



Upper Lea, Lea, DE4 5GR

This stylish home with off-road parking has a magnificent garden, which includes an orchard, insulated summer house, open countryside views and stream. The garden is an idyllic, secluded space in which you can relax, explore and play.

Formerly comprising two cottages, this detached home has spacious rooms throughout and additional courtyard gardens at the front. On the ground floor there are two separate entrances comprising a utility porch and entrance porch, together with a dining kitchen and sitting room. On the first floor are two double bedrooms, one single bedroom and family shower room. Directly opposite is the off-road parking space and steps down to the private garden of circa 0.75 acres.

Lea is the historic home of the Florence Nightingale family and is located in beautiful rolling countryside. Located in the popular village of Upper Lea, there are footpaths and cycling routes in all directions, a popular local pub, Lea Primary School, a children's playground and the splendid Lea Rhododendron Gardens.

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.

- Stylish 3 bedroom, 1 bathroom family home
- Off-road parking
- Country-style kitchen-diner
- Outside store with water supply and power
- Idyllic secluded garden - orchard, stream, summer house
- Formerly two cottages
- Constructed in 1850 - packed with character features
- New bridge over stream with decorative gates
- Friendly community with popular local pub
- Two separate porch entrances

£400,000

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Front of the home

This double-fronted stone cottage has a tiled roof, with chimney stacks at both ends - the first indication that this was previously two separate cottages. There are two gated entrances, each with a courtyard garden and doors opening into entrance porches. On the opposite side of the road is the off-road graveled parking area and steps down to the magnificent garden.

We'll start by entering through the right-hand gate. This courtyard has a low stone wall with small timber fence above. There is a door into a useful large store, space for a patio dining set and pot plants. Enter the home through a wooden door with iron letterbox and handle.

Utility Porch

9'10" x 5'10" (3 x 1.8)

This roomy entrance to the home has a tiled floor and timber framed north-facing window. A wide shelf has space and plumbing beneath for a washing machine and tumble dryer. There is space for seating, a radiator and ceiling light fitting. A part-glazed timber door opens into the dining kitchen.

Dining Kitchen

16'0" x 13'9" (4.9 x 4.2)

The spacious country-style kitchen has plenty of space for a 4-6 seater dining table and a sofa or other seating. It's a great place for friends and family to gather. The room has a tiled floor, high ceiling and open staircase up to the first floor. On the left is space for the dining table and chairs, with a ceiling light fitting strategically placed above. Down to the left is a radiator beside the open entrance through to the sitting room.

On the right is an L-shaped worktop with tiled splashbacks a range of high and low level cabinets. The modern 1.5 Rangemaster sink and drainer sits beneath the north-facing sash window which looks out over the courtyard garden to the wooded countryside beyond. The Rangemaster stove is included in the sale. It has a five ring gas hob with both gas and electric ovens beneath - and an extractor fan above. There is space and plumbing for a dishwasher, space beside the end of the worktop for a fridge-freezer and recessed ceiling spotlights overhead.

Sitting Room

19'2" x 13'9" (5.85 x 4.2)

What a beautiful room! This spacious sitting room has a north-facing window at the front and cute deep-set east-facing window in the corner. There is plenty of room for both lounge furniture and dining furniture. The multi fuel-burning stove and flue sit upon a tiled hearth with stone surround and stone lintel over.

The room is carpeted and has two radiators, wall lights, ceiling beams and pine skirting boards. There is a built-in cabinet beside the window and a solid pine door to the entrance porch.

Entrance Porch

This is the perfect place to kick off boots after a hearty local walk. With a tiled floor and half-glazed timber door out to the courtyard garden, this room has a north-facing window, radiator and recessed ceiling spotlight. The cosy courtyard garden has space for a small patio dining set and pot plants.

Stairs to first floor landing

From the dining kitchen, the carpeted stairs lead to an L-shaped landing. Matching pine doors with brass handles open into the three bedrooms and family shower room. There is a ceiling light fitting and a small loft hatch overhead.

