



**Sally Botham**  
ESTATES

**GLENDON HOUSE**  
7 Knowleston Place, Matlock, DE4 3BU  
£875,000





KEEP  
CLEAR

MOTS



An aerial photograph of a village nestled in a valley. The foreground shows a cluster of stone houses, a church with a tall spire, and a cemetery. To the right, there's a large green field and a small pond. The middle ground is filled with dense green trees and more houses. In the background, rolling hills and a large quarry are visible under a blue sky with scattered white clouds.

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THE VIDEO TOUR](#)









AUGUST 2025





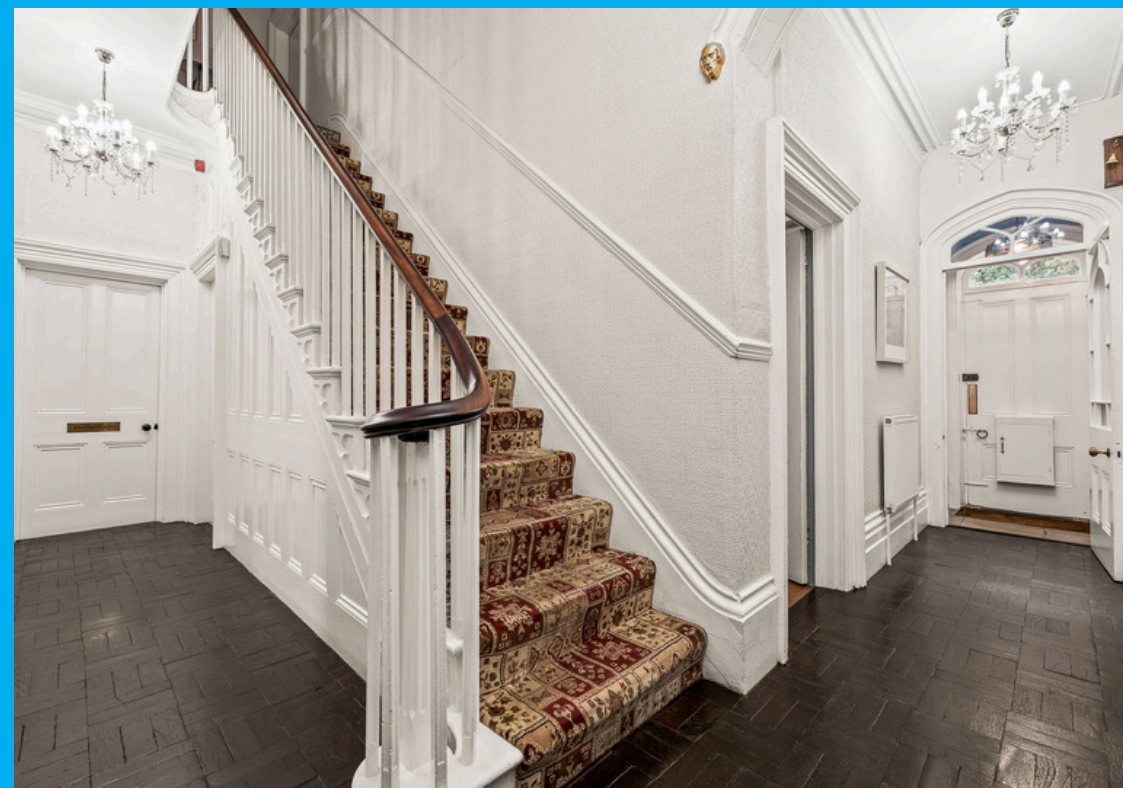






















**A splendid and superbly appointed, Grade II Listed, early Victorian period villa-style property, ideally located on a quiet cul-de-sac, close to the park, within easy walking distance of the town centre and train station. This immaculately presented and exceptionally spacious home dates back to 1857, with accommodation set over three floors, offering: eight bedrooms; six en-suites; family bathroom; elegant and spacious first-floor drawing room; handsome ground-floor dining room; sitting room; reception hallway; kitchen; cloak room; and utility room. The property has a generous amount of off-road parking, a garden to the front, and a courtyard to the rear. The property is currently used as a successful bed and breakfast business.**

