



Farley Hill, Farley, Matlock, DE4 5LR

One of our favourite ever homes, this elegant, extended cottage has so many attractive features and such tremendous views that we struggled to select the best photographs and settle on the top 10 key bullet points!

Having been almost doubled in size by the current owners, this detached cottage occupies an elevated position up on Farley Hill, with spectacular far-reaching views in all directions. The home is an impressive blend of character features and modern touches, with a brand new kitchen and two new bathrooms within the two storey extension. A dining balcony, Juliet balcony and several spots throughout the home and garden provide beautiful views of the surrounding countryside.

On the ground floor is a huge L-shaped living area, dining room and kitchen, together with a snug, utility room and WC. On the first floor are four double bedrooms (one en-suite) and the family bathroom. A wide gated driveway at the front has room for 5-6 vehicles to park, whilst the gardens include a dining patio, lawn and large undercroft storage space.

Farley Hill is just north of Matlock and just a short drive or manageable walk into the town and nearby Darley Dale. There are countryside walks and cycle routes in all directions and this is an idyllic location in which to raise a young family or downsize to. The home has been renovated to a very high standard and is a great base from which to explore the Peaks and commute to the nearby towns of Chesterfield, Bakewell and beyond.

- Substantially extended cottage - almost doubled in size in 2021
- Spectacular far-reaching 360-degree views
- Underfloor heating
- Packed with character features
- Immaculate and stylish
- Dining Room with elevated outdoor balcony
- New bathrooms
- Brand new kitchen with island
- Master bedroom with Juliet balcony and en-suite
- Substantial log burner

£650,000

Farley Hill, , Farley, Matlock, DE4 5LR

Front of the home

Approaching up Farley Hill, a wide timber gate opens onto the gravel driveway, which has space for 5-6 vehicles to park comfortably. A long-standing dry stone wall forms the boundary on both sides, which widens and extends up and around the perimeter of the home and garden. Heading up a couple of stone steps, you enter the front garden through a pretty arched timber gate, from where a path meanders between the neat curved lawn on the right and flower bed on the left. Steps on the left lead down to a larger lawned garden area, whilst steps on the right and in front lead up to the elevated dining patio at the front of the home. There is lots of space here for seating, dining and pot plants.

A path around the right of the home leads to raised herb gardens and the rear of the cottage. The cottage is of traditional stone construction with a tiled roof, which was newly laid when the extension was carried out 3 years ago.

Enter the home through a part-glazed solid timber door, which has an outside light above.

Entrance Porch

With a pitched tiled roof and quarry tiled floor, this is a great space to kick off boots after a hearty local walk. There is room on the right for coat hooks and the porch also has a heritage-style radiator (like several others in the home), a west facing window and recessed ceiling spotlight. Head through an open stone arch into the uplifting new living room-kitchen-diner.

Living Room

15'1" x 13'1" (4.6 x 4)

This amazing room has been extended to create a huge L-shaped living space with dining area and kitchen further on. It is flooded with natural light thanks to the bifold west facing doors which lead out onto the balcony, together with windows at both ends, facing south and north. Although it is now a huge room overall, the gentle demarcation between the living room and dining room means this remains a cosy and welcoming space. This is enhanced by the substantial log burner and flue, which is set upon a stone hearth with stone surround.

This living room has oak laminate flooring, a heritage radiator and high ceiling with light fitting. There is plenty of room in the open space under the stairs for a cabinet. Like all rooms, this has high skirting boards too. A wooden staircase with runner carpet heads upstairs and a stripped pine door leads into the snug.

Kitchen-Diner

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

As you move through from the living room to the dining area, you are entering the extended part of the home - it is easy to see the sheer size of the extension and the quality new fittings throughout.

The oak laminate flooring flows through and there is plenty of space for a 6-8 seater dining table and chairs next to the triple bifold doors out onto the balcony. The balcony itself has breathtaking views, iron railings and a stone base with room for a breakfast dining set. The dining room has a north facing window and two ceiling light fittings strategically placed above where the dining table would be.

The kitchen has an island with breakfast bar, cabinets and drawers below, plus a large worktop above. The black marble kitchen worktop is wide and L-shaped and includes space for a range cooker, with a brushed chrome extractor fan above. The huge ceramic Butler's sink has a chrome mixer tap and there is also an integrated Bosch dishwasher. There is additional shelving on the wall and recessed ceiling spotlights overhead.

