

Knabb Farm
Sydnop Hill, Darley Moor



A Hamlet of Three Properties,
Set Within Substantial Grounds





Knabb Farm

Welcome to Knabb Farm

Available to purchase is a beautiful estate made up of three properties, which includes a five bedroomed residence, a two bedroomed barn and a two bedroomed cottage. Planning has recently been granted for the split of the three properties should they be sold individually in the future. Knabb Farm is situated within approximately 5.7 acres of gardens and grounds and benefit from stunning far-reaching views.

Knabb Farm is the main residence and offers generously proportioned living over two floors that is ideal for a growing family. The heart of the home is the lounge, which overlooks the views and has an attractive Inglenook stone fireplace with a log burner. There is also a light and spacious open plan living kitchen and a versatile gymnasium that was originally a swimming pool, that could be reinstated if desired. Across the first floor are four bedrooms, including an exceptionally spacious master suite, two double bedrooms, and a family shower room. Additionally, there is another well-proportioned double bedroom and a bathroom that are accessed via the gymnasium, presenting the perfect accommodation for a teenager.

The Barn is filled with character features and is ideal for dependant relatives. An oak staircase leads up to the focal point of the home, which is the sizeable lounge with exposed timber beams. There are also two double bedrooms and a family bathroom.

The Cottage is fabulously appointed with two reception rooms, a breakfast kitchen, two double bedrooms and a family bathroom. There are also three attached outbuildings, which could be utilised as stables.

The substantial gardens and grounds that surround the property contain a large timber decked seating terrace, lawned areas and extensive land. There is ample off-road parking within the gated driveway and quadruple garaging.

The property has good access to the town of Matlock, which includes shops, cafes, public houses, restaurants, parks and schooling. It is situated with good access to public transport and the Matlock Train Station is a short drive away. There are activities close by including country walks and local attractions such as Gulliver's Kingdom, Black Rocks and Chatsworth House. Additionally, the property is located within close proximity to Matlock, Chesterfield and Bakewell, all accessed by good road links.

Knabb Farm

The property briefly comprises on the ground floor: Entrance vestibule, entrance hall, lounge, WC, living kitchen, gymnasium, storage room, bathroom and lobby.

On first floor: Landing, master bedroom, master walk-in wardrobe, master en-suite, bedroom 2, bedroom 3, bedroom 4, family shower room and bedroom 5.

The Barn

The property briefly comprises on the ground floor: Entrance hallway, master bedroom, bedroom 2 and family bathroom.

On the first floor: Lounge and kitchen.

The Cottage

The property briefly comprises on the ground floor: Entrance hallway, WC, breakfast kitchen, dining room, lounge and conservatory.

On the first floor: Landing, master bedroom, bedroom 2 and family shower room.



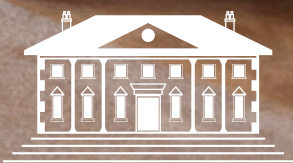
Lounge

23'3 x 17'4 (7.08m x 5.27m)

A well-proportioned reception room with front facing UPVC double glazed windows, exposed timber beams and a pendant light point. Also having central heating radiators, TV/aerial point, telephone point and provision for a wall mounted television. A focal point of the room is the Inglenook fireplace, incorporating a log burning stove, feature lighting, recessed shelving and a stone surround/hearth.



A Well-Proportioned Lounge
with a Log Burner...





The Heart of the Home is the
Open Plan Living Kitchen...





Living Kitchen
28'7 x 24'2 (8.71m x 7.38m)

A light and spacious L-shaped living kitchen, providing an ideal open plan space for everyday family living.

Dining Kitchen

A well-appointed dining kitchen with front and rear facing UPVC double glazed windows and a side facing timber double glazed sash window. Also having pendant light points, a recessed light point, flush light points, central heating radiator and oak flooring. There's a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, tiled splash backs and under-counter lighting. There's a central island, incorporating a matching granite work surface with a Belfast sink and a chrome mixer tap. The work surface extends to provide seating for two chairs. The appliances include a Rangemaster range cooker with a four-ring gas hob, wok burner, hot plate, two ovens, a grill and a plate warming drawer. Also including an integrated CDA dishwasher and space/provision for a fridge/freezer. A UPVC door with a double glazed panel opens to the gymnasium.