**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, and on to London St Pancras.**

Entering the property via a panelled entrance door, with over-door light, which opens to:

#### **ENTRANCE VESTIBULE**

With original cornice to the ceiling and a half-glazed door with decorative gothic arched glazing bars and an arched over-door light, opening to:

#### **RECEPTION HALLWAY**

A spacious L-shaped hallway having a fine original staircase rising to the upper floor. There is a side-aspect etched-glass window with a swan motif. The hallway has deep original skirting boards, elegant cornice to the ceiling, and parquet block flooring. Original panelled doors open to:

#### **SITTING ROOM**

A delightfully light and spacious room with a front-aspect original sliding sash bay window with gothic arch glazing bars, panelled reveal, and original shutters. The room has fine original cornice to the ceiling with an accompanying centre rose, fitted picture rail, and dado rail. There is a fine feature fireplace with a polished dark marble surround, housing a log-burning stove. The room has central heating radiators with thermostatic valves, fibre broadband connection point, and deep original skirtings.

#### **GROUND-FLOOR WC**

With a side-aspect window with obscured glass, and ceramic tiles to the floor. Suite with a close-coupled WC, and pedestal wash hand basin. There is panelling to dado height, and a central heating radiator with thermostatic valve.

#### **DINING ROOM**

An exceptionally spacious room with front-aspect original sliding sash windows and original wooden shutters, enjoying fine views over the park to the church. The room has a feature fireplace with a tile insert, housing an open grate. There is decorative plaster relief frieze surmounted by an elegant cornice to the ceiling. The room has an original ceiling rose with French-style chandelier,

fitted picture rail, and cast iron column central heating radiators with thermostatic valves.

From the hallway, a half-glazed door with gothic arch glazing bars and decorative etched glass panels opens to:

#### **DINING ROOM**

An exceptionally spacious room with front-aspect original sliding sash windows and original wooden shutters, enjoying fine views over the park to the church. The room has a feature fireplace with a tile insert, housing an open grate. There is decorative plaster relief frieze surmounted by an elegant cornice to the ceiling. The room has an original ceiling rose with French-style chandelier, fitted picture rail, and cast iron column central heating radiators with thermostatic valves.

From the hallway, a half-glazed door with gothic arch glazing bars and decorative etched glass panels opens to:

#### **REAR ENTRANCE LOBBY**

Having an entrance door set within a panelled reveal, with an original over-door light. The door opens to the courtyard garden to the rear of the property. The lobby has a cast iron column central heating radiator, parquet block flooring – following through from the reception hallway – with a large inset mat well. A panelled door leads to:

#### **BREAKFAST KITCHEN**

Having rear-aspect casement windows, set within a panelled reveal, overlooking the courtyard garden. The room has a good range of units in a light wood-effect finish with cupboards set beneath a granite-effect worksurface with a tile splashback. The worksurface returns to form a peninsula room divide and breakfast bar. There are wall-mounted storage cupboards. Fitted within the kitchen is a Rangemaster Nexus range-style cooker with a five ring gas hob, electric hot plate, double oven, and grill. Beneath the worksurface, there is space and connection for a 12-place-setting dishwasher. The room is illuminated by downlight spotlights and there is a central heating radiator with thermostatic valve.

From the rear entrance lobby, a door opens to:

#### **UTILITY ROOM**

Having a rear-aspect window, quarry tiled floor, and worksurface with an inset stainless sink with mixer tap. There is space and connection for an automatic washing machine, and for other white goods. Sited within the room are the twin gas-fired boilers, which provide hot water and central heating to the property. The room has fitted storage shelving and houses the mains pressure hot water cylinder with additional immersion heaters.

From the reception hallway, a panelled door opens to a stone staircase, which descends to:

#### **STORAGE CELLARS**

Having original stone throwls, stone-flagged floors and stone salting bench. There is power and lighting.

