



The Hollow, Holloway, DE4 5AW

This magnificent home has been substantially extended (it's now 87% larger) and has some of the best views in Derbyshire from two elevated verandas, a huge terrace and through several large windows. Upgraded to an exceptional standard by the current owners, the home now has an additional sitting room, master bedroom with en-suite, utility porch, new kitchen, new roof, new studio and workshop and plentiful covered seating areas in the sheltered garden.

Located on a quiet lane overlooking the village of Holloway and with panoramic far-reaching views of the Derbyshire countryside, the home has a wide driveway with space for 3-4 vehicles to park. On this ground level there is a large kitchen-diner, utility porch, sun room, sitting room and a versatile study/fourth bedroom. The huge veranda runs almost the entire width of the house and has plenty of space for sitting and admiring the views.

On the lower ground floor are three large double bedrooms (one en-suite), a family bathroom and well-designed open study area with a bespoke fitted desk. A huge square terrace and another wide veranda provide yet more stunning views. The wraparound garden includes pretty rockeries at the front, a substantial sheltered seating/barbecue area and a zoned garden with lawns and flower beds. A new studio and workshop, plus additional store at the front provide ample storage for bicycles, garden equipment and tools.

Holloway is a historic village with John Smedley's mill reputedly being the longest-running operational factory in the world, since 1784. The village has a community shop, church, primary school, renowned local butcher's Robin Maycock and Chase cafe, popular with walkers and cyclists.

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.

- Substantially-extended family home (now 87% more living space)
- New roof and new boiler
- Large sheltered garden with multiple seating areas
- Light and airy throughout
- Amongst the best views in Derbyshire
- Two elevated verandas
- Spacious studio and workshop
- 4 bedrooms, 2 bathrooms and several versatile rooms
- Driveway parking for 3-4 vehicles
- Upgraded to a very high standard

£775,000

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Front of the home

Situated on a very quiet lane on the upper hillside of Holloway, the home has a block-paved driveway with space for four vehicles to park. There is a dry stone boundary to each side and a small timber gate opens to paths leading through to the upper and lower gardens. This home has been substantially extended and upgraded, including a new roof, whilst on the left, the garage was converted into a useful utility porch and kitchen.

The home has two part-glazed timber stable doors - leading into the utility porch on the left and into the lovely kitchen-diner in the centre.

Kitchen-Diner

25'5" x 16'10" (7.75 x 5.15)

Enter the home into this spacious light and airy room, with a wide south-facing window and fully-glazed door out onto the upper veranda. With a large north-facing window, this room is flooded with natural light from all angles. It is a home packed with natural materials and the tone is set here with exposed wooden floorboards. The room also has high skirting boards, recessed ceiling spotlights, and a useful cupboard on the right with plenty of space for coats and footwear.

There is plenty of space for a 6-8 seater dining table, dresser, seating and other furniture in this dining area. It also has a heritage-style radiator, stairs down to the lower ground floor, an open entrance to the sun room and two steps up to the kitchen.

Fitted in 2018, the very high quality kitchen has a flagstone floor and solid oak worktops. A range of high and low cabinets include a Bosch dishwasher and De Longhi range with ovens, five-ring gas hob and extractor fan. Above the substantial ceramic 1.5 sink and drainer with chrome mixer tap is a wide window offering yet more wonderful views of the hilly countryside.

The worktops have contemporary tiled splashbacks and there is a modern vertical radiator and half-height oak stable door with iron latch leading into the utility porch.

Utility Porch

8'10" x 6'6" (2.7 x 2)

This is a useful space to kick off boots after a hearty walk around the local countryside. There is a flagstone floor and oak worktops on each side of the room. On the right is space and plumbing for a washing machine and tumble dryer, as well as space and power for a fridge-freezer. Within one of the several high cupboards is a new Ideal Logic boiler. The room also has an extractor fan.

