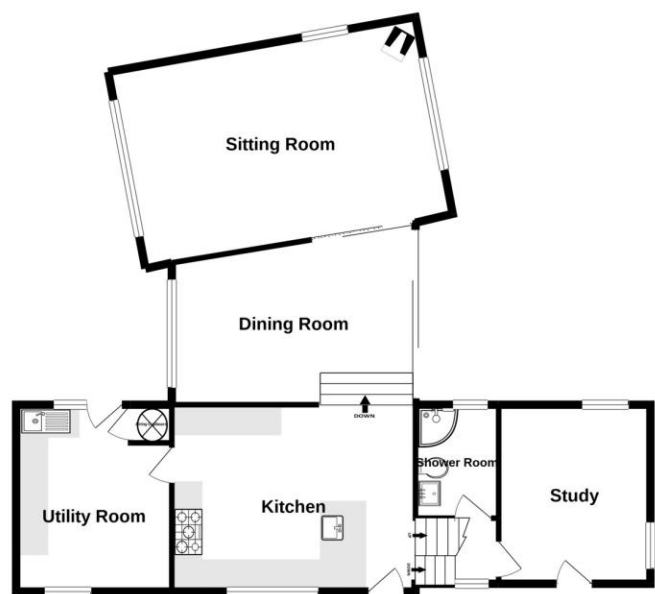




Old Masson Farm Cottage, Snitterton, Matlock, DE4 2JG
£1,000,000



GROUND FLOOR
127.2 sq. m. (1370 sq. ft.) approx.



1ST FLOOR
88.1 sq. m. (948 sq. ft.) approx.



TOTAL FLOOR AREA : 215.3 sq. m. (2318 sq. ft.) 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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Situated in an idyllic tranquil location with magnificent far reaching views this detached stone-built period cottage style property has been completely refurbished and extended with a contemporary addition creating a superb family home set in approx. 1 acre of gardens and paddocks, together with a detached studio. Ideally located just a few minutes from Matlock town centre where there are excellent amenities. The accommodation offers four/five bedrooms, master en suite, family bathroom, spacious sitting room taking advantage of the superb views, dining room, fitted kitchen and additional sitting room/ground floor bedroom 5, there is a ground floor shower room and a large utility room.

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 double-glazed entrance door which opens to:

BREAKFAST KITCHEN 16'2 x 12'11 (4.93m x 3.94m)

Having front aspect aluminium frame double glazed windows set within original exposed stone mullions. The room has beam to the ceiling, porcelain tiles to the floor and an exceptionally good range of contemporary kitchen units, by Creative Interiors of Derby, with cupboards and drawers set beneath a moulded Corian work surface, with an under mounted stainless sink and inset drainer. There are wall mounted storage cupboards with under cabinet lighting, the work surface returns to form a peninsular breakfast bar. Set within the work surface is a five-ring induction hob over which is a contemporary extractor canopy which is vented to the outside. Integral appliances include a larger fridge, twelve place setting dishwasher and recycling and waste bins. Sited within the kitchen are a pair of Neff eye level fan assisted self-cleaning ovens with integral grills and hide away doors. The room is illuminated by low energy downlight spotlights and there is a contemporary vertical central heating radiator with thermostatic valve and a kick space heater. An oak paneled door leads to:

UTILITY ROOM 13' x 11'2 (3.96m x 3.4m)

With double glazed window set within exposed stone mullions and a glazed entrance door opening onto the rear of the property. The room has porcelain tiles to the floor following through from the kitchen and a range of units with cupboards and drawers beneath a marble effect work surface with an inset stainless sink with mixer tap. There are wall mounted storage cupboards and coat hanging space. Beneath the work surface there is space and connection for an automatic washing machine and space for further white goods. Sited within a built-in cupboard is the mains pressure hot water cylinder which is fitted with an immersion heater. The room is illuminated by downlight spotlights and there is a central heating radiator with thermostatic valve.





From the kitchen a broad opening leads to:

DINING ROOM 17'6 x 10'9 (5.33m x 3.28m) widening to 12'11 (3.94m)
A delightfully light and spacious atrium room with a glass roof, rear aspect windows and front aspect sliding patio doors, opening to a flagged terrace, taking advantage of the stunning views over the open countryside and wooded hills of the Derwent Valley. The room has polished light oak flooring with under floor heating, a mezzanine gallery with contemporary glass balustrade and a broad sliding pocket door opening to:

SITTING ROOM 20' x 14'2 (6.09m x 4.32m)
With a front aspect double glazed picture window and further rear and side aspect windows flooding the room with natural light. There is polished oak flooring, following through from the dining room, with under floor heating. To the corner of the room is a glass hearth with a contemporary Rais log burning stove. There is a data point, a point for a wall mounted television and a good range of built-in open display shelves and storage cupboards, by Pre-Eminence. The room is illuminated by downlight spotlights

From the kitchen steps descend to an

INNER HALLWAY 5'3 x 2'11 (1.6m x 0.88m)
With front aspect double glazed casement windows, porcelain tiles to the floor and a door opening to a useful under stairs storage cupboard. Oak panelled doors open to:

SITTING ROOM/BEDROOM FIVE 13'7 x 10'6 (4.14m x 3.2m)
Having dual aspect double glazed windows taking advantage of the fine far reaching views and a glazed entrance door opening onto the front of the property. The room has polished oak flooring, central heating radiator with thermostatic valve and downlight spotlights. This room would make a ground floor fifth bedroom ideal for a dependant relative if required.

