



Sally Botham
ESTATES

BRIDGE HOUSE
Lea Bridge, DE4 5AE
Guide Price £795,000 - £820,000













A delightfully spacious and elegant stone-built period family home with a double-gabled and finialed façade, located in the historic village of Lea Bridge. The property offers generous accommodation with: four / five bedrooms; en-suite and a family bathroom; spacious sitting room; large dining room; study / family room, ideal as a fifth bedroom if required; fitted breakfast kitchen; and spacious utility / boot room, ground floor WC and cellar. Standing in a large garden of approximately half (0.44) of an acre, the property was possibly built around the turn of the 18th century and has, throughout its history, belonged to the Nightingale family and John Smedley, founder of the famous Smedley's Knitwear Company and mill across the road. Part of the house was used as the mill's medical centre, the director's dining room, and accommodation for various mill managers over the years.

Lea Bridge is a delightful village surrounded by beautiful open countryside with fine views and walks, located between the nearby villages of Lea and Holloway where there are local amenities including post office and general store, butchers, doctors, primary school, pub and church. Being conveniently situated for the towns of Matlock, Alfreton and Belper and within easy commuting distance of Nottingham and Derby, with railway stations conveniently located at Cromford (1.6 miles) and Whatstandwell (2.2 miles).

Entering the property via an elegant panelled doorway with over-door light, which opens to:

ENTRANCE VESTIBULE

Having polished oak flooring with an inset matwell, coving to the ceiling, and cast iron column central heating radiator. Original Georgian panelled doors, set within panelled reveals, opened to:

SITTING ROOM

Having front-aspect floor-length metal frame windows, with a pair of glazed doors opening onto the gardens to the front of the property. There is a further side-aspect floor-length window flooding the room with natural light. The room has coving to the ceiling, polished light wood flooring, and a feature fire opening housing a log-burning stove. The room has cast iron column central heating radiators, television aerial point with satellite facility, telephone point, and internet connection.

DINING ROOM

A spacious L-shaped room, again with front-aspect metal frame windows and half-glazed doors opening onto the terrace and gardens to the front of the property. There is a further side-aspect window with obscured glass. The room has polished exposed pine floorboards and a feature fireplace with a raised hearth and open grate, with built-in bookshelves to either side. The chimney in this room may require lining. The room has cast iron column central heating radiators, seating area with a television aerial point, and a panelled door opening to a boiler cupboard housing the Worcester

gas-fired boiler, which provides hot water and central heating to the property. A panelled door opens to the family room / study.

From the entrance vestibule, a glazed door with obscured glass, set within an oak-framed and glazed screen, opens to:

INNER HALLWAY

Where an elegant original staircase rises to the upper floor accommodation. The room has polished oak flooring following through from the entrance vestibule, cast iron column central heating radiator, and a door opening to a stone staircase, which then descends to:

STORAGE CELLARS

Having a stone barrel vault ceiling, flags to the floor, and lighting. The cellars once housed a heat exchange unit when the property was heated by steam from the adjoining mill.

From the inner hallway, panelled doors open to:

BREAKFAST KITCHEN

A spacious room with side-aspect casement windows overlooking the gardens, and a half-glazed entrance door opening onto the side of the property. The room has slate-effect ceramic tiles to the floor with inset motifs, and a good range of oak kitchen units, with cupboards and drawers set beneath a polished granite worksurface with a tile splashback. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is an under-mounted one-and-a-half-bowl sink with mixer tap, and a five-ring ceramic hob, over which is a cooker hood. There is an eye-level Bosch double oven and grill, and further integral appliances include: fridge-freezer; 12-place-setting dishwasher; and built-in Neff microwave. There is space and connection within a cupboard for an automatic washing machine, and there is space for a TV. The room is illuminated by downlight spotlights, and there is a cast iron column central heating radiator.

GROUND FLOOR WC

A half-tiled room with ceramic tile floor having a rear-aspect window with obscured glass. Suite with: dual-flush close-coupled WC, and wall-hung wash hand basin. There is a central heating radiator with thermostatic valve.

