



Hart Lodge
Matlock Road, Walton



An Impressive Six Bedroomed Residence,
Situated within Approximately 1.5 Acres





Hart Lodge

Welcome to Hart Lodge

Hart Lodge stands in an impressive position on a private plot totalling approximately 1.5 acres. This magnificent six bedroomed property presents a unique opportunity to acquire an exceptional family home of grand proportions with beautiful countryside views.

The accommodation offered is set over three floors and has three main reception rooms, which include an exceptionally spacious living kitchen with high quality appliances, a large drawing room with a marble fireplace and a separate lounge. The first floor contains a luxurious and extensive master bedroom suite spanning the length of the house and three further well-proportioned bedroom suites. The living space extends to the second floor, providing versatile spaces and incorporating a fifth bedroom, contemporary family bathroom and a dressing room with more than ample fitted storage and having the potential to be used as a sixth bedroom.

Situated with convenient access to the local amenities of Walton such as shops, public houses, schooling and woodland walks from the doorstep. Also being within convenient reach of Chesterfield's city centre and the Peak District National Park. The M1 motorway and A61 to Sheffield are accessible within a short driving distance.

The property briefly comprises on the ground floor: Entrance hall, WC, study, lounge, storage cupboard 1 & 2, drawing room, living kitchen, utility room, hallway and integral double garage.

On the first floor: Galleried landing, master bedroom, master walk-in wardrobe/nursery, master en-suite, storage cupboard, bedroom 2, bedroom 2 en-suite, inner landing, bedroom 3, bedroom 3 en-suite, bedroom 4, bedroom 4 balcony and bedroom 4 en-suite.

On the second floor: Dressing room/bedroom 6, bedroom 5 and family bathroom.

Ground Floor

Double oak doors with double glazed panels above open to the:

Entrance Hall

26'9 x 14'9 (8.2m x 4.5m)

A grand entrance hall with a side facing UPVC double glazed sash window, coved ceiling, recessed lighting, wall mounted light points, central heating radiators, deep skirtings and Porcelanosa tiled flooring. Oak doors open to the WC, study, living kitchen and two storage cupboards. Double oak doors also open to the drawing room and lounge.

WC

Having a side facing UPVC double glazed sash window,

recessed lighting, extractor fan, deep skirtings and Porcelanosa tiled flooring. There's a suite in white, which comprises of a Sanitan low-level WC and an oak vanity unit incorporating a marble work surface, an inset Gamadecor wash hand basin and mixer tap with Swarovski crystals, storage beneath and a fitted vanity mirror above with fitted light points.

Study

15'9 x 8'2 (4.8m x 2.5m)

Having front facing UPVC double glazed sash windows, coved ceiling, recessed lighting, central heating radiators, TV/radio/satellite point, telephone point, deep skirtings and oak flooring. There's a range of fitted office furniture, incorporating glazed cupboards with shelves, open shelving, drawers and a fitted desk with drawers and a granite top.

Lounge

15'9 x 15'9 (4.8m x 4.8m)

A versatile reception room, which could be used as a lounge or formal dining. Having front facing UPVC double glazed sash windows, coved ceiling, central heating radiators, deep skirtings and Porcelanosa tiled flooring.

Storage Cupboard 1

Having strip lighting and shelving.

Storage Cupboard 2

Having strip lighting, shelving and short hanging.

Living Kitchen

An exceptionally spacious living kitchen, which forms the heart of the home and includes a breakfast kitchen with high quality integrated appliances.



An Exceptionally Spacious
Open Plan Living Kitchen...



Breakfast Kitchen

23' x 15'9 (7.0m x 4.8m)

Having a rear facing bay window with UPVC double glazed sash windows with recessed lighting above and a fitted window seat. Also having coved ceiling, recessed lighting, pendant light points, central heating radiator, deep skirtings and Porcelanosa tiled flooring. There's a range of fitted base/wall and drawer units incorporating matching limestone work surfaces, upstands and under counter lighting. There's a central island with a matching limestone work surface, an integrated wooden Butchers block and an inset Kohler 1.5 bowl stainless steel sink with a chrome mixer tap. A raised, glazed work surface with a walnut block beneath extends to provide breakfast seating for three chairs. Appliances are by Miele and include a five-ring induction hob with a limestone/glazed splashback and extractor hood over, two combination ovens with warming drawers beneath, coffee machine, microwave, dishwasher and wine cooler. Also there's an integrated Sub-Zero fridge/freezer. An oak door opens to the utility room.



