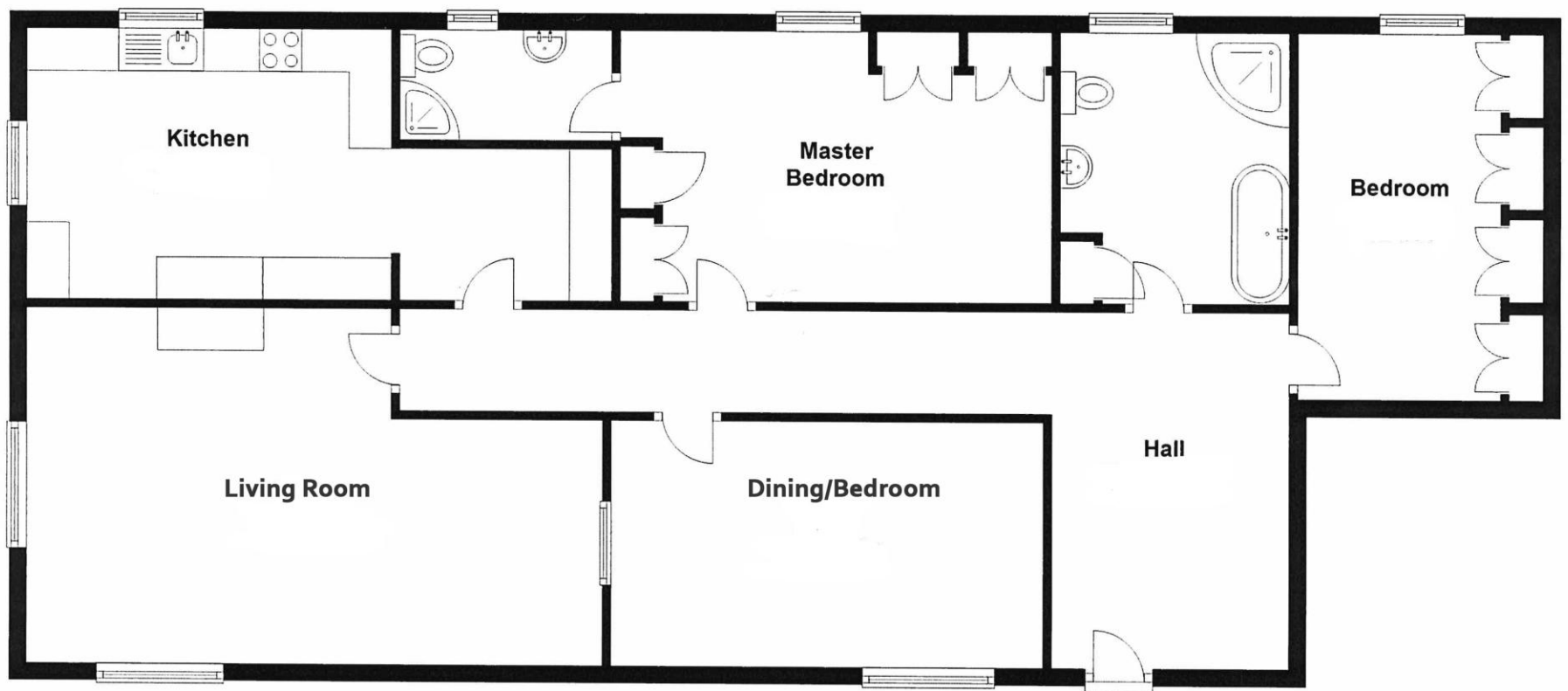


Tel: 01629 760899 Mobile: 07977 136687
www.sallybotham.co.uk

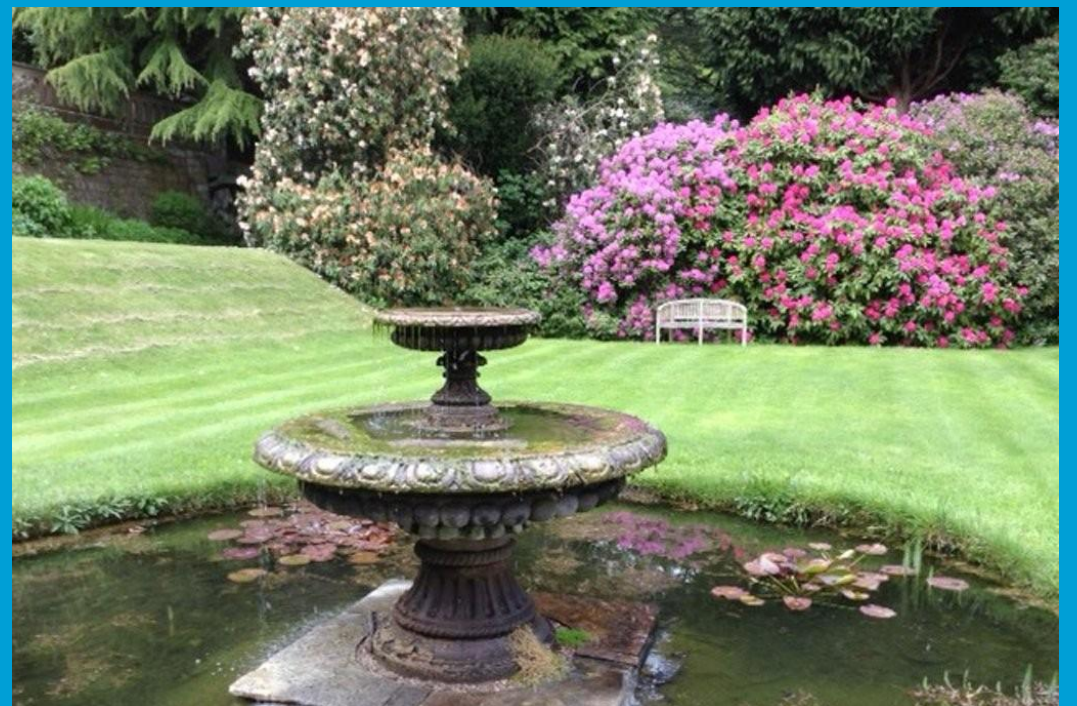


Apt 11, Sydnop Hall, Sydnop Hill, Two Dales, Matlock, DE4 2FN
£385,000

 **Sally Botham**
ESTATES



11 Sydnop Hall, Two Dales
For identification only not to scale







An immaculately presented and delightfully spacious ground floor apartment located in a later wing of a grade II listed late Georgian former country house, set in a tranquil rural location with accommodation offering three bedrooms, master en suite, family bathroom, spacious living room, dining room/bedroom 3 and a good-sized breakfast kitchen. The property has been recently upgraded throughout and has the benefit of an adjacent garage and ample communal parking. From the apartment there are delightful views over open countryside.

Sydnope Hall was once owned by the Darwin family and is set in several acres of communal landscaped gardens reputedly to have been laid out by Joseph Paxton who designed the gardens at nearby Chatsworth House. Sydnope Hall is located in a delightful peaceful rural setting on the outskirts of the village of Two Dales, a pleasant village nestling at the foot of a hill where two valleys meet, on the edge of the Peak District National Park. Surrounded by beautiful open countryside the village has good local amenities including Doctors, Post office, Chemist, pub, garage with mini supermarket and good local primary school. Situated just off the A6 trunk road which gives easy access to the towns of Matlock and Bakewell and within commuting distance of Nottingham, Derby and Sheffield. The M1 motorway is only a 20 minute drive away and here is a main line railway station at nearby Chesterfield and a branch line at Matlock with a regular service to Nottingham and Derby.

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

RECEPTION HALLWAY 34'8" X 3' 11" & 14'0" X 9'1" (10.57m x 1.19m & 4.27m x 2.77m)

A spacious L-shaped hallway, with coving to the ceiling, fitted dado rail, central heating radiators and telephone point. There is an inset matwell and panelled doors opening to:

LIVING ROOM 22'4" X 13'7" (6.70m x 4.14m) maximum measurements

Having double aspect sliding sash windows enjoying superb far-reaching views over the gardens and the open countryside and wooded hills that surround the area. The room has coving to the ceiling, wall and centre light points and a feature fireplace with a painted surround and marble insert and hearth, housing a living flame gas fire. There is coving to the ceiling and a fitted dado rail, television aerial point with satellite facility and central heating radiators with thermostatic valves.

From the hallway, a glazed door with sidelight panels opens to:

UTILITY LOBBY 7'8" X 5'8" (2.33m x 1.73m)

Having ceramic tiles to the floor, central heating radiator with thermostatic valve and a range of storage cupboards in a light wood effect finish. There is a worksurface with a tiled splashback, beneath which there is space and connection for an automatic washing machine. A door opening leads to:

BREAKFAST KITCHEN 14'0" X 10'8" (4.27m x 3.25m)

Having dual aspect sliding sash windows, taking advantage of the superb far-reaching views over the open countryside and wooded hills. The kitchen is fitted with a range of units in a light wood-effect finish with cupboards and drawers set beneath a granite-effect worksurface with a tiled splashback. There are wall-mounted storage cupboards with under-cabinet lighting and illuminated glass-fronted display cabinets. Set within the worksurface is a one-and-a-half bowl sink with mixer tap and a 4-ring ceramic hob, over which is an extractor canopy that is vented to the outside. Fitted within the kitchen is a NEFF eye-level double oven and grill. Integral appliances include a slimline dishwasher, fridge and freezer. Concealed within a cupboard is the Propane gas-fired boiler, which provides hot water and central heating to the property. The room is illuminated by downlight spotlights, there are ceramic tiles to the floor following through from the lobby and ample space for a family dining table. The room has a telephone point and a central heating radiator with thermostatic valve.