From the reception hallway, an elegant period staircase with swept hardwood handrail rises to:



### FIRST-FLOOR LANDING

Where an arched window with etched-glass panes and panelled reveal lends light to the landing. There is superb original cornice to the ceiling, and a decorative corbelled arch. The landing has deep original skirting boards, coat hanging space, and central heating radiator. A panelled door opens to:

### FIRST-FLOOR DRAWING ROOM

Having front-aspect original sliding sash windows with gothic arch decoration, and panelled reveals. This fine room has original cornice to the ceiling with scalloped pierced decoration with inset fleur-de-lys. There is a fine original ceiling rose with French style chandelier, and period fireplace with polished marble surround, and cast iron insert, housing an open grate, currently creating a display feature. The room has deep original skirting boards and central heating radiators with thermostatic valves.

### BEDROOM ONE

An elegantly proportioned room with front-aspect sliding sash windows with fitted secondary glazing and panelled reveal, overlooking the front lawn and the park towards the church. There is cornice to the ceiling, decorative ceiling rose, and a Victorian cast iron bedroom fireplace. The room has a central heating radiator with thermostatic valve. A panelled door opens to:

### EN SUITE ONE

Being partially tiled and having suite with: shower cubicle with mixer shower having handheld shower spray; semi-countertop wash hand basin with storage cupboard beneath, and illuminated mirror over with a shaver point incorporated; and concealed-cistern dual-flush WC. The room is illuminated by downlight spotlights. There is an extractor fan and ladder-style towel radiator.

### BEDROOM TWO

With rear-aspect sliding slash windows with panelled reveals, enjoying views over the cricket field to the town beyond. The room has a feature cast iron bedroom fireplace, central heating radiator with thermostatic valve, and a panelled door opening to:

### EN SUITE TWO

Being partially tiled and having suite with: shower cubicle with mixer shower with handheld shower spray; semi-countertop wash hand basin with storage cupboard beneath, and illuminated mirror over with a built-in shaver point; and concealed-cistern dual-flush WC. The room is illuminated by downlight spotlights. There is an extractor fan and ladder-style towel radiator.

### BEDROOM THREE

Again with a rear-aspect sliding slash window, having similar views to bedroom two. The room has a central heating radiator with thermostatic valve, and a panelled door opening to:

### EN SUITE THREE

With a sliding slash window with obscured glass. The room is partially tiled and has a suite with: double-width shower cubicle with mixer shower; semi-countertop wash hand basin with storage cupboards beneath; and dual-flush concealed-cistern WC. There is an illuminated mirror with integral shaver point, chrome-finished ladder-style towel radiator, downlight spotlights, and an extractor fan.

From the landing, a further panelled door opens to:

### STORE CUPBOARD

With fitted shelving and an arched window within a shuttered reveal. Currently used as a housekeeping cupboard.

From the landing, a quarter-turn staircase with a swept hardwood handrail rises to:

### SECOND-FLOOR LANDING

Having an arched escape window with original panelled reveal, enjoying superb views over the town and flooding the landing with natural light. There is elegant original cornice to the ceiling and a decorative corbelled arch. Panelled doors open to:

### BEDROOM FOUR

Having front-aspect original sliding sash windows with gothic arched glazing bars and panelled reveals, overlooking the park and the church. The room has cornice to the ceiling and a fine original fireplace with a polished marble surround and cast iron insert, housing an open grate. There is a central heating radiator. A panelled door opens to:

### EN SUITE FOUR

Being partially tiled and having suite with: panelled bath with mixer shower over; semi-countertop wash hand basin, over which is an illuminated mirror with integral shaver point; concealed-cistern dual-flush WC. The room has downlight spotlights, and chrome-finished ladder-style towel radiator. From bedroom four, a panelled door opens to an adjoining bedroom:

### BEDROOM EIGHT

With front-aspect sliding slash windows, again overlooking the park and the church. The room has an original feature fire opening, and would make an ideal dressing room to bedroom four.

