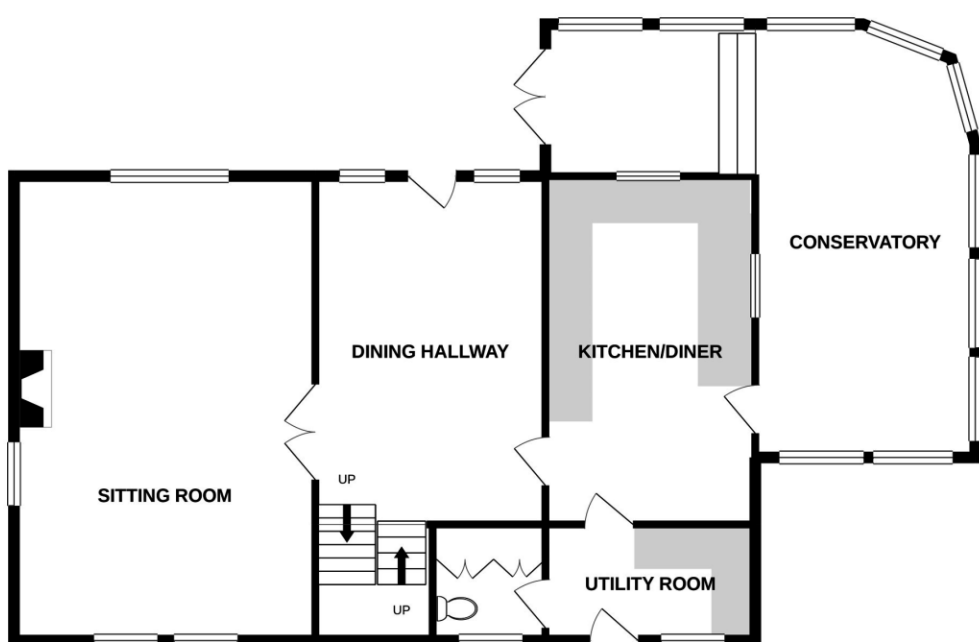


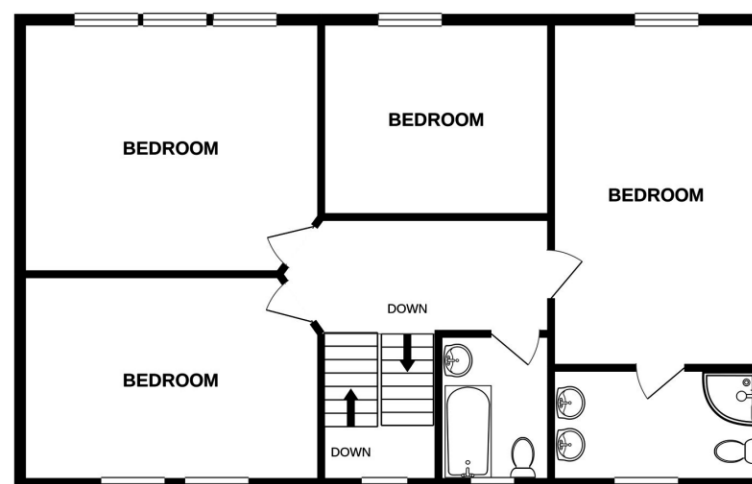




GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



1ST FLOOR
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA : 2161 sq.ft. (200.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Located in a stunning position with exceptional views, this delightfully spacious, stone-built detached family home is conveniently situated for excellent local amenities. The accommodation offers: four double bedrooms, master en-suite, family bathroom, spacious sitting room, dining hallway, good size kitchen, and utility room. Off the kitchen is a superb wrap-around conservatory taking advantage of the fine far reaching views over the Derwent Valley and Peak District National Park. There are gardens surrounding the property, driveway providing off-road parking, and a detached double garage. Conveniently situated midway between Matlock (4.2miles) and Bakewell (4.8miles) close to Chatsworth House and Haddon Hall within commuting distance of Sheffield, Nottingham and Derby. The property is within catchment of the highly regarded Lady Manner School and S. Anslem's school. There is a main line railway station at Chesterfield (11.5miles) and a branch line to Derby and Nottingham from Matlock.

Entering the property via a hardwood panelled entrance door, which opens to:

UTILITY ROOM 9'11 x 5'10 (3.02m x 1.78m)

Having a front-aspect double-glazed casement window, ceramic tiles to the floor, and a range of storage cupboards set beneath a timber-effect worksurface with a tiled splashback. Beneath the worksurface there is space and connection for an automatic washing machine and space for other white goods. Sited within the room is the Alpha combination gas-fired boiler which provides central heating and hot water to the property. A panelled door opens to:

CLOAKROOM 8' x 5'10 (2.44m x 1.78m)

With a front-aspect double-glazed window with obscured glass, ceramic tiles to the floor, and suite with close-coupled WC and wash hand basin. There is a large built-in cupboard with hanging rails and fitted shelving. The room has a central heating radiator.

From the utility room, a panelled door opens to:

DINING KITCHEN 15'7 x 9'11(4.75m x 3.02m)

Having dual-aspect double-glazed windows looking through the conservatory to the views beyond. The room has ceramic tiles to the floor following through from the utility room, and a good range of kitchen units in a light wood finish with cupboards, drawers, and basket drawers set beneath a timber-effect worksurface with a tiled splashback. There are wall-mounted storage cupboards and glass-fronted display cabinets. Set within the worksurface is a 1½ bowl stainless sink.