A Fabulous Breakfast Kitchen
with Quality Integrated Appliances



Dining/Living Area
23' x 14'9 (7.0m x 4.5m)

Having coved ceiling, pendant light point, wall mounted light points, wall mounted speakers, glazed shelf, central heating radiators, deep skirtings and Porcelanosa tiled flooring. Double UPVC doors with double glazed panels and panels above open to the rear of the property. An oak door opens to the entrance hall and double oak doors open to the drawing room.



Drawing Room

30'10 x 15'9 (9.4m x 4.8m)

A drawing room of large proportions with side facing UPVC double glazed sash windows and a rear facing bay window with UPVC double glazed sash windows and recessed lighting. Also having coved ceiling, pendant light points, wall mounted Bose speakers, wall mounted light points, central heating radiators, TV/radio/satellite point, telephone point, deep skirtings and Porcelanosa tiled flooring with built-in floor power points. The focal point of the room is the coal effect gas fireplace with a hand carved Italian marble mantel (by Roger Pearson), surround and hearth. Double oak doors open to the living kitchen.



A Drawing Room with an
Italian Marble Fireplace





Hart Lodge



Presenting a Unique Opportunity to Acquire an Exceptional Family Home of Grand Proportions

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Living Kitchen

An exceptionally spacious living kitchen, which forms the heart of the home and includes a breakfast kitchen with high quality integrated appliances.

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Utility Room

Having front and rear facing UPVC double glazed sash windows, flush light points, extractor fan, central heating radiator and tiled flooring with an inset mat-well. There's fitted base/wall and drawer units with a matching work surface, tiled splash back and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. Also, there's space/provision for an automatic washing machine and tumble dryer and a useful storage cupboard with shelving and hanging. A UPVC door with a double glazed panel opens to a hallway.

Hallway

Having flush light points, a central heating radiator and stone flagged flooring. Access can also be gained to a loft space. A composite entrance door with a double glazed panel opens to the front of the property. A UPVC door with a double glazed panel opens to the rear of the property. An additional UPVC door with a double glazed panel opens to the integral double garage.

Integral Double Garage

25'11 x 25'5 (7.9m x 7.7m)

Having two electrically operated up-and-over doors, strip lighting, a central heating radiator and a Belfast style sink with taps, tiled splash back and shelving beneath. A cupboard houses two Worcester boilers. To one wall, there's extensive fitted storage, incorporating short hanging and shelving. Access can also be gained to a loft space.

From the entrance hall, a grand staircase with ornate wrought iron balustrading and glazing over and oak hand rails rises to the:

First Floor

Galleried Landing

A fantastic galleried landing with a feature front facing UPVC double glazed sash window with an arched panel above and matching side panels. Also having side facing UPVC double glazed sash windows, coved ceiling, pendant light points, wall mounted light points, central heating radiators, telephone point and deep skirtings. An oak door opens to the master bedroom and an opening gives access to an inner landing.

Master Bedroom

26'11 x 15'9 (8.2m x 4.8m)

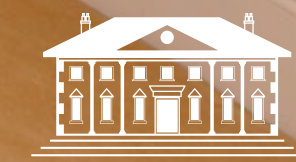
A luxurious master bedroom suite, which spans the length of the house, offering a spacious suite. Having rear facing UPVC double glazed sash windows, coved ceiling, recessed lighting, wall mounted light point, central heating radiators, telephone point and deep skirtings. There's a range of fitted furniture, incorporating short hanging, shelving and drawers with space for a television above. Oak doors open to master en-suite, walk-in wardrobe/nursery, storage cupboard and bedroom 4.