GROUND FLOOR SHOWER ROOM 7'11 x 5'10 (2.41m x 1.78m)
A partially tiled room with porcelain tiled floor and a side aspect window with obscured glass. Suite with low threshold quadrant shower cubicle with mixer shower, contemporary wash hand basin with mixer tap and storage drawers beneath, and concealed cistern dual flush WC. There is a ladder style towel radiator, downlight spotlights, illuminated mirror and an extractor fan.

From the kitchen a quarter turn staircase rises to;

HALF LANDING 6'3 x 2'5 (1.9m x 0.73m)
Where an oak panelled door opens to:

BEDROOM THREE 14' x 13'7 (4.27m x 4.14m)
With a double-glazed gable end window enjoying fine far reaching views, and a pair of conservation roof light windows. The room has a central heating radiator with thermostatic valve.

From the half landing steps rise to:

FIRST FLOOR LANDING 16'10 x 6'9 (5.13m x 2.05m)

Having double glazed casement windows set within exposed stone mullions, polished oak flooring and a central heating radiator with thermostatic valve. Steps lead to: a contemporary mezzanine gallery overlooking the dining room and leading to:

MASTER SUITE

DRESSING ROOM 7' x 6'9 (2.13m x 2.05m)

With a double-glazed window overlooking the paddock to the rear of the property. The room has light oak flooring and a good range of built-in wardrobes, by Pre-Eminence, providing hanging space, storage shelving and storage drawers. An oak panelled door leads to:

MASTER BEDROOM 14'3 X 12'9 (4.34m x 3.89m)

Open to the apex of the roof creating a light and airy space and having a front aspect double glazed picture window with superb far reaching views over the open countryside and distant hills. The room has a contemporary vertical central heating radiator with thermostatic valve, television aerial point with satellite facility, downlight spotlights and wall lamp points. An oak panelled door opens to:

EN SUITE SHOWER ROOM 6'11 x 6'9 (2.1m x 2.05m)

A fully tiled room with ceramic tiled floor with electric under floor heating. There is a rear aspect window overlooking the paddock and a contemporary suite with level entry quadrant shower cubicle with mixer shower having overhead and hand held shower spray, broad wash hand basin with storage drawers beneath over which is an illuminated mirror fronted bathroom cabinet, there is a concealed cistern dual flush WC and a contemporary multi-fuel towel radiator. The room is illuminated by downlight spotlights and there is an extractor fan.

BEDROOM TWO 13'5 x 12'11 (4.09m x 3.94m)

With dual aspect double glazed window set within exposed stone mullions. The room has a good range of built-in furniture by Pre-Eminence including fitted wardrobes with hanging rails, open display shelving and fitted drawers. The room has wall mounted reading lights, central heating radiator with thermostatic valve.

BEDROOM FOUR 10'3 x 7'1 (3.12m x 2.16m)

Having a triple, double-glazed, window set within exposed stone mullions, central heating radiator with thermostatic valve. This room would make an ideal work from home space, study, nursery etc if not required as a bedroom.

FAMILY BATHROOM 6'10 x 5'2 (2.08m x 1.57m)

Being partially tiled with a ceramic tiled floor and suite with panelled bath with mixer shower over and glass shower screen, wall hung wash hand basin with storage cupboard beneath and concealed cistern dual flush WC. There are fitted open display shelves, dual fuel ladder style central heating radiator and illuminated mirror.

OUTSIDE

The property is approached via a shared private access lane leading to a driveway which provides off road parking for several vehicles. From the driveway a stepped pathway leads to an area of garden enclosed by stonewalls with a steppingstone path to the entrance door. To the front of the extension is a flagged terrace, where the sliding patio doors open from the dining room, with stunning views over open countryside. Surrounding the property are grass paddocks enclosed by post and rail fencing. There are two garden sheds. Accessed from the driveway is:

STUDIO 16'7 x 16'7 (5.05m x 5.05m)

A detached stone-built studio. Having two pairs of front aspect sliding patio doors, dual aspect double-glazed windows and a glazed personnel door, creating a light and airy space. The room has wood effect ceramic tiles to the floor with Wi-Fi controlled electric under floor heating. The room is illuminated by low energy downlight spotlights and there is a starlight granite worksurface with storage cupboards beneath and an inset one and a half bowl sink with mixer tap. There are wall mounted storage cupboards and an integrated fridge. An oak panelled door opens to a **Lavatory 5'10 x 3'2 (1.78m x 0.96m)** having dual flush close coupled WC, contemporary wash hand basin with storage cupboard beneath and extractor fan. The studio would make an ideal work from home space, hobby room, treatment room etc.

SERVICES AND GENERAL INFORMATION

Services, mains electricity and water are connected to the property. Drainage is by way of a private system. Heating and hot water are provided by an oil-fired boiler. The property has a good broadband connection.

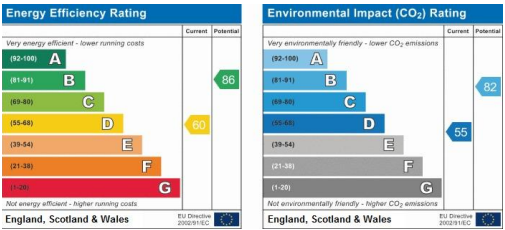
COUNCIL TAX BAND (Correct at time of publication) 'F'

TENURE

Freehold

DIRECTIONS

Leaving Matlock Crown Square along the A615 towards Bakewell at the roundabout take the first exit along the A6 towards Derby, at the traffic lights turn right taking the first right turn into Matlock Spa Road.



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.