



**Sally Botham**  
ESTATES

**THE OLD FARM HOUSE**  
Farm Lane, Cavendish Road, Matlock, DE4 3GZ  
**£750,000**



































An exceptionally spacious, characterful, Grade II listed, historic, former farmhouse with a date stone of 1634. This handsome property, developed over three distinct periods, is built in dressed and coursed stone, with dressed quoins, mullioned windows – some having hooded mouldings – string courses to part of the property, and decorative stone door surround, all set beneath a traditional stone roof with capped cables. The immaculately presented interior has a wealth of original features, including exposed beams, period fire openings, an exposed crook beam, and an early staircase. The property stands in generous immaculate gardens, together with a range of former piggeries, now converted into garden stores and garaging. The former farmyard provides ample parking for several vehicles.

The accommodation offers: five / six bedrooms; Jack-and-Jill bathroom; family shower room; ground-floor shower room; sitting room; drawing room; farmhouse dining kitchen; and dining room. There is a pantry, spacious utility room, and former dairy creating a store / boot room with an original stone cheese press.

The property is ideally located on the outskirts of the town within easy reach of excellent amenities and walking distance of highly regarded schools, close to open countryside and fine walks.

Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens, and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby, and Nottingham, and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5 miles), and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

Entering the property via a half-glazed entrance door with decorative stone surround and hooded moulding, the door opens to:

#### RECEPTION HALLWAY

Having exposed stone flags to the floor, beams to the ceiling, and an elegant early staircase rising to the upper floor accommodation. The hallway has a feature exposed stone wall, with leaded mullioned borrowed-light windows and panelled door to the drawing room, believed at one time to have been the main entrance to the property. From the hallway, doors open to:

#### GROUND FLOOR BEDROOM / SITTING ROOM (Currently used as a ground floor bedroom)

A spacious room with front-aspect windows overlooking the delightful enclosed garden, and a further side-aspect window overlooking the driveway. The room has exposed beams to the ceiling with a heavy central beam, and a fireplace in faux stone with a raised quarry-tiled hearth housing an open grate currently housing an electric fire. This room would make an ideal ground-floor bedroom if not required as a sitting room.

From the hallway, an original panelled door opens to:

#### GROUND-FLOOR SHOWER ROOM

A spacious ground-floor shower room with rear-aspect window, exposed beams to the ceiling, and a fine wattle and daub internal wall with exposed timber uprights. The room has wood-effect ceramic tiles to the floor with underfloor heating, and suite comprising: level-entry wet-room-style shower with a top of the range Aqualisa Q smart shower with overhead shower and handheld shower sprays; semi-countertop wash hand basin with storage cupboard beneath and illuminated mirror over; and dual-flush close-coupled WC. There is a column-style central heating radiator with thermostatic valve. An access door opens to a useful understairs storage cupboard with power and lighting, and housing the shower pump and under floor heating connections.

From the reception hallway, an early panelled door with thumb latch opens to:

#### DRAWING ROOM

An exceptionally spacious room with front-aspect triple casement windows set within exposed stone mullions and having a window seat. The room has exposed beams to the ceiling with a pair of heavy central beams. There is a further borrowed-light window to the utility room. The room has feature exposed stone walls and a fine period fireplace with a dressed stone surround and raised hearth, housing a hooded open grate. There are wall and centre light points, central heating radiators with thermostatic valve, and television aerial point. A panelled door opens to a useful walk-in storage cupboard with a light. A further panelled door with thumb latch leads to:

#### KITCHEN

A traditional farmhouse kitchen with front-aspect casement windows, set within stone mullions, overlooking the gardens. The room has ceramic tiles to the floor, exposed beams to the ceiling, and a fine feature fire opening with a dressed stone surround and heavy lintel and mantel, housing a gas-fired Aga cooker with twin lidded hot plates, and two ovens, The Aga provides hot water and central heating to part of the property. The kitchen is fitted with a good range of kitchen units in a light oak finish with cupboards and drawers beneath a granite-effect worksurface with a tile splashback. There are wall-mounted storage cupboards. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap. Within the units, there is a carousel corner unit and deep pan drawers. There is an integral waste bin, and the room has a television aerial point. An early panelled door opens to a pot cupboard with fitted shelving. A 15-pane glazed door with obscured glass opens to:

#### UTILITY ROOM

A spacious utility room having Velux rooflight windows, ceramic tiles to the floor, and a further rear-aspect casement window. The room is fitted with a range of units matching the kitchen, with cupboards and drawers beneath a granite-effect worksurface with a tile splashback. There is an inset one-and-a-half-bowl stainless sink. Beneath the worksurface, there is space and connection for an automatic washing machine, tumble dryer, and fridge-freezer. A ledged and braced batten door opens onto the rear of the property. From the utility room, a broad opening leads to:

#### BOOT ROOM

With rear-aspect windows overlooking the gardens, and ceramic tiles to the floor following



through from the utility room. Within the room is an original stone cheese press. There are a range of storage cupboards and drawers, and sited within the room is the Ideal gas-fired boiler, which provides hot water and central heating to the property.