BOOT ROOM / UTILITY ROOM

A good-sized room with a rear-aspect metal frame window with obscured glass. The room has a range of storage cupboards in a shaker-style finish, set beneath a solid oak worksurface, along with wall-mounted storage cupboards and original built-in pot cupboards. There is an inset sink with mixer tap, coat hanging space, cast iron column central heating radiator with thermostatic valve, and downlight spotlights. A panelled

door leads to:

STUDY / FAMILY ROOM

A spacious room having side-aspect windows with obscured glass, polished exposed pine floorboards, and a panelled entrance door opening onto the rear of the property. The room has cast iron column central heating radiators, and downlight spotlights. This room would make an ideal fifth bedroom with space to create an ensuite if required. A panelled door opens back to the dining room.

From the inner hallway, a broad original staircase with a swept handrail, open spindles, and turned newels, rises via a half-landing to:

FIRST FLOOR LANDING

Where panelled doors open to:

BEDROOM ONE

A spacious room with dual-aspect windows overlooking the gardens. The room has polished exposed pine floorboards, a feature fireplace with a period cast iron insert, cast iron column central heating radiator with thermostatic valve, and a good range of built-in wardrobes providing hanging space and storage shelving, with a dressing area with knee-hole space. The room is illuminated by wall lamp points.

BEDROOM TWO

Again with dual-aspect windows, the front windows overlooking the garden. The room has a wall-hung wash hand basin with tiled splashback, cast iron column central heating radiator with thermostatic valve, and a television aerial point.

BEDROOM THREE

Having a front-aspect window overlooking the gardens. The room has a cast iron column central heating radiator.

From the half landing, a panelled door opens to:

FAMILY BATHROOM

With dual-aspect double-glazed windows. The room is partially-tiled with a ceramic tile floor, and has a suite with: panelled bath with mixer shower over and a glass shower screen; pedestal wash hand basin; and close-coupled WC. There is an electric towel radiator, column central heating radiator, and an extractor fan.

From the half landing, steps rise to:

INNER LANDING

Having a loft access hatch, cast iron column central heating radiator, and an exceptionally good range of built-in storage cupboards, one of which houses the hot water cylinder, which is fitted with an immersion heater. Accessed from the landing is a Finnolme sauna unit with double benches, heater unit, and light.

A Georgian style panelled door opens to:

BEDROOM FOUR

With side-aspect double-glazed sliding sash windows, and a Victorian cast iron feature fireplace. There are central heating radiators with thermostatic valves, and a panelled door opening to:

EN SUITE

Being partially-tiled with a ceramic tile floor, and having suite with: double-width shower cubicle with mixer shower; pedestal wash hand basin; and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator and an extractor fan.

OUTSIDE

The property is approached via an electrically-operated gate, which opens to a large parking area for multiple vehicles, with a 7kW EV charging point. Beyond the parking area is an area of garden with a pathway winding between level lawns, with sculpted borders well-stocked with a good variety of ornamental shrubs and mature ornamental trees. Immediately to the front of the property is a block-paved and flagged terrace where the doors open to the sitting and dining rooms. From the terrace, a gated stepped pathway leads to Mill Lane. Lying to the side of the property is a further good-sized area of garden laid to lawn and interspersed with mature ornamental trees. There is a timber garden shed and aluminium greenhouse. To the far end of the garden is a small stream, beyond which is a further area of wildlife garden.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