To the right is space for a fridge-freezer and pantry cupboard - and a stripped pine door leads through to the utility room and ground floor WC.

All ground floor rooms in this extended part of the home have underfloor heating.

Utility Room

10'5" x 5'1" (3.2 x 1.55)

Also accessed via the external side door, the utility room has a quarry tiled floor and north facing window. The worktop has space and plumbing below for a washing machine and there is a full-height cupboard on the right which houses a new boiler. The room also includes space for free-standing cupboards, recessed ceiling spotlights and a stripped pine door to the WC.

Ground Floor WC

14'11" x 4'1" (4.55 x 1.25)

The quarry tiled floor flows through from the utility room. There is a ceramic WC, stylish ceramic pedestal sink, frosted double glazed window and recessed ceiling spotlights.



Snug

13'1" x 11'1" (4 x 3.4)

What a wonderful room! In many houses, the proportions of this room mean it would be the main living room. Here, it is a delightfully-cosy snug which the current owners only tend to use in winter months. The log burner sits upon a tiled hearth with brick surround and stone lintel above. A wide alcove on the right has plenty of shelving. There is a south facing window with views directly out to the front garden, pine skirting boards, a heritage radiator and ceiling light fitting in this carpeted room.

Stairs to first floor landing

The wooden stairs have a colourful, stylish runner carpet and a balustrade on the left and handrail on the right. At the landing, doors each side lead into Bedrooms 1 and 2. The new portion of landing extends in front, with doors into Bedrooms 3 and 4 and the family bathroom. There is a ceiling light fitting and recessed spotlights.

Bedroom One

12'11" x 11'11" (3.95 x 3.65)

With views down Farley Hill and beyond to the rolling hills in the distance, this double bedroom has floorboards beneath the new carpet. It has a high ceiling with light fitting and loft hatch, a radiator and large over-stairs storage cupboard. There is plenty of space for a double bed, desk/dressing table and additional bedroom furniture.

Bedroom Two

13'1" x 11'1" (4 x 3.4)

Of similar proportions to Bedroom One, this room also has similar views to the south down Farley Hill. This room has retained the beautiful exposed floorboards and has plenty of room for furniture and a double bed. There is a ceiling light fitting and radiator.

Family Bathroom

9'6" x 6'6" (2.9 x 2)

The focal point of this spacious bathroom is the huge standalone bath with claw feet and centrally-mounted chrome mixer tap, with separate shower attachment. You can truly stretch out and laze in this luxurious bath. Or you might choose to have a shower in the separate double walk-in shower, which has a tall reinforced glass screen, rainforest shower head and tiled surround. There is a ceramic WC, ceramic sink set neatly within a tiled surround with backlit mirror. The room has contemporary tile-effect vinyl flooring, recessed ceiling spotlights, an extractor fan, tall chrome vertical heated towel rail and frosted double glazed window.

Bedroom Three

11'9" x 11'3" (3.6 x 3.45)

The master bedroom has breathtaking views from and through the Juliet balcony which stretch for miles and miles. With fully glazed double French doors, this is a magical and tranquil room to wake up in. The carpeted room has a full-height triple fitted wardrobe, radiator, ceiling light fitting and plenty of room for a double bed and furniture. A door leads into the en-suite shower room.

En-suite shower room

8'4" x 3'11" (2.55 x 1.2)

The shower room has a double walk-in shower with rainforest shower head, reinforced glass screen and tiled surround. The vanity unit has a modern rectangular sink with chrome mixer and the capsule WC has an integrated flush. There is a touch-activated mirror with lighting, tile-effect vinyl flooring, chrome vertical heated towel rail and recessed ceiling spotlights.

Bedroom Four

9'10" x 8'2" (3 x 2.5)

Another double bedroom with far-reaching views to the north and west, this room is carpeted and has a ceiling light fitting, loft hatch and radiator. The loft has a light and is boarded.

Gardens

From the front of the house, take five steps down to the tranquil lawned garden at the side. The long rectangular lawn has high dry stone walls on each side, whilst an enchanting weeping willow tree and two mountain ash trees enhance the natural ambience. There is room for seating, from which you can relax and enjoy the views and serenity.