### BEDROOM FIVE

With rear-aspect sliding slash windows overlooking the courtyard and parking area to the cricket field and the town beyond. The room has a feature fireplace with a stone surround and period cast iron insert, housing an open grate. The room has deep original skirting boards. To the side of the chimney breast is a storage cupboard. There is a central heating radiator with thermostatic valve, and a panelled door opening to:

### EN SUITE FIVE

Being partially tiled and having suite with: shower cubicle with mixer shower with handheld shower spray; semi-countertop wash hand basin with storage cupboard beneath, and illuminated mirror over with a shaver point incorporated; and concealed-cistern dual-flush WC. The room is illuminated by downlight spotlights. There is an extractor fan and ladder-style towel radiator.

### BEDROOM SIX

With a rear-aspect sliding slash window with a shuttered reveal, overlooking the alms houses, and the town beyond. The room has a deep original skirting board, central heating radiator with thermostatic valve, and a panelled door opening to:



## **FAMILY BATHROOM**

With dual-aspect windows with obscured glass. The room is partially tiled and has a suite with: P-shaped shower bath with mixer shower over; semi-countertop wash hand basin with storage cupboard and drawers beneath, and an illuminated mirror and bathroom cabinet over; concealed-cistern dual-flush WC. There are downlight spotlights, chrome-finished ladder-style towel radiator, and a panelled door opening back to the second-floor landing.

## **BEDROOM SEVEN**

Having original front-aspect sliding slash windows with gothic arch glazing beads and panelled reveal, enjoying views towards the church. The room has a central heating radiator with thermostatic valve, and there is a pedestal wash hand basin with a tiled splashback. This room is currently used as a study.

## **OUTSIDE**

To the front of the property there is an original gas lamp which has been renovated to a working living flame effect electric light, a stepped pathway gives access to the entrance door. There is an area of garden with a large central lawn and borders well-stocked with a good variety of flowering plants and ornamental shrubs, designed to give colour and interest throughout the year. A pathway leads through a tufa stone arch down the side of the property to the rear of the property where there is a courtyard garden ideal for sitting out and displaying pot plants. Accessed from the courtyard is a STONE-BUILT outhouse currently used as storage, having stone flag floors, front-aspect window, power, and lighting. Incorporated within the building is a GARAGE with original stone flag floors, up-and-over vehicular access door, and fitted bike rack. There is a large off street parking area, accessed via Causeway Lane.

Beyond the courtyard garden is a parking area for approximately 7 vehicles, with a pay-as-you-go electric vehicle charging point. The property has outside lighting and water supplies.

## **SERVICES AND GENERAL INFORMATION**

All mains services are connected to the property.

For Broadband speed, please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)  
For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

**TENURE** Freehold

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

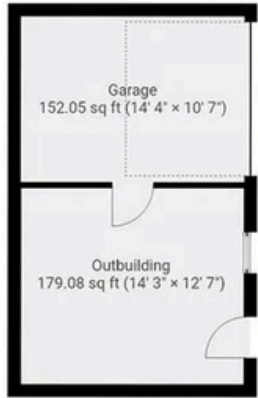
## **DIRECTIONS**

Leaving Matlock Crown Square along the A615 towards Alfreton: after passing the park, turn right into Knowleston Place, where the property can be found on the left-hand side.