Master En-Suite

A sumptuous en-suite bathroom, being fully tiled with front facing UPVC double glazed sash windows, coved ceiling, recessed lighting, extractor fan, central heating radiator, chrome heated towel rail and a shaver point. There's a suite in white, which comprises of a low-level WC, bidet with a chrome mixer tap and an oak vanity unit, which incorporates a marble work surface, two inset Gamadecor wash hand basins with two chrome mixer taps, fitted vanity mirror above with fitted light points and storage beneath. Also having a freestanding roll-top bath with a chrome mixer tap. To one corner, there's a large shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

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A fantastic galleried landing with a feature front facing UPVC double glazed sash window with an arched panel above and matching side panels. Also having side facing UPVC double glazed sash windows, coved ceiling, pendant light points, wall mounted light points, central heating radiators, telephone point and deep skirtings. An oak door opens to the master bedroom and an opening gives access to an inner landing.



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A Luxurious & Extensive
Master Bedroom Suite...





Master En-Suite

A sumptuous en-suite bathroom, being fully tiled with front facing UPVC double glazed sash windows, coved ceiling, recessed lighting, extractor fan, central heating radiator, chrome heated towel rail and a shaver point. There's a suite in white, which comprises of a low-level WC, bidet with a chrome mixer tap and an oak vanity unit, which incorporates a marble work surface, two inset Gamadecor wash hand basins with two chrome mixer taps, fitted vanity mirror above with fitted light points and storage beneath. Also having a freestanding roll-top bath with a chrome mixer tap. To one corner, there's a large shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

A Well-Appointed
En-Suite Bathroom



Bedroom 3
13'9 x 12'10 (4.2m x 3.9m)

Another fabulous bedroom suite with rear facing UPVC double glazed sash windows, coved ceiling, recessed lighting, flush light point, wall mounted light point, central heating radiator, telephone point and deep skirtings. There's a range of fitted furniture, incorporating short hanging, shelving and drawers with space for a TV above with a TV/radio/satellite point. An oak door opens to the bedroom 3 en-suite.



Bedroom 4
19' x 13'9 (5.8m x 4.2m)

Having coved ceiling, recessed lighting, flush light point, central heating radiator, TV/aerial point, two TV/satellite/radio points and deep skirtings. There's a range of fitted furniture, incorporating short hanging and shelving. Double UPVC doors with double glazed panels and panels above open to a balcony.



Bedroom 3 En-Suite

Having a side facing UPVC double glazed sash window, recessed lighting, extractor fan, partially tiled walls, central heating radiator, fitted shelving unit, shaver point, deep skirtings and tiled flooring. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a mirrored vanity mirror above with a recessed light point. To one corner, there's a panelled bath with a chrome mixer tap and a hand shower facility.



Bedroom 4 En-Suite

Being fully tiled and having recessed lighting, extractor fan, central heating radiator and a shaver point. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a mirrored vanity unit above with recessed light points. To one corner, there's a separate shower enclosure with a fitted rain head shower and a glazed screen/door.





Family Bathroom

A contemporary family bathroom, being fully tiled and having recessed lighting, extractor fan, fitted vanity mirrors and a central heating radiator. To one side of the bathroom, there's a dressing area with a front facing UPVC double glazed sash window, recessed lighting, central heating radiator, fitted glazed shelving with a light point, shaver point and tiled flooring. There's a suite in white, which comprises of a wall mounted WC and a wall mounted vanity unit incorporating an inset wash hand basin with a chrome mixer tap, storage beneath and fitted vanity mirror above. Also having a freestanding roll-top slipper bath with a chrome mixer tap and a hand shower facility. To one corner, there's a large walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

A Contemporary
Family Bathroom





Hart Lodge



Hart Lodge Stands in a Fantastic Position and Offers Privacy and Exclusivity

Walk-in Wardrobe/Nursery

10' x 7'10 (3.0m x 2.4m)

A good-sized walk-in wardrobe, which could also be ideally used as a nursery. Having recessed lighting and a central heating radiator.