Living Area

A superb reception area with front facing UPVC double glazed windows, a pendant light point, a central heating radiator, a telephone point and oak flooring.





Containing a Five Bedroomed Residence, a Two Bedroomed Barn & a Two Bedroomed Cottage

Knabb Farm

Ground Floor

An oak entrance door with a double glazed obscured panel and matching side panel opens to the:

Entrance Vestibule

Having a coved ceiling, pendant light point, central heating radiator and oak flooring. An oak door with glazed panels opens to the entrance hall.

Entrance Hall

Having a rear facing UPVC double glazed panel, flush light points, telephone point, central heating radiator and oak flooring. Double oak doors open to the lounge and an oak door opens to the WC. A wide opening gives access to the living kitchen.

Lounge

23'3 x 17'4 (7.08m x 5.27m)

A well-proportioned reception room with front facing UPVC double glazed windows, exposed timber beams and a pendant light point. Also having central heating radiators, TV/aerial point, telephone point and provision for a wall mounted television. A focal point of the room is the Inglenook fireplace, incorporating a log burning stove, feature lighting, recessed shelving and a stone surround/hearth.

WC

Having a rear facing UPVC double glazed window, pendant light point, electric radiator and oak flooring. There's a suite in white, which comprises of a low-level WC and a wall mounted hand wash basin with a chrome mixer tap and a tiled splash back.

From the entrance hall, a wide opening gives access to the:

Living Kitchen

28'7 x 24'2 (8.71m x 7.38m)

A light and spacious L-shaped living kitchen, providing an ideal open plan space for everyday family living.

Living Area

A superb reception area with front facing UPVC double glazed windows, a pendant light point, a central heating radiator, a telephone point and oak flooring.

Dining Kitchen

A well-appointed dining kitchen with front and rear facing UPVC double glazed windows and a side facing timber double glazed sash window. Also having pendant light points, a recessed light point, flush light points, central heating radiator and oak flooring. There's a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, tiled splash backs and under-counter lighting. There's a central island, incorporating a matching granite work surface with a Belfast sink and a chrome mixer tap. The work surface extends to provide seating for two chairs.

The appliances include a Rangemaster range cooker with a four-ring gas hob, wok burner, hot plate, two ovens, a grill and a plate warming drawer. Also including an integrated CDA dishwasher and space/provision for a fridge/freezer. A UPVC door with a double glazed panel opens to the gymnasium.

Gymnasium

56'7 x 24'3 (17.25m x 7.38m)

A versatile, large space, which was originally a swimming pool and could be reinstated if desired. Having front facing double glazed panels, exposed stone walls, pendant light points, wall mounted light points and feature lighting. Three sets of double timber doors with double glazed panels open to the front garden. Timber doors with glazed panels open to the storage room and lobby. Double timber doors also open to the bathroom.

Storage Room

10'2 x 9'6 (3.11m x 2.90m)

Having recessed lighting and an exposed stone wall.

Bathroom

Having recessed lighting, a wall mounted light point, chrome heated towel rail, electric heater, Hyco hand dryer and space/provision for an automatic washing machine. To one corner, there's a shelving unit with a cloaks hanging rail and a storage cupboard houses the hot water cylinder. There's a suite in white, which comprises of a low-level WC and two wall mounted wash hand basins with chrome mixer taps and storage beneath. Also having a roll-top bath with a chrome mixer tap and a hand shower facility. To one corner, there's a wet room style shower area with a fitted rain head shower and an additional hand shower facility.

Lobby

Having a recessed light point, feature lighting and a spiral staircase with a wrought iron hand rail and balustrading rising to bedroom 5.

First Floor

Bedroom 5

24'3 x 15'3 (7.38m x 4.64m)

A generous double bedroom with Velux roof windows, recessed lighting, an exposed stone wall and an electric heater. Also having storage to the eaves with shelving.

Ground Floor Continued

From the entrance hall, a staircase with an oak hand rail, balustrading and under-stairs storage rises to the:

First Floor

Landing

Having a pendant light point and oak doors opening to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and family shower room.



Gymnasium

56'7 x 24'3 (17.25m x 7.38m)

A versatile, large space, which was originally a swimming pool and could be reinstated if desired. Having front facing double glazed panels, exposed stone walls, pendant light points, wall mounted light points and feature lighting. Three sets of double timber doors with double glazed panels open to the front garden. Timber doors with glazed panels open to the storage room and lobby. Double timber doors also open to the bathroom.