### **Disclaimer**

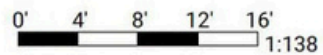
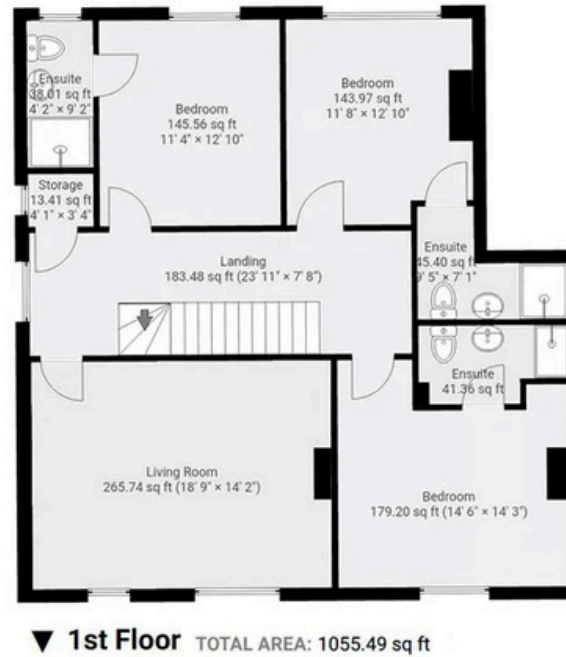
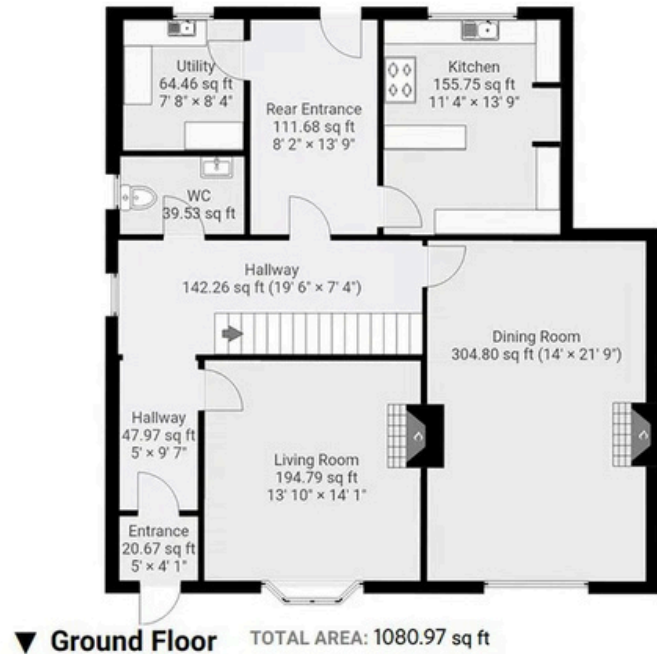
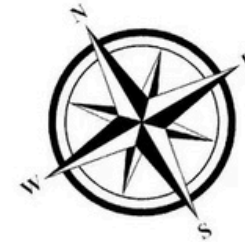
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## Glendon House

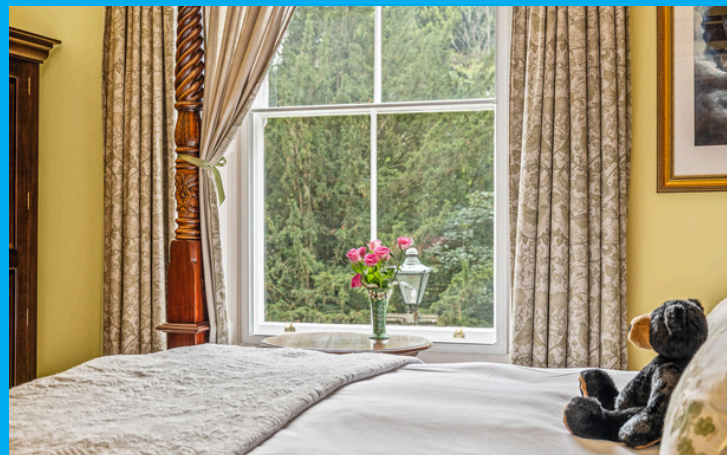
Total area: 3286.88 sq ft



1:138

This floorplan is provided without any warranty.  
The actual size of dimensions may vary and this  
floorplan is intended for illustrative purposes  
only.





























Glendon  
Bed &  
Breakfast

CAR PARK









[enquiries@sallybotham.co.uk](mailto:enquiries@sallybotham.co.uk)  
01629 760899