villages/towns as well as for commuting to Sheffield, Nottingham and Derby. Open countryside is on the doorstep and stunning panoramic views are enjoyed towards a south easterly direction to Bolsover Castle, Hardwick Hall and beyond. The property downstairs comprises; entrance hall, ground floor w.c, dual aspect spacious lounge diner with bespoke fireplace and log burner, utility room, office/family room, garden/boot room and a well equipped farmhouse style kitchen diner with island, space for a large dining table and useful store/pantry. The garden/boot room opens out to the gated courtyard area. To the first floor is the principal dual aspect double bedroom with lovely views, ensuite luxury bathroom, two further double bedrooms and a stylish bathroom with separate shower cubicle and freestanding bath. The property is accessed via a gated driveway for several cars with turning circle, well established manicured gardens.

#### **ENTRANCE HALL**

The property is entered into the hallway with access to the kitchen lounge diner and ground floor w.c, with stairs rising to the first floor giving access to the large eaves storage room.

#### **GROUND FLOOR W.C/CLOAKROOM**

5'10" x 3'10" (1.78 x 1.19)

The ground floor w.c/cloakroom comprises a two piece white suite with ceramic sink with chrome mixer tap set into a vanity unit and a cistern flush w.c. With part painted and part panelled walls, radiator and uPVC frosted window.

#### **LOUNGE DINER**

25'10" x 13'10" (7.88 x 4.22)

The dual aspect spacious lounge diner has lovely views, with a bespoke fireplace and log burner, solid wood flooring, two radiators, painted décor, uPVC window and uPVC triple sliding doors out to the rear garden.

#### **KITCHEN DINER**

24'9" x 12'3" (7.56 x 3.74)

The farmhouse style kitchen was re fitted in 2014 with a great range of drawers, wall and base units with island, complimentary marble worktops incorporating a stainless 1 1/2 bowl sink with brushed stainless mixer tap, integrated dishwasher, Range oven, space for a tall fridge freezer, tiled flooring with under floor heating, solid wood flooring to the dining area, painted décor, radiators, two uPVC windows and a useful pantry/store.

#### **OFFICE - FAMILY ROOM - BEDROOM GROUND FLOOR**

16'3" x 9'1" (4.96 x 2.77 )

This useful room is currently used as an office, but could easily be used as a further bedroom with carpet, radiator, additional wall mounted economy 7 heater, painted décor and uPVC window

#### **UTILITY ROOM**

11'9" x 6'3" (3.60 x 1.91)

The utility room is accessed from the garden/boot room via a stable door, having a built in cupboard for coats and shoes, Belfast sink with brushed stainless mixer tap, wooden worktop and a range of wall and base units, space and plumbing for a washing machine and tumble dryer, With painted décor, vinyl flooring and a uPVC window.

#### **GARDEN ROOM/BOOT ROOM**

11'3" x 10'2" (3.43 x 3.11)

This light and bright room makes a perfect garden/boot room with uPVC windows and panels corrugated ceiling letting in lots of light.

#### **BEDROOM ONE**

18'4" x 13'10" (5.61 x 4.22)

The principal bedroom is dual aspect with far reaching views, with two uPVC windows, carpet, two radiators, painted décor and access into the en suite bathroom.







## ENSUITE

9'10" x 5'9" (3.01 x 1.77)

The stylish fully tiled ensuite bathroom was fitted in 2018 and has a white suite including a shaped bath with glass screen and shower over, low flush w.c and a ceramic sink and chrome mixer tap set onto a vanity unit/storage system with light up mirror, wall mounted heater, wall mounted chrome towel radiator, uPVC frosted window, extractor, shaver socket and loft access.

## BEDROOM TWO

13'6" x 8'11" (4.12 x 2.74)

This is a double bedroom with carpet painted décor, radiator, space for wardrobes and uPVC window, built in airing cupboard with tank.

## BEDROOM THREE

13'8" x 10'2" (4.19 x 3.11)

This is a double bedroom with carpet, painted décor, radiator, space for wardrobe and views out of the uPVC window.

## BATHROOM

10'9" x 11'5" (3.29 x 3.50)

The luxury bathroom has a suite comprising a separate shower cubicle, freestanding bath with brass mixer hose/tap, pedestal hand basin with brass taps and a cistern flush w.c. With painted décor, Kamdean vinyl flooring, wall mounted electric heated towel rail and wall mounted towel radiator, extractor, brass inset spotlighting and loft access.

## DETACHED STONE BUILT BARN

33'6" x 18'7" (10.22 x 5.67)

The detached stone built barn has lighting, power and water supply.

## OUTSIDE

The property is accessed from the road via a gated entrance to the front door or a gated driveway with parking for several cars and turning circle. The grounds include well established and kept trees, flowers, bushes, wood store, greenhouse, vegetable patch, extensive field and the ash trees along the perimeter are seeded and used for the log burner,

## GENERAL INFORMATION

Loft: large eaves storage area

Tenure: Freehold

Council Tax Band: G

EPC Rating: TBC

Total Floor Area House - 187.10 sq m / 2013.00 sq ft

Total Floor Area Barn - 57.90 sq m / 624.00 sq ft

Oil Boiler Heating

NEW uPVC Double Glazing - fitted approx. 2018

Septic Tank

Water Supplied from Borehole/Well - New pump fitted 2024

Negotiable Items: Ride on Mower, Fridge Freezer and Range Oven

## DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

## RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs

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