Fitted within the kitchen is a Stoves range-style cooker with a five-burner gas hob and double-width oven, over which is a cooker hood. There is an integral 12-place-setting dishwasher. The room is illuminated by downlight spotlights, there is a central heating radiator, and there is ample space for a family dining table. A glazed door opens to:

CONSERVATORY 22'4 x 11'6 and 10'9 x 7'10 (6.8m x 3.5m and 3.38m x 2.39m)

Constructed in UPVC with double-glazed panels set upon a dwarf wall, and having a split-level floor and glazed roof, the conservatory wraps around the property taking advantage of the superb far-reaching views from Stanton Moor round to the Pilough and beyond as far as Monsal Head. The room has polished light-oak flooring and an air-conditioning unit. There are inset downlight spotlights within a pelmet, and a pair of glazed doors open onto the flagged terrace to the rear of the property.

From the dining kitchen, a panelled door opens to:

DINING HALLWAY 13'6 x 11'11(4.11m x 3.63m)

With rear-aspect double-glazed casement windows overlooking the gardens and the views beyond. There is a hardwood ledged and braced batten door opening onto the rear of the property. The room has wood-effect Amtico flooring, staircase rising to the upper-floor accommodation, central heating radiators, telephone point, and a pair of panelled doors opening to:

SITTING ROOM 24'1 x 15'7 (7.3m x 4.75m)

A delightfully spacious room with front and side-aspect double-glazed windows and a rear-aspect floor-length broad arched window taking advantage of the superb views. The room is illuminated by downlight spotlights and there is a feature fireplace with a dressed stone surround and raised hearth housing an inset Clearview multi-fuel stove. There is a television aerial point with satellite facility and central heating radiators.

From the hallway, a staircase rises via a half-landing, having a gothic arched double-glazed window, to the:

FIRST FLOOR LANDING 13'3 x 3'7 (4.04m x 1.09m)

Having a central heating radiator, and panelled doors opening to:

BEDROOM ONE 15'9 x 9'11(4.8m x 3.02m)

With dual-aspect double-glazed windows enjoying the views over the open countryside. The room has a central heating radiator, telephone point, downlight spotlights, and a panelled door opening to:

EN-SUITE SHOWER ROOM 9'11 x 5'10 (3.02m x 1.78m)

Having a front-aspect window with obscured glass, ceramic tiles to the floor, and suite with: quadrant shower cubicle with overhead and hand-held shower sprays, body jets, steam facility, and foot massager; his and hers' wash hand basins set within a tiled worksurface with tiled splashback, having storage cupboards beneath; close-coupled WC. The room has a central heating radiator.

BEDROOM TWO 15'4 x 10'9 (4.67m x 3.28m)

With front-aspect double-glazed casement windows overlooking the wooded hills that surround the area. The room is fitted with a good range of built-in furniture, with wardrobes providing hanging space and storage shelving, open display shelves, dressing unit with knee-hole space, and matching bedside drawers. The room has a central heating radiator, television aerial point, and an access hatch opening to:

LOFT ROOM 26'2 x 8'4 (7.79m x 2.54m)

With a rear-aspect Velux rooflight window, power, and lighting, and access doors into the eaves of the roof where there is storage space. The room has limited head height.

BEDROOM THREE 15'4 x 12'6 (4.67m x 3.81m)

With rear-aspect double-glazed windows enjoying views over the valley towards Stanton Moor. The room has a central heating radiator, and a good range of sliding mirror-fronted wardrobes providing hanging space and storage shelving.

BEDROOM FOUR 11'11 x 9'7 (3.63m x 2.92m)

With rear-aspect double-glazed windows having similar views to bedroom three. Currently used as a single room but with ample space to be converted to a double if required. The room has a good range of built-in wardrobes providing hanging space and storage shelving, as well as over-bed storage lockers, bedside drawers, and open display shelves. There is a dressing unit with knee-hole space. The room has a telephone point and a central heating radiator.

FAMILY BATHROOM 8'1 x 5'10 (2.46m x 1.78m)

Being half-tiled and having a ceramic tiled floor, with a front-aspect double-glazed casement window with obscured glass. There is a suite with: panelled bath with Victorian-style mixer taps and hand-held shower spray; pedestal wash hand basin; close-coupled WC. The room has a central heating radiator.

OUTSIDE

The property is approached via a driveway which provides off-road parking and gives access to the garage. From the parking area, a wrought-iron gate leads to a flagged pathway, which gives access to the entrance door and the gardens. Lying to the rear and side of the property is a good-sized area of garden mainly laid to lawn, with mature trees. To the rear of the property is a split-level flagged terrace with a stainless and glass balustrade, taking advantage of the superb views over the surrounding open countryside of the Derwent Valley. The property has outside lighting.

GARAGE 17'9 x 17'6 (5.41m x 5.33m)

A detached stone built garage having two pairs of traditionally-hung vehicular access doors, power, lighting, and a side-aspect window.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

COUNCIL TAX BAND (Correct at time of publication) 'G'

DIRECTIONS

Leaving Matlock along the A6 towards Bakewell after approximately 3.5miles turn right opposite the Shalimar restaurant into Northwood Lane, follow the road up the hill around the right and left hand bends as the road bends to the right again the property can be found on the right hand side.

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