Sun Room

13'5" x 6'4" (4.1 x 1.95)

This wonderful room is a real treat - double fully-glazed French doors open out onto the veranda and you can enjoy the views from inside on a cold or windy day. There is space here for seating and a small library, making it a lovely reading room. There are exposed wooden floorboards, a ceiling light fitting, vertical radiator, a part-glazed pine door into the study/bedroom four and an open entrance into the sitting room.

Bedroom Four/Study

13'9" x 10'2" (4.2 x 3.1)

With a square picture book north-facing window, this room is currently used as a combined home office and guest bedroom. It has a feature fireplace set upon a flagstone hearth within a large brick chimney. There are exposed wooden floorboards, a high ceiling with light fitting and heritage style radiator. This versatile room could also be a playroom or snug.

Sitting Room

15'10" x 15'5" (4.85 x 4.7)

We adore this huge triple aspect room, which has three floor-to-ceiling windows which maximise those spectacular panoramic views. It's absolutely breathtaking! In any other home, most people would be overjoyed to have the views through the other two windows in the room, which look west over rooftops to the rolling valley and north to the cliff face opposite.

If you can tear yourself away from the vistas, the focal point of this room is a new log burner and flue, set upon a flagstone hearth with feature wall behind. This expansive room has exposed wooden floorboards, a high ceiling with light fitting, two radiators and lots of space for seating so that friends and family can gather together.

Upper Veranda

Accessed from the sun room and dining area, this long decked veranda has space aplenty for seating and additional outdoor furniture. We lingered here a long time, drinking in the views over Holloway to the verdant, dramatic countryside in the near and far distance.



Stairs to lower ground floor

Pine stairs with contemporary tiles in the 'returns' have a handrail on the left. A flagstone tiled floor flows left and right to the three double bedrooms and family bathroom on this floor. There are three ceiling light fittings, three radiators, doors to the front garden and lower veranda, a large cupboard with shelving and separate large under-stairs cupboard. The wide hallway also has a bespoke fitted desk with oak shelving and a wall-mounted shelving unit.

Bedroom One

16'10" x 12'1" (5.15 x 3.7)

With wood effect flooring and high ceiling with light fitting, this large double bedroom has a tall window with views over the garden. There are two recessed cupboards (one fully open), a radiator and lots of room for a double bed and furniture.

Bathroom

9'4" x 7'4" (2.85 x 2.25)

An oak door with iron latch leads into this lovely room, which has a natural feel thanks to some exposed brick walls and the panelled and tiled walls around the bath. The flagstone flooring flows seamlessly through from the hallway.

The bath has heritage taps and a hand-held shower attachment. The sturdy ceramic pedestal sink has chrome taps and the matching ceramic WC has an integral flush. We love the recessed oak shelf with background contemporary patterned tiles. There is a chrome vertical heated towel rail, recessed ceiling spotlights and a modern extractor fan.

Bedroom Two

13'3" x 10'5" (4.05 x 3.2)

What a view to wake up to! Another roomy double with fantastic views through a large window, this bedroom has wood effect floor and two recessed wardrobes with hanging rails. There is lots of room for a bed, desk and additional furniture in this room, which has a ceiling light fitting and radiator.

Bedroom Three

15'5" x 11'9" (4.7 x 3.6)

This beautiful, uplifting room has a door directly out to a massive elevated terrace, which is larger than the bedroom itself! The fully-glazed door and a separate large south-facing window mean that this is another room flooded with natural light. An added bonus is the huge walk-in wardrobe which has lots of hanging rail space. The room has a wood effect floor, ceiling light fitting, radiator and lots of room for a king size bed, dressing table and bedroom furniture. A door leads into the en-suite shower room.

En-Suite Shower Room

8'6" x 3'11" (2.6 x 1.2)

This has the feel of a boutique hotel, with a double shower cubicle with sliding glass doors. The mains-fed shower has a rainforest shower head. A modern pedestal sink has a chrome mixer tap and there is a ceramic WC with integral flush. There is an oak-style ceramic tiled floor, whilst the walls are part-tiled with classic painted decor. The room also includes a chrome vertical heated towel rail, recessed ceiling spotlights, extractor fan and two long natural oak shelves.