Bedroom One

11'11" x 9'6" (3.65 x 2.9)

Classically decorated, this beautiful double bedroom has an east-facing window and high level south-facing window. The room has a high ceiling and quirky shape - it is carpeted and has a ceiling light fitting, radiator and skirting boards.



Bedroom Two

14'1" x 12'11" (4.3 x 3.95)

This large double bedroom has a spacious dressing room area beside one of the two north-facing windows. Full-height fitted wardrobes on the right create lots of space within the room for a double bed, dressing room furniture and seating. The room is carpeted and has a radiator and ceiling light fitting. It's a lovely light and airy room.

Shower Room

7'0" x 5'10" (2.15 x 1.8)

Entering the room from the first floor landing, a large shower cubicle on the left has curved glass sliding doors and houses a mains-fed shower. There are floor-to-ceiling tiles on all four walls and tile-effect vinyl flooring. The 'floating' ceramic sink has a chrome mixer tap, situated beside the ceramic WC. The room also includes a north-facing window, wall-mounted mirrored cabinet, recessed ceiling spotlights, vertical heated towel rail and extractor fan.

Bedroom Three

12'3" x 7'6" (3.75 x 2.3)

Currently set up as a dedicated home office, with a large fitted desk, this can also be a single bedroom or nursery. A full-height cupboard with shelving in the corner provides lots of useful storage. The room is carpeted and has a radiator, ceiling light fitting, north-facing window with lovely views out towards the large garden opposite and an open wardrobe with hanging rails and shelving tucked away behind the entrance door.

Outside Store

6'2" x 5'10" (1.9 x 1.8)

A timber door with iron latch opens into this useful space which has lighting, a water supply, shelving and boiler.

Off-road parking space

Located directly opposite the home, the private graveled parking area has plenty of room for one large vehicle and still leaves space for a log store, patio dining set and bin storage.

Garden, Stream and Orchard

Comprising circa 0.75 acres, this is amongst the most beautiful gardens we've ever marketed. Accessed from the parking area, head down steps with a new hardwood handrail on the left. Alight onto a grassy area with a stream down to your left and a shed up on the right.

The bridge over the stream was replaced in 2023 and now includes beautiful decorative iron gates. The babbling stream combines with chattering birdsong to create a relaxing natural soundtrack to your time in the garden - and it's the perfect place to play pooh sticks or just be mesmerised by the gently cascading water.