Storage Cupboard

Having recessed lighting and housing the Joule hot water cylinder.

Inner Landing

Having coved ceiling, recessed lighting and deep skirtings. Oak doors open to bedroom 2, bedroom 3, bedroom 4 and to a staircase rising to the second floor.

Bedroom 2

15'9 x 14'1 (4.8m x 4.3m)

A generous double bedroom with front facing UPVC double glazed sash windows, coved ceiling, flush light point, wall mounted light points, central heating radiator and deep skirtings. To one wall, there's a range of fitted furniture, incorporating short hanging and shelving.

Bedroom 2 En-Suite

Having a side facing UPVC double glazed sash window, recessed lighting, extractor fan, partially tiled walls, central heating radiator, shaver point, deep skirtings and tiled flooring. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap and mirrored vanity unit above with a recessed light point. To one corner, there's a separate walk-in shower enclosure with a fitted rain head shower and a glazed screen. A storage cupboard houses the Joule hot water cylinder with a fitted shelf above.

Bedroom 3

13'9 x 12'10 (4.2m x 3.9m)

Another fabulous bedroom suite with rear facing UPVC double glazed sash windows, coved ceiling, recessed lighting, flush light point, wall mounted light point, central heating radiator, telephone point and deep skirtings. There's a range of fitted furniture, incorporating short hanging, shelving and drawers with space for a TV above with a TV/radio/satellite point. An oak door opens to the bedroom 3 en-suite.

Bedroom 3 En-Suite

Having a side facing UPVC double glazed sash window, recessed lighting, extractor fan, partially tiled walls, central heating radiator, fitted shelving unit, shaver point, deep skirtings and tiled flooring. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a mirrored vanity mirror above with a recessed light point. To one corner, there's a panelled bath with a chrome mixer tap and a hand shower facility.

Bedroom 4

19' x 13'9 (5.8m x 4.2m)

Having coved ceiling, recessed lighting, flush light point, central heating radiator, TV/aerial point, two TV/satellite/radio points and deep skirtings. There's a range of fitted furniture, incorporating short hanging and

shelving. Double UPVC doors with double glazed panels and panels above open to a balcony.

Bedroom 4 Balcony

Enclosed by stone balustrading and overlooking the surrounding views with exterior lighting and a stone flagged terrace.

Bedroom 4 En-Suite

Being fully tiled and having recessed lighting, extractor fan, central heating radiator and a shaver point. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a mirrored vanity unit above with recessed light points. To one corner, there's a separate shower enclosure with a fitted rain head shower and a glazed screen/door.

From the inner landing, a timber door opens to a staircase rising to the second floor with glazed balustrading, aluminium hand rail and LED up-lighters.

Second Floor

The second floor provides versatile spaces and has the potential to be used as a bedroom suite, if desired.

Dressing Room/Bedroom 6

28'10 x 25'3 (8.8m x 7.7m)

Currently furnished as a large dressing room and alternatively offering the potential for a sixth bedroom with front and rear facing UPVC double glazed sash windows, recessed lighting, flush light point, central heating radiators, TV/radio/satellite point and oak flooring. There's an extensive range of fitted furniture, incorporating two walk-in wardrobes with hanging, recessed light points and oak flooring. The additional furniture includes short hanging and shelving with automatic lighting. Also having a fitted island with a glazed top and glazed shelving. Timber doors open to bedroom 5 and the family bathroom.