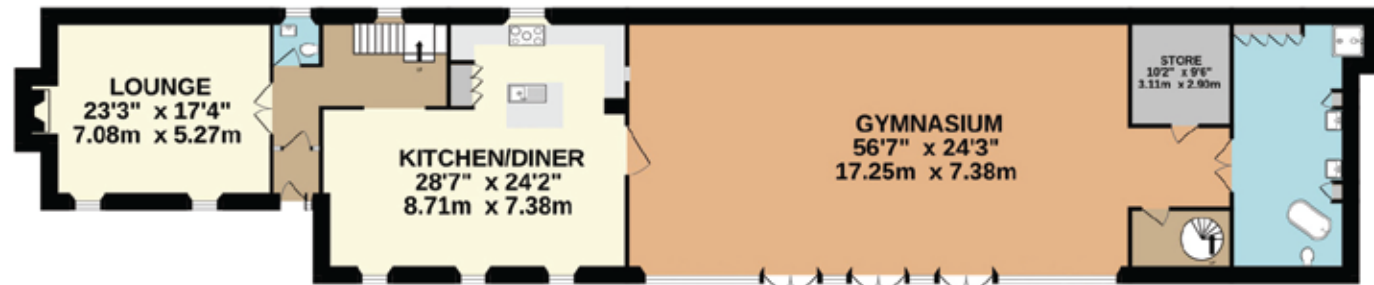
Bathroom

Having recessed lighting, a wall mounted light point, chrome heated towel rail, electric heater, Hyco hand dryer and space/provision for an automatic washing machine. To one corner, there's a shelving unit with a cloaks hanging rail and a storage cupboard houses the hot water cylinder. There's a suite in white, which comprises of a low-level WC and two wall mounted wash hand basins with chrome mixer taps and storage beneath. Also having a roll-top bath with a chrome mixer tap and a hand shower facility. To one corner, there's a wet room style shower area with a fitted rain head shower and an additional hand shower facility.



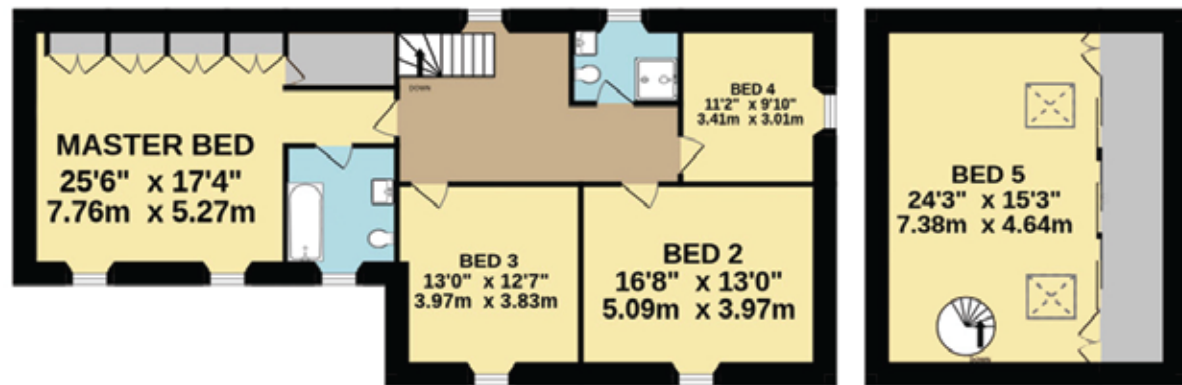


**KNABB FARM
GROUND FLOOR
APPROXIMATE FLOOR AREA
2786 SQ.FT. (258.8 SQ.M.)**



**TOTAL APPROXIMATE FLOOR AREA
4428 SQ.FT. (411.4 SQ.M.)**

**KNABB FARM
FIRST FLOOR
APPROXIMATE FLOOR AREA
1642 SQ.FT. (152.6 SQ.M.)**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Knabb Farm is Generously Proportioned Throughout, Offering Versatile Accommodation and Enjoying Far-Reaching Views

Master Bedroom

25'6" x 17'4" (7.76m x 5.27m)

An exceptionally spacious master bedroom with front facing UPVC double glazed windows, coved ceiling, pendant light points, central heating radiator, TV/aerial point and pine flooring. Access can be gained to the loft space. There's a range of fitted furniture, incorporating short/long hanging, shelving and drawers. Oak doors open to the master walk-in wardrobe and master en-suite.