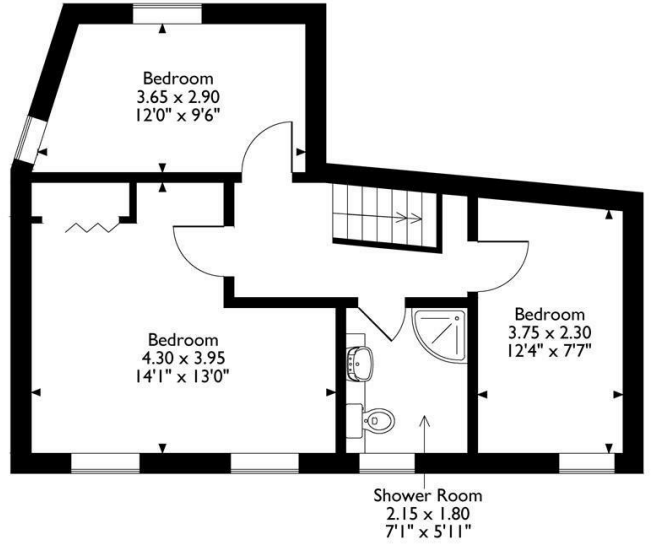
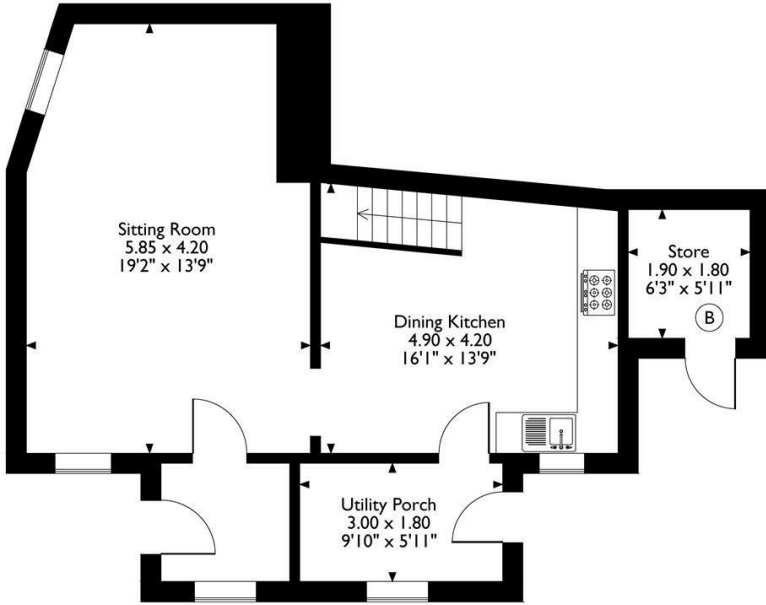
Heading into the garden, the summer house is on your left and the orchard opens out in front of you. The well-stocked orchard includes lots of apple trees plus plum and cherry trees. New border fencing was installed in 2020. There is an allotment area on the right, with raised vegetable beds. The land rises gently and offers several spots for seating, from which you can look back over your land or out towards the open countryside. The garden also includes a firepit and has lots of opportunity for a new owner to create their perfect garden.

Summer House

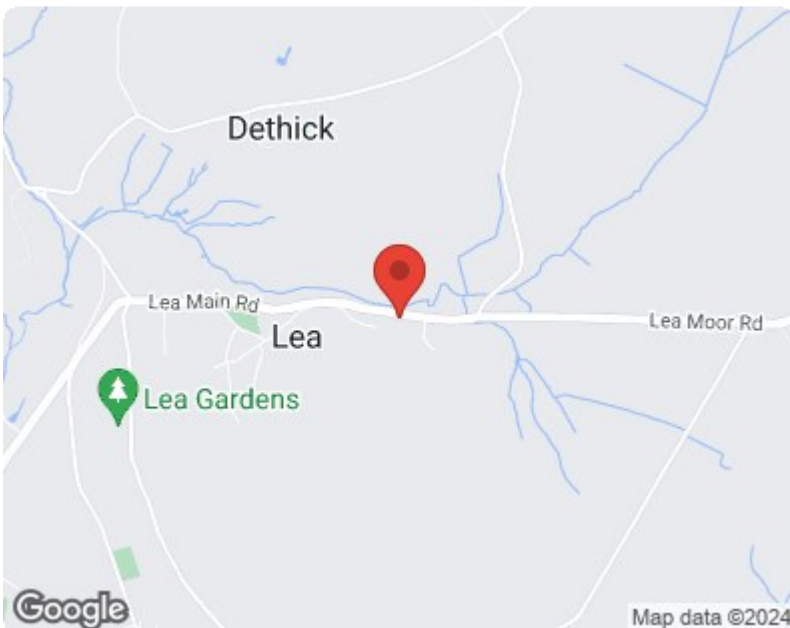
Of solid wooden construction, the insulated summer house is gabled and has a pretty tile-effect floor. It also has secure uPVC double French doors and a west-facing window. It's a perfect place to relax and unwind, to shelter in on hot days and survey the orchard and listen to nature on a cool or rainy day. We feel it's the perfect finishing touch to a simply wonderful garden.



Lees View
 Approximate Gross Internal Area
 98 Sq M / 1055 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. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	52	
	EU Directive 2002/91/EC	

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

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