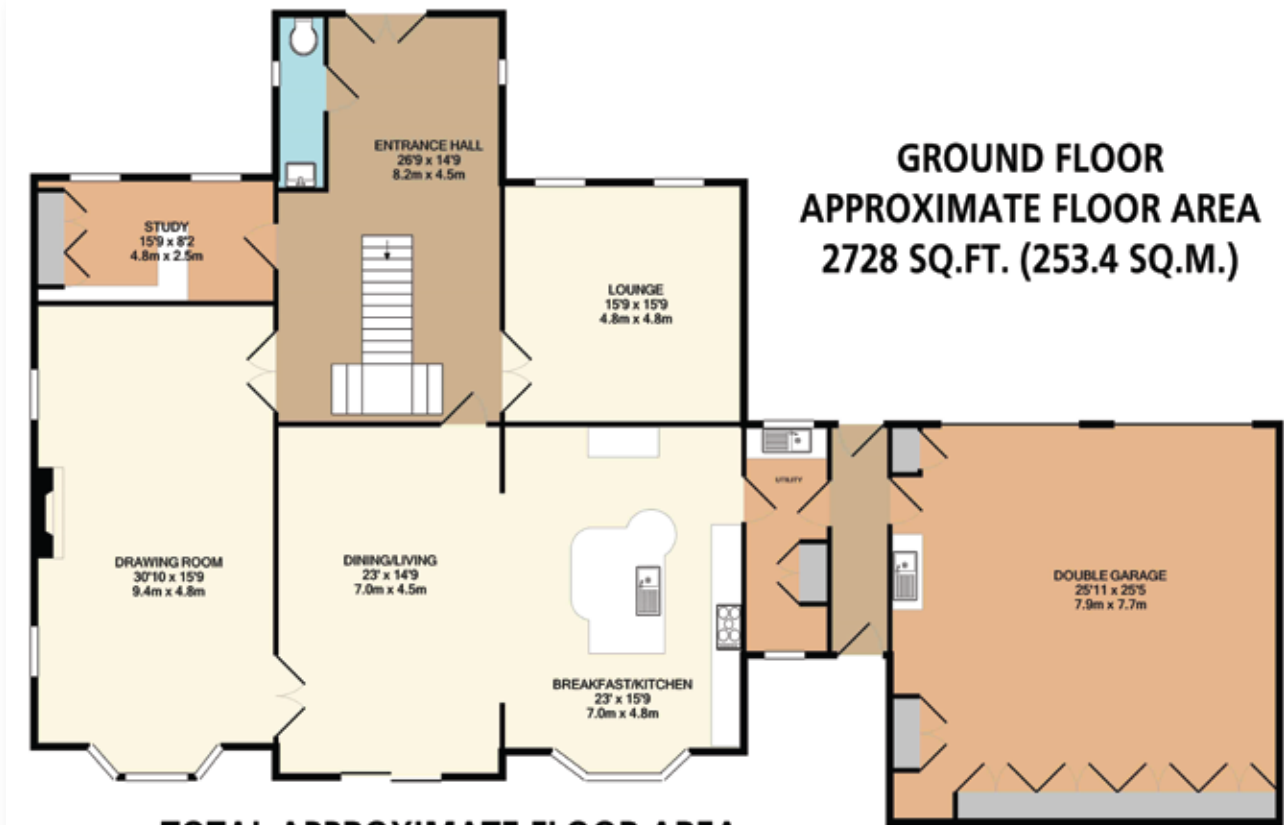
Bedroom 5

17'5 x 12'2 (5.3m x 3.7m)

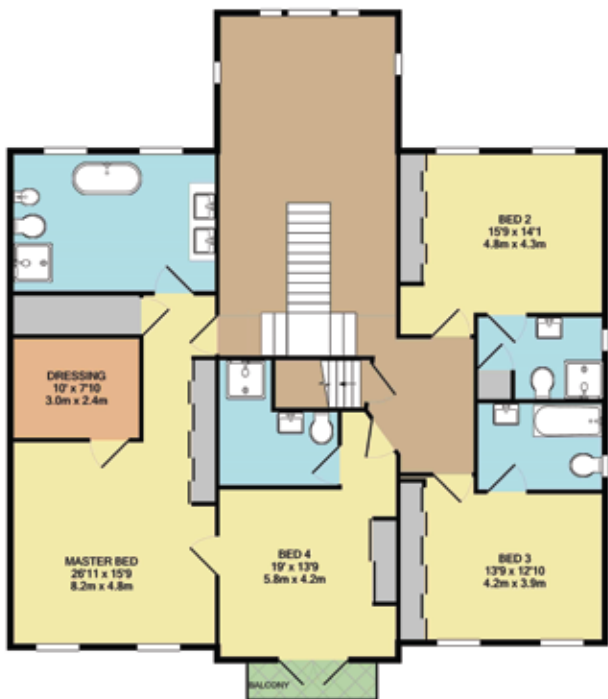
Having a rear facing UPVC double glazed sash window, recessed lighting, wall mounted light point, central heating radiator and oak flooring. Access can be gained to eaves storage.