Studio and Workshop

13'3" x 8'3" and 13'3" x 7'8" (4.05 x 2.53 and 4.05 x 2.35)

At garden level, these two separate rooms are versatile and very useful. The front room has been used as an artist's studio and has a sink, worktops and cupboards. It is a great place beside the garden to have a refrigerator and to store and prepare food for picnics and barbecues.

The rear workshop has work benches, shelving and lots of storage space. Both rooms have lighting and power.

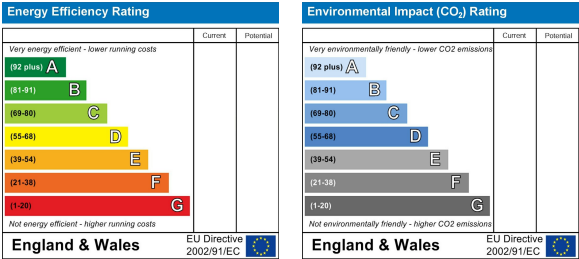
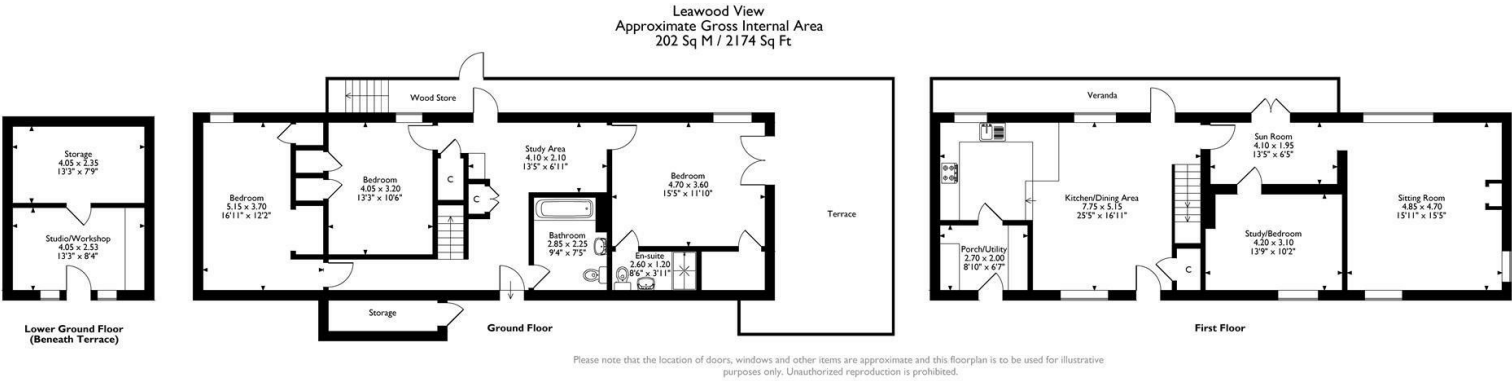
Gardens

The huge wraparound garden has several zones which are perfect for play, dining, gardening and relaxing. From the front of the home, paths weave through to an upper terrace beside Bedroom Four and down to the hand-built covered seating and barbecue area, with handsome roof and seating. In this upper garden area, beside the paths are several well-tended flower beds. Under the driveway is a large store suitable for bicycles, garden equipment, etc.

The lower garden area is accessed via the lower veranda or from the aforementioned barbecue area. There is a sheltered seating area under cover and several play areas with natural and astroturf grass. The climbing wall and sandpit are included in the sale, as is the swing and slide - making this a perfect home for family with young children. This sheltered, private lower garden has more flower beds and includes a pretty cherry blossom tree. A new timber fence forms the boundary on all three sides.

N.B. new EPC pending





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