From the kitchen, a further 15-pane glazed door leads to:

#### **DINING ROOM** (possible second sitting room)

Having front-aspect casement windows and a half-glazed door opening onto the front of the property. The room has an exposed early beam, and a feature fire opening with a stone surround creating a display niche. To the side of the chimney breast is an early salt cupboard. There is a central heating radiator with a thermostatic valve. A batten door with thumb latch opens to a staircase, which rises to bedroom two, a further batten door opens to:

#### **PANTRY**

A rear-aspect casement window and stone flags to the floor. There are original stone thrawls, and fitted storage shelving.

From the reception hallway, an early staircase with decorative splat balusters, rises via a half-landing to:

#### **FIRST FLOOR LANDING**

On the turn of the stairs, there is a four-light mullion and transom window with leaded glass. The landing has exposed beams to the ceiling, and early panelled doors opening to:

#### **BEDROOM ONE**

With front-aspect casement windows, with exposed mullions and surround, with a fitted window seat enjoying views over the garden. The room has a central heating radiator with thermostatic valve, and a television aerial point. A panelled door opens to:

#### **JACK-AND-JILL EN SUITE**

Having a front-aspect window, panelled door to bedroom two, and suite with: roll top bath set upon ball-and-claw feet, with Victorian-style mixer taps, and handheld shower spray; pedestal wash hand basin with mirror and shaver light over; close-coupled WC and matching bidet; and a tiled shower cubicle with shower unit. The room has a fitted dado rail, an arch display niche, and a pair of doors opening to a spacious airing cupboard, housing a hot water cylinder with an immersion heater, and having hanging rails and storage shelving. There is a linen cupboard with slatted storage shelving.

#### **STUDY / BEDROOM TWO** (Currently used as a study)

An exceptionally spacious room with a front-aspect casement window, exposed roof purlins, and a fine crook beam. This part of the house is possibly the oldest part predating the later additions. Set within the exposed timberwork are blacksmith-made hooks, nails, and meat hooks, providing evidence the room was possibly used for food storage. A staircase descends to the dining room.

From the landing doors open to:

#### **SEWING ROOM / BEDROOM THREE** (currently used as a sewing room)

Having front-aspect mullioned windows with views over the garden towards Riber Castle. The room has a feature fireplace with a Victorian cast iron and tiled insert, housing an open grate. There is a built-in storage cupboard to the side of the chimney breast. The room has a central heating radiator with thermostatic valve.

#### **BEDROOM FOUR**

With rear-aspect casement windows overlooking the delightful enclosed rear gardens, and a further gable-end window flooding the room with light. The room has a central heating radiator with thermostatic valve.

From the landing, a further early panelled door opens to:

#### **BOOK ROOM / BEDROOM SIX**

With a front-aspect window set within stone surrounds. The room has a central heating radiator, and a leaded borrowed-light window to the landing. This room would make an ideal work-from-home space, or further single bedroom if required.

From the half-landing, steps rise to:

#### **INNER LANDING**

With a panelled door opening to:

#### **BEDROOM FIVE**

Having a rear-aspect sliding sash window overlooking the gardens. The room has a loft access hatch, central heating radiator thermostatic valve, and a pair of doors opening to a built-in storage cupboard with hanging space.

From the inner landing, a door opening leads to:

#### **INNER LOBBY**

Where doors open to:

Being partially-tiled and having a side-aspect sliding sash window. The room has a tiled shower cubicle with mixer shower, pedestal wash hand basin, central heating radiator, and a borrowed light window to the inner lobby

#### **WC**

Having a rear-aspect window overlooking the gardens and having a suite with low-level flush WC and a central heating radiator.

#### **TANK ROOM**

Housing the second hot water cylinder, header tanks, and having storage space.



**OUTSIDE**

The property is approached via a flagged and cobbled driveway, providing ample parking for several vehicles. To the head of the driveway are three brick-built piggeries, with original swill troughs, and brick-set open yards. The piggeries now create garden storage and log stores. From the driveway, a pair of vehicular access doors open to:

**GARAGE**

With power, lighting, and water supply. A door to the rear of the garage give access to the rear garden.