Family Bathroom

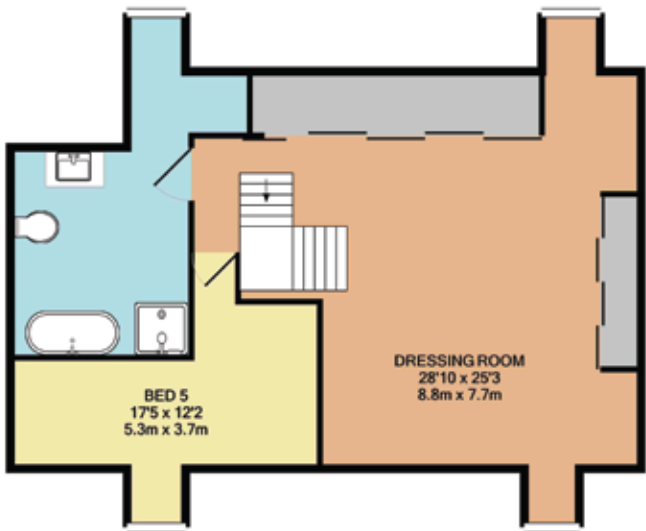
A contemporary family bathroom, being fully tiled and having recessed lighting, extractor fan, fitted vanity mirrors and a central heating radiator. To one side of the bathroom, there's a dressing area with a front facing UPVC double glazed sash window, recessed lighting, central heating radiator, fitted glazed shelving with a light point, shaver point and tiled flooring. There's a suite in white, which comprises of a wall mounted WC and a wall mounted vanity unit incorporating an inset wash hand basin with a chrome mixer tap, storage beneath and fitted vanity mirror above. Also having a freestanding roll-top slipper bath with a chrome mixer tap and a hand shower facility. To one corner, there's a large walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.



TOTAL APPROXIMATE FLOOR AREA
5082 SQ.FT. (472.1 SQ.M.)



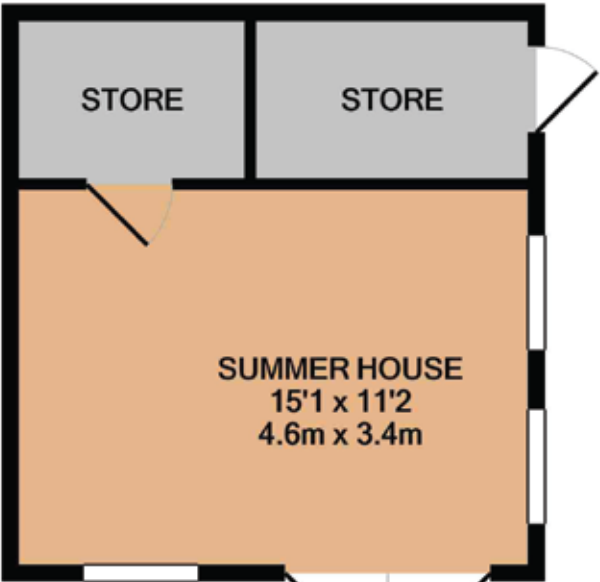
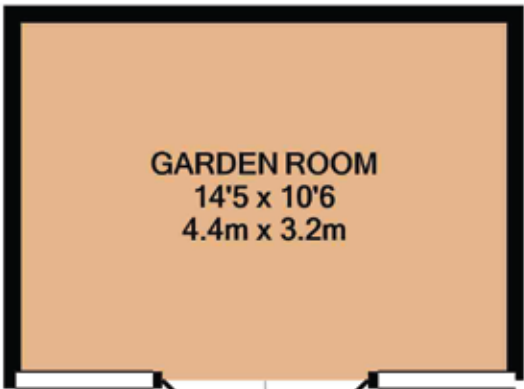
FIRST FLOOR
APPROXIMATE FLOOR AREA
1549 SQ.FT. (143.9 SQ.M.)