TENURE Freehold

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

DIRECTIONS

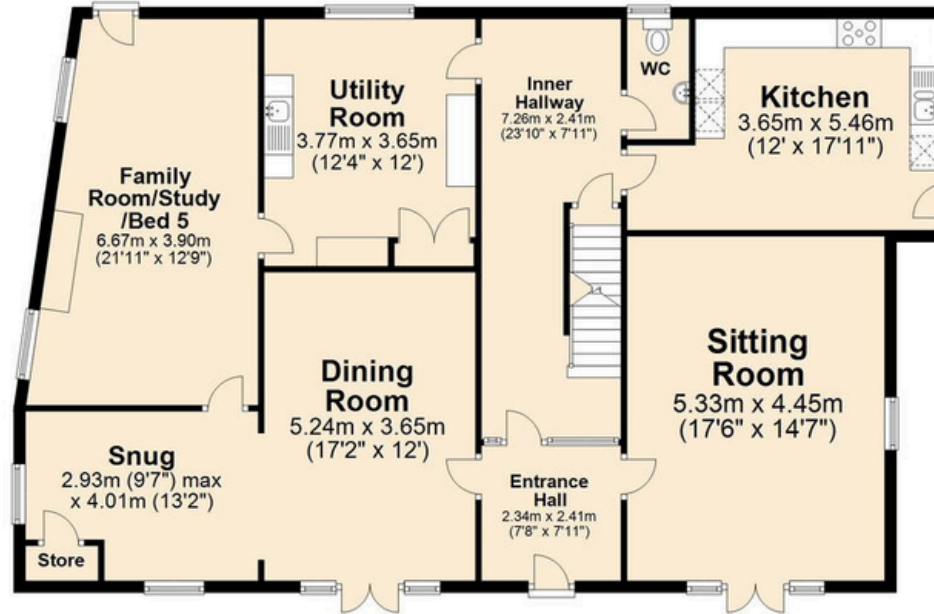
From the A6 at Cromford take Mill Road signposted Lea and Holloway and railway station. Follow the road over the river bridge and around to the right, continue for approximately 1.6 miles to Lea Bridge, take the second left turn into Lea Road where the property can be found on the right-hand side.

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.

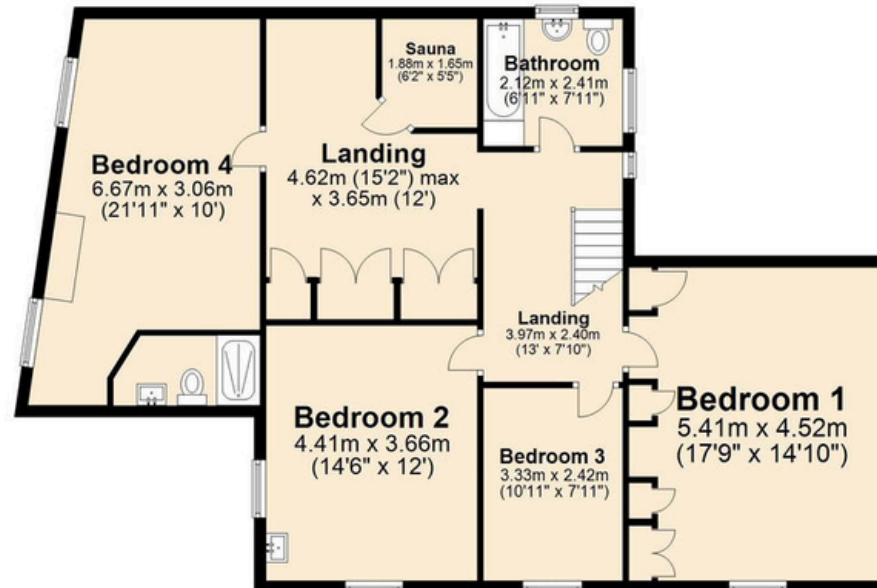
Ground Floor

Approx. 139.1 sq. metres (1497.7 sq. feet)



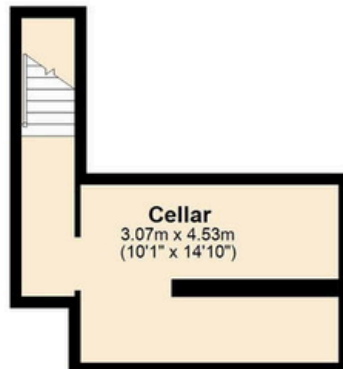
First Floor

Approx. 108.8 sq. metres (1170.6 sq. feet)



Basement

Approx. 18.5 sq. metres (199.0 sq. feet)



Total area: approx. 266.4 sq. metres (2867.3 sq. feet)














Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(69-80) C	
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC 	
England & Wales	

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