Lying to the front of the property is a delightful area of garden enclosed by stone walls, with large level lawns, with borders stocked with flowering plants and ornamental shrubs. Flagged pathways give access to the entrance doors to the property. There is a flagged terrace taking advantage of the southerly-aspect.

To the rear of the property is a delightful, enclosed garden with an exceptionally private flagged seating area, immediately to the rear of the property where the door opens from the utility room. Steps rise through well-stocked borders with flowering plants, shrubs, and roses to a further good-sized area of garden with a lawn with sculpted borders, beyond which is a further good-sized area of garden, well-stocked, designed to give colour and interest throughout the year. To the centre of the lawn is a timber octagonal greenhouse.

**SERVICES AND GENERAL INFORMATION**

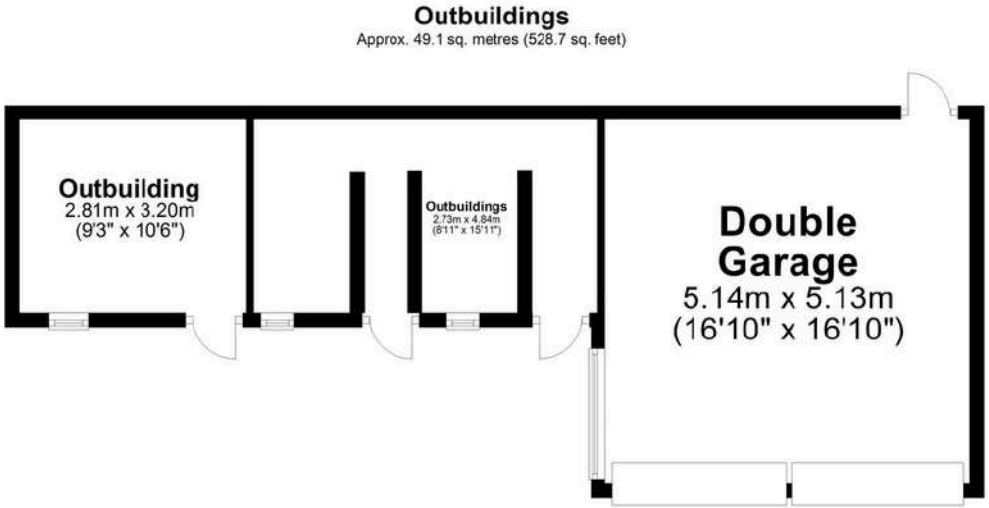
All mains services are connected to the property.

**TENURE** Freehold

**COUNCIL TAX BAND** (Correct at time of publication) ‘G’

**DIRECTIONS**

Leaving Matlock Crown Square via Bank Road, follow the road up the hill and around the sharp right-hand bend. Take the first left-hand turn into Cavendish Road, then take the second right into Farm Lane, where the property can be found facing down the lane.

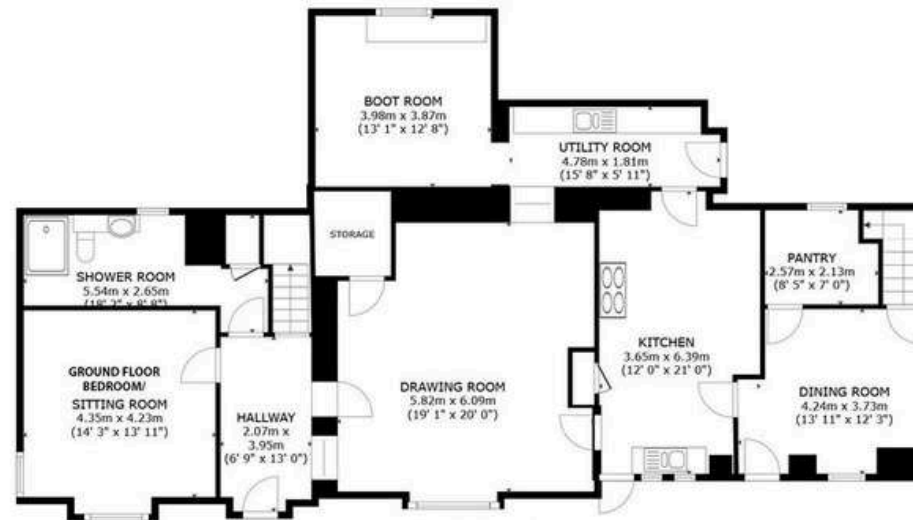


Total area: approx. 49.1 sq. metres (528.7 sq. feet)