Master Walk-in Wardrobe

Having a pendant light point, oak flooring and a range of fitted furniture, incorporating short/long hanging and shelving. Also housing the Glowworm boiler.

Master En-Suite

Being fully tiled with a front facing UPVC double glazed window, recessed lighting and a chrome heated towel rail. There's a suite in white, which comprises of a low-level Vitra WC and a wash hand basin with a chrome mixer tap and storage beneath/above. Also having a Jacuzzi bath with a chrome mixer tap and a hand shower facility.

Bedroom 2

16'8" x 13'0" (5.09m x 3.97m)

A good-sized double bedroom with a front facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator, TV/aerial point and telephone point. Access can be gained to the loft space.

Bedroom 3

13'0" x 12'7" (3.97m x 3.83m)

Having a front facing UPVC double glazed window, coved ceiling, flush light point and a central heating radiator.

Bedroom 4

11'2" x 9'10" (3.41m x 3.01m)

Having a side facing UPVC double glazed window, coved ceiling, flush light point, central heating radiator and a telephone point.

Family Shower Room

Being fully tiled with a rear facing UPVC double glazed window, recessed lighting, feature lighting, extractor fan and a chrome heated towel rail. There's a suite in white, which comprises of a low-level Jacuzzi WC and a Vitra pedestal wash hand basin with traditional chrome taps. To one corner, there's a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Exterior and Gardens (Knabb Farm)

From Sydnope Hill, an electric sliding wrought iron gate with exterior lighting opens to Knabb Farm. A separate metal gate also opens to the land belonging to the property. A driveway leads up to the front of the property where there is a large parking area for several vehicles with exterior lighting. Access can be gained to Knabb Farm, The Barn, The Cottage and the quadruple garaging.

Quadruple Garaging

Double Garage 1

21'9" x 16'6" (6.62m x 5.02m)

Having electric up-and-over doors, a UPVC double glazed obscured window, light and power. A UPVC personnel entrance door opens to the driveway.

Double Garage 2

20'3" x 18'3" (6.18m x 5.57m)

Having electric up-and-over doors, a UPVC double glazed obscured window, light, power and a water tap.

From the driveway, stone steps rise to the front of Knabb Farm where there is a stone flagged seating terrace with exterior lighting, an external power point and mature shrubs. Access can be gained to the main entrance door for Knabb Farm.

A stone flagged path leads to a large timber decking area providing ample space for outdoor seating and having exterior lighting, inset hot tub and an external power point. Access can be gained to the gymnasium. Stone steps also lead back down to the driveway.

Beyond the seating terrace is an extensive garden that is mainly laid to lawn with mature trees, shrubs and being partially enclosed by stone walling. A wide opening gives access to the land.

Land

Being extremely versatile and offering acres of additional space with mature trees and being enclosed by stone walling and mature trees. Two metal gates open to the driveway.

From the driveway, stone steps rise to the front of The Barn where there is a stone flagged path that is flanked by lawn with mature trees and exterior lighting. The path continues round the right side of the property and leads to a timber gate opening to the rear. Stone steps with wrought iron hand rail and balustrading rise to the main entrance door to The Barn.

Master Bedroom

25'6 x 17'4 (7.76m x 5.27m)

An exceptionally spacious master bedroom with front facing UPVC double glazed windows, coved ceiling, pendant light points, central heating radiator, TV/aerial point and pine flooring. Access can be gained to the loft space. There's a range of fitted furniture, incorporating short/long hanging, shelving and drawers. Oak doors open to the master walk-in wardrobe and master en-suite.

Master Walk-in Wardrobe

Having a pendant light point, oak flooring and a range of fitted furniture, incorporating short/long hanging and shelving. Also housing the Glowworm boiler.



An Exceptionally Spacious
Master Bedroom Suite...



Master En-Suite

Being fully tiled with a front facing UPVC double glazed window, recessed lighting and a chrome heated towel rail. There's a suite in white, which comprises of a low-level Vitra WC and a wash hand basin with a chrome mixer tap and storage beneath/above. Also having a Jacuzzi bath with a chrome mixer tap and a hand shower facility.



Bedroom 5

24'