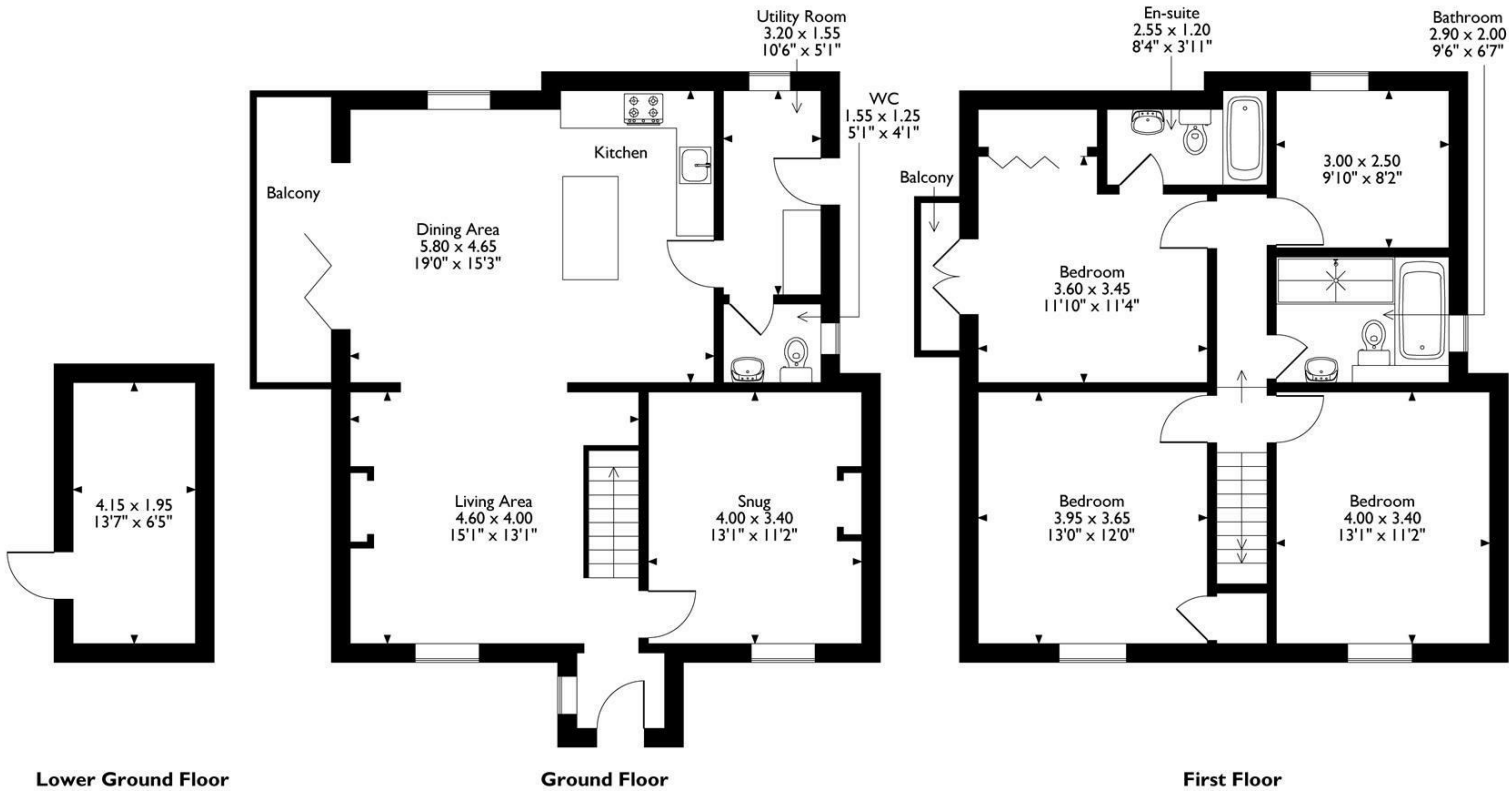
Beneath the dining balcony is an open storage space and then a door into the undercroft storage. This is a large space with room for bicycles, camping equipment and much more besides. There is also lighting and power points for appliances such as a tumble dryer and fridge-freezer.

Wide stone steps at the rear lead up to the aforementioned herb garden.

****N.B. New EPC (energy performance certificate) pending****



Top Farm Cottage
Approximate Gross Internal Area
145 Sq M / 1561 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	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	

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315