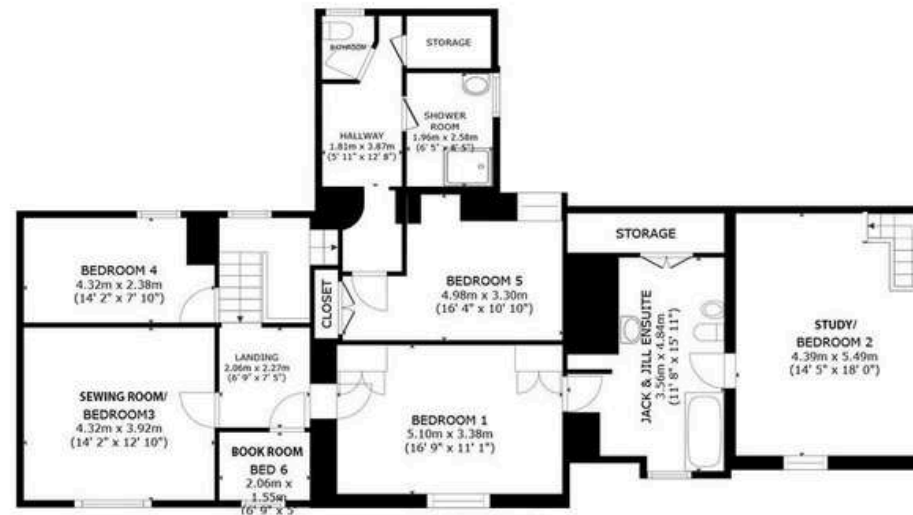
**Disclaimer**

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.





FLOOR 1

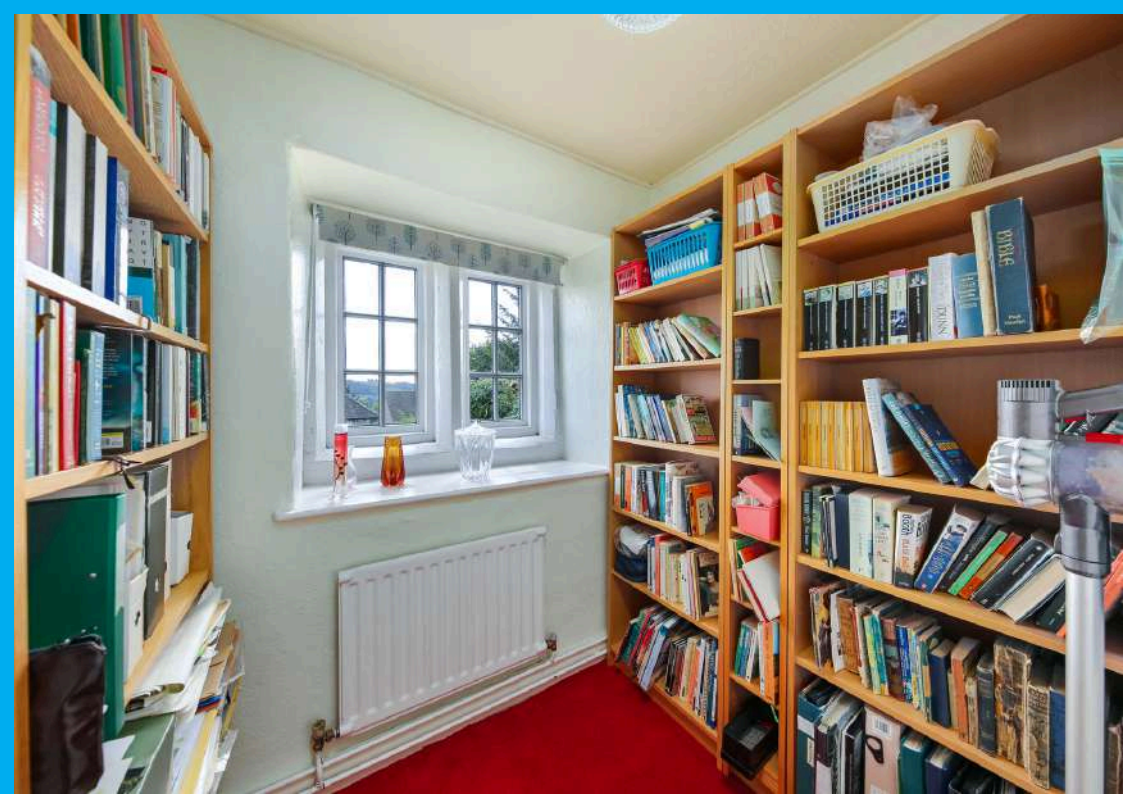


FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 157.1 sq.m. (1,691 sq.ft.) FLOOR 2 140.6 sq.m. (1,514 sq.ft.)  
 TOTAL : 297.8 sq.m. (3,205 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





























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