



## Upper Lea, Lea, DE4 5GR

**£935,000**

Rolleston Manor truly has the Wow Factor! Dating back to the 1400s and previously owned by Florence Nightingale's father, the home is steeped in history. Effortlessly blending original features with modern upgrades, this is a substantial family home with stunning gardens in a highly-prized location.

The property is Grade II Listed and is currently divided into a four bedroom home and two bedroom holiday cottage - but the removal of two cleverly-disguised stud walls would easily open up the whole house to become a six bedroom, three bathroom property.

Rolleston Manor is set across three storeys. On the ground floor is a main entrance and separate entrance porch. Each of these lead into the stunning dining room and through to a kitchen and downstairs WC. There is also a large sitting room on the ground floor. On each of the upper floors are two bedrooms and one bathroom and there is a useful cellar below ground. The Manor House Cottage has a separate entrance through a private walled garden and comprises a lounge-diner and kitchen on the ground floor. On the first floor are a spectacular bedroom and large shower room, with stairs up to a twin bedroom on the second floor.

Outside, the main home has a huge lawned garden with stream, pond and elevated decking area, cottage garden with vegetable patches and well. There is a large garage-workshop and off-road parking for up to 7 cars (5 to park comfortably).

Lea is the historic home of the Florence Nightingale family and is located in beautiful rolling countryside. The village boasts the Jug & Glass pub, excellent primary school and post office. There are excellent walking trails and footpaths in all directions from right outside the home.

Matlock and Matlock Bath are only 4 miles away, whilst the market towns of Belper and Bakewell, plus Chatsworth House and the delights of the Peak District are all only a short drive away.

# Upper Lea, , Lea, DE4 5GR

## Front of the home

This substantial home is bounded by a tall traditional dry-stone wall which is generally eight to ten feet tall. Entrance to the Manor House Cottage (holiday annexe) is through a gate by the road, whilst access to the main home is via the driveway to the rear. On the driveway there is space to comfortably park up to five cars...with the ability to park seven when you have a big gathering! At the end of the drive is a large gabled extra-long garage with two workshop rooms at the rear. On the left of the drive are stone steps which show the signs of their age, with dips where footsteps have worn away the stone over hundreds of years. The steps lead down to the smaller courtyard and vegetable garden by the rear entrance to the home, as well as opening out to the right to the main garden on the right, complete with stream, pond, raised decking area, lawn and a section of natural wild garden.

We will enter the home through the main entrance, which is off the main garden and located in the centre of the picture-book facade.

## Entrance Hallway



From the main garden, a solid oak door with lead-lined square window leads into the entrance hallway. This impressive entrance to the home has flagstone flooring, a heritage-style radiator, ceiling light fitting and stairs to the first floor landing. doors lead into the dining room, sitting room and down to the cellar.

## Dining Room

15'4" x 15'4" (4.68 x 4.68)



We adore this dining room - in a beautiful room which is packed with eye-catching features, the highlight is undoubtedly the working Yorkshire cast iron range set perfectly within the imposing original fireplace. This stove was commissioned by the current owners and is included in the sale.

Entering the room through a sturdy oak door from the entrance hallway, on the left is a shuttered picture book window with a window seat to gaze out at the lovely garden. The ceiling includes original ship's oak beams and the flagstone floor here has also been sandblasted and sealed. There are more designer radiators and over in the far corner a door to a useful pantry.

A door leads in from the rear entrance from the courtyard garden and beside that is a worktop with wide window sill looking back out to that cute garden and well. There are a range of cabinets and these include an integrated dishwasher and drinks refrigerator. The Belfast sink above has a modern instant boiling water and filtered water tap.. The room has a number of recessed ceiling spotlights.

## Kitchen

17'2" x 9'8" (5.25 x 2.95)



This sleek, modern and beautifully presented kitchen has a fully electric retro-design Aga and underfloor heating. A shuttered window looks out to the garden and floods natural light into the room. The contemporary worktops have a good number of high

## Upper Lea, , Lea, DE4 5GR

and low level cabinets and deep drawers. There is a large induction hob, two single fan ovens and integrated appliances including a fridge-freezer.

This room also has flagstone flooring and an under-mounted 1.5 stainless steel sink with modern black mixer tap. There is a recessed alcove with shelving, recessed spotlights, an extractor fan and timber door directly out to the courtyard garden, as well as a door to the downstairs WC.