From the hallway, further panelled doors open to:

BEDROOM ONE 16'10" X 10'3" (5.13m x 3.12m)

With a rear aspect sliding sash window, coving to the ceiling and a range of fitted wardrobes providing hanging space and storage shelving. There is a central heating radiator with thermostatic valve and a telephone point. A panelled door opens to:

EN SUITE SHOWER ROOM 7'8" X 4'4" (2.33m x 1.32m)

With a rear aspect window with views over the open countryside. The room has ceramic tiles to the floor and a suite with quadrant shower cubicle with mixer shower, semi-countertop wash hand basin with storage cupboard beneath and illuminated mirror-fronted cabinet over. There is a dual flush close coupled WC and a dual-fuel chrome-finished ladder-style towel radiator.

BEDROOM TWO 13'9" X 9'7" (4.19m x 2.92m)

Having rear aspect windows and an exceptionally good range of built-in wardrobes providing hanging space and storage shelving. There is a central heating radiator with thermostatic valve.

FAMILY BATHROOM 10'3" X 9'0" (3.12m x 2.74m)

Again, having rear aspect windows, the bathroom has been totally renovated. Partially tiled with a ceramic tiled floor, fitted suite with contemporary bath with side-fill taps, a semi-countertop wash hand basin with storage cupboards beneath and illuminated mirror-fronted cabinet over. There is a tiled shower cubicle with mixer shower, having an overhead rain shower and a handheld shower spray. There is a concealed cistern dual flush WC, chrome-finished ladder-style towel radiator and low energy downlights. Sited within the room is the airing cupboard, having slatted linen storage shelving and housing the hot water cylinder, which is fitted with an immersion heater.

BEDROOM THREE/DINING ROOM 16'10" X 9'7" (5.13m x 2.92m)

With front aspect sliding sash windows and a borrowed light window to the living room. The room has wall and centre light points, a central heating radiator with thermostatic valve, television aerial point with satellite facility. This room could be used as a dining room or bedroom if required.

OUTSIDE

The property is approached by an impressive tree lined driveway flanked by mature trees. The driveway sweeps down to the front of the house where there is ample communal parking. The property stands in outstanding gardens and grounds reputed to have been designed by Joseph Paxton who was, at one time, the head gardener at Chatsworth and his design for the gardens at Sydnope echo those, with naturalistic looking man made rock gardens, ponds and water features. The delightful communal gardens at Sydnope are protected by part of the Grade II listing and comprise delightful pleasure grounds with sweeping well maintained lawns interspersed with borders with box hedging and specimen trees. Immediately to the rear of the property is a paved sun terrace enjoying the commanding far reaching views over the wooded hills and open countryside that surrounds the property. Gravelled pathways weave through the gardens giving access to secluded seating areas with deep herbaceous borders stocked with shrubs and fine mature specimen trees, rhododendrons and flowering plants of all kinds. Part of the gardens consist of a Lovers Walk with pathways weaving through beautiful rhododendrons. There is a delightful bog garden pond planted with marginal water plants in a sheltered glade surrounded by a huge bouldered rockery. From the bog garden gravelled pathways open out into a delightfully terraced lawn area with a central circular pond with a natural gravity fed fountain, the pond being stocked with fish and water lilies. This tranquil secluded area of garden enjoys a southerly aspect and there are deep herbaceous borders well stocked with flowering plants creating glorious summer colours. To one end of the garden is an impressive rock garden and pinetum with a cascading waterfall surrounded by fine mature specimen pines and many species of ferns. The gardens and grounds are maintained to a very high standard by contract gardeners, overseen by a Garden Committee, for the enjoyment of all the residents of Sydnope Hall.

GARAGE 20'0" X 10'2" (6.09m x 3.10m)

The property has the benefit of a garage set within a garage block adjacent to the property, having an electrically operated up-and-over vehicular access door, power and lighting. The property has the benefit of a storeroom within a garden lobby ideal for garden furniture etc.

SERVICES AND GENERAL INFORMATION

Mains water and electricity are connected to the property. Drainage is by way of a communal septic tank the maintenance of which is covered by the service charge along with the garden maintenance, buildings insurance, external structure, external painting, and window cleaning. Heating and hot water are provided by an LPG Boiler.

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

DIRECTIONS

Leaving Matlock along the A6 towards Bakewell, upon reaching Two Dales turn right along the B5057 sign posted Chesterfield. Follow the road up the hill for approximately 1.5 miles where the entrance to Sydnope Hall can be found on the right hand side with stone gate posts and a tree lined drive.

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.