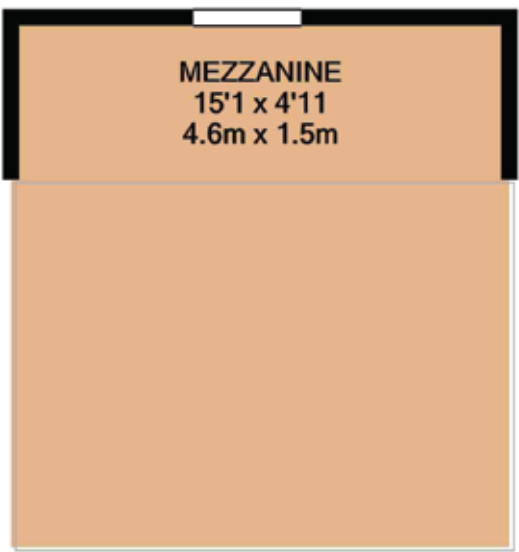
SECOND FLOOR
APPROXIMATE FLOOR AREA
805 SQ.FT. (74.8 SQ.M.)



OUTBUILDINGS
GROUND FLOOR
APPROXIMATE FLOOR AREA
394 SQ.FT. (36.6 SQ.M.)



TOTAL APPROXIMATE FLOOR AREA
OUTBUILDINGS ONLY
471 SQ.FT. (43.7 SQ.M.)



SUMMER HOUSE
FIRST FLOOR
APPROXIMATE FLOOR AREA
77 SQ.FT. (7.1 SQ.M.)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 56 D |
| 39-54 | E | 47 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Exterior and Gardens

Hart Lodge is set well back from Matlock Road within 1.5 acres, set behind wrought iron railings and intercom operated electric gates with exterior lighting to either side provide a fantastic approach. The gates open to a sweeping block paved driveway providing ample parking at the front of the property. Also to the front is exterior lighting, raised planting borders with mature trees, mature shrub border and a water tap. Access can be gained to the main entrance door with a covered entrance incorporating lighting and stone pillars. Also accessible is the hallway and integral double garage. Above the driveway are substantial lawned areas with mature trees, shrubs, an ornamental water feature and a full-size metal goal post with netting.

To the left side of the property, a gravelled path with a full-height timber gate opens to the rear.

From the driveway, access is gained to the right side of the property. Having a south-facing stone flagged seating terrace, garden store, lawned area with a mature shrub border and a full-height timber gate opening to the rear. Timber gates open to an enclosed vegetable patch with raised planters, greenhouse and water tap. A stone flagged path leads to an orchard, which has a selection of fruit trees and being mainly laid to lawn and bordered to one side by ornamental hedging. Timber gates open to a paddock with access to a woodland area and Birdholme Brook.

Substantial Gardens with
Fabulous Seating Terraces





Exterior and Gardens

To the rear, there's a large stone flagged seating terrace, which is enclosed by mature hedging and has exterior lighting, external power points, water taps, shrub borders, climbing frame with slide and garden room. A covered entrance with lighting and stone pillars gives access to the living kitchen and access can also be gained to a hallway. To one side, there's a lawned area with a summer house.

Garden Room

14'5 x 10'6 (4.4m x 3.2m)

Accessed by double timber doors with double glazed panels and having timber double glazed windows, strip lighting and power.

Summer House

15'1 x 11'2 (4.6m x 3.4m)

Accessed by double timber doors with double glazed panels and having timber double glazed windows, strip lighting, power and mezzanine storage. A timber door with a double glazed panel opens to a storage room with a wall mounted light point and power. From the exterior, a door opens to a store.





Set within a Private Plot,
with a Secure Gated Entrance



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Hart Lodge

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Chesterfield, Derbyshire S42 7LG

Price £1,395,000