### Sitting Room

15'5" x 15'2" (4.7 x 4.63)



With views through the east-facing sash timber-framed windows - which are set in stone mullion surrounds - to the garden, this is a splendid dual aspect room. The original stone fireplace houses a Clearview wood burning stove upon the stone hearth. The floor is comprised of original flagstones which have been sandblasted and sealed. This room, as throughout the home, has designer radiators. The high ceiling includes an original oak beam. There is plenty of room for furniture and flexible room layouts

### Rear Porch-Boot Room

A substantial timber door forms the rear entrance to the home, from the courtyard garden - and being the nearest entrance from the driveway and having a quarry-tiled floor, this is likely to be the most-used entrance to the home. There is space to kick off boots and hang coats after a hearty local walk.

### Cellar

16'11" x 13'1" (5.17 x 4)

Stone steps lead down to this large cellar with an arched stone ceiling. Raised flagstone shelving all around provides very useful storage space.

### Stairs to first floor landing

The carpeted stairs lead up from the main entrance hall to the spacious first floor landing. There is an oak balustrade and a bookcase on the left at the half-turn - this is a secret entrance through to the holiday cottage! Behind the bookcase is an easily-removable stud wall, so that you can create one substantial home very easily if required. At the landing, the east-facing window provides a panoramic view of the walled garden, stream and pond. There is a ceiling light fitting, radiator and doors to Bedrooms 1 and 2 and the family bathroom.

### Bedroom One (master suite)

15'4" x 15'4" (4.68 x 4.68)



This magnificent dual aspect bedroom has dual aspect windows with views out to the garden and to Lea Hall beyond. The timber-framed sash windows are set within stone mullions and - like the dining room below - there is a window seat here with an even better vantage point for gazing out at the garden and countryside. The bedroom has an original oak ceiling beam, a built-in corner TV cabinet, useful cupboard with shelving and large log burner. There is room aplenty for a king size bed and other bedroom furniture. A door leads through to the large dressing room and en-suite shower room.

### Dressing Room

17'0" x 9'10" (5.2 x 3)

The super-sized dressing room has plenty fitted wardrobes and space for a dressing table and is handily positioned between the master bedroom and en-suite shower room. A door leads to stone steps down to the courtyard garden, whilst windows face east and west. The room is carpeted and has a high ceiling and exposed original stone wall.

### Bedroom One en-suite



The mains-fed shower has sliding glass doors and a rainforest shower head. There is a modern rectangular sink on a vanity unit and a capsule ceramic WC with integrated flush.

The room also includes a chrome vertical heated towel rail, extractor fan and wall lights.

## Upper Lea, , Lea, DE4 5GR

### Bedroom Two

19'0" (max) x 15'3" (5.8 (max) x 4.65)

The dual aspect L-shaped bedroom has a stone fireplace and hearth with electric fire. One window - with a window seat in front - looks out over the garden, whilst the other has a pretty street scene view. There are fitted floor-to-ceiling wardrobes and cupboards and a compact wall-mounted work station. This would make a perfect home office and there is also room for a bed. The room has a ceiling light fitting and radiator.

### Family Bathroom

9'2" x 9'2" (2.8 x 2.8)



In addition to the main bathroom, a door opens to reveal a useful laundry room, with space and plumbing for a washing machine and tumble dryer. The modern unvented hot water system is also housed here.

The bathroom itself has tiled flooring and a contemporary vanity unit with rectangular sink with chrome mixer tap and two wide and deep drawers beneath. The bath has a pivoting shower screen and thermostatic shower, as well as a tiled surround. The room has a designer towel rail, recessed ceiling spotlights and extractor fan.

### Stairs to second floor landing

Carpeted stairs with a wooden balustrade continue up to the second floor, where there is room for seating to look through the window for elevated views over the garden wall to the countryside immediately beyond. There is a ceiling light fitting and doors to bedrooms three and four.

### Bedroom Three

15'4" x 15'4" and 9'8" x 5'2" (4.68 x 4.68 and 2.95 x 1.6)



This large L-shaped dual aspect room has an attached room which is currently used as a home office - and which would also make a terrific walk-in wardrobe/dressing room. The bedroom is carpeted and has ceiling beams, two ceiling light fittings and is very spacious.

### Bedroom Four

15'5" x 10'4" (4.7 x 3.15)



With a coat and shoe lobby and door to the adjacent Jack & Jill bathroom, this carpeted bedroom has a tall fitted double wardrobe and beamed ceiling. Like so many of the rooms here, it is dual aspect and light floods in through this second floor bedroom, making it light and airy. The room has a ceiling light fitting and radiator.

## Upper Lea, , Lea, DE4 5GR

### Second Floor Shower Room



With a large walk-in shower, this Jack & Jill shower room can be accessed from the second floor landing or Bedroom Four. It has a ceramic tiled floor, ceiling light fitting and sliding glass doors to the mains-fed shower. There is a modern vanity unit with sink and chrome mixer tap, capsule WC with integrated flush, chrome vertical heated towel rail and extractor fan.

### MANOR HOUSE COTTAGE - HOLIDAY ANNEXE



This beautiful two bedroom annexe can easily be reincorporated into the main house as described earlier, by removing just a couple of stud walls. Currently a very successful holiday cottage and with the utilities on a separate meter, the home can also be an annexe for a family member or more formal rental property.

Bounded by an 8-foot high stone wall, you enter through a timber gate into the north-facing walled garden. On the right is a raised seating and dining area. There is lighting on timed sensors and outdoor power points. Step through a stone arch into a covered external porch area with original flagstone flooring and an overhead light. A stone bench on the left is perfect for putting on - and taking off - boots after a local hike. Enter the cottage through a solid wooden door with iron latch into the inner porch, which has a quarry tiled floor, whitewashed walls, sensor-light and coat hooks.

### Lounge-Diner

16'2" x 13'3" (4.95 x 4.05)



With original sandblasted and sealed quarry tiled flooring, this is a beautiful large room that was originally the kitchen to the main house. The original triple fireplace housed the stoves. The central alcove now has a Clearview log burner with flue upon the stone hearth. There are south-facing timber-framed sash windows set into stone mullions looking out to the courtyard garden and these have an original oak beam above. There is also a beamed ceiling.

Also in the room are a modern electric heater, wall and ceiling lights as well as plenty of room for lounge furniture and a dining table and chairs.

### Kitchen

14'4" x 8'0" (4.39 x 2.45)



Through an oak door from the lounge, this spacious kitchen has a flagstone floor with wide north-facing window set within substantial stone mullions. The modern kitchen cabinets and feature wall contrast nicely with the exposed beams. On the right is a granite-effect worktop with integrated stainless steel sink and drainer with contemporary chrome mixer tap. There are several cabinets above and below including an integrated refrigerator.

On the left are more worktops with low-level cabinets and drawers. The integrated CDA electric oven has a four-ring induction hob and brushed chrome extractor fan above. Two vertical wine racks, a high level cabinet in the corner, under-stairs cupboard and recessed ceiling spotlights complete this room.

## Upper Lea, , Lea, DE4 5GR

### Stairs to first floor landing

The newly carpeted stairs with wooden balustrade have a useful storage cupboard at the half-turn. On the landing is a seating area in front of the north-facing sash window, offering views to the wooded countryside opposite. This area has ceiling spotlights, exposed beams and an internal window positioned to 'borrow' light up to the staircase leading to Bedroom Six. Stripped pine doors with iron latches lead to the shower room and both bedrooms.

### Shower Room

10'2" x 7'8" (3.1 x 2.35)

This large stylish Jack & Jill shower room is modern and spacious. The large double shower with tall reinforced glass screens has a mains-fed rainforest shower with hand-held attachment. The sleek 'floating' vanity unity has a curved rectangular sink and chrome mixer tap, with two wide and deep shelves beneath. A ceramic Duravit WC with integrated flush and chrome vertical heated towel rail match the style and quality of the room as does the slate-grey tiled floor. There is a backlit touchscreen mirror, exposed beams, electric radiator and recessed ceiling spotlights.

### Bedroom Five

20'9" x 13'3" (6.35 x 4.05)

This splendid main bedroom in the annexe has a very tall gabled stone wall with exposed roof trusses and a feature gallery, giving a real sense of grandeur. The room is carpeted and has 2.5 very tall double fitted wardrobes and a door to the storage cupboard (which has the easily-removable stud wall with the bookcase on the other side).

There is a south-facing timber-framed sash window with stone mullion surround letting light flood into the room. The feature fireplace with stone surround houses an electric fire. There are recessed ceiling spotlights, two electric radiators and wall lights.

### Bedroom Six

18'10" x 9'10" (5.75 x 3)

Accessed from the first floor landing, a quirky staircase leads up to this double or twin bedroom with vaulted ceiling. There are exposed beams and recessed ceiling lights, a mini electric radiator and some exposed stones within the plastered wall.

### Garden

The large walled garden has a natural stream feeding the large pond. A large decking area with power, lighting, awnings and built-in patio heaters mean that you can enjoy the fantastic views over the gardens and surrounding countryside all year round. There are outbuildings with potential for further development and they have water and electric supplies.

The main garden is mainly laid to lawn and has a natural wild garden area to encourage wildlife. It is already a wonderful garden with lots of spaces to relax and dine, whilst also offering a keen gardener the opportunity to put their own mark on the space.

A large kitchen garden has framed raised vegetable beds and the original well, which has lighting set within it. There is a base for a greenhouse and an outside WC. A cobbled area also contains a historic salt trough that has been moved from the original kitchen to create a lovely outside feature.

This is a splendid garden befitting of the grand home within.



146 Church Street  
 Approximate Gross Internal Area  
 410 Sq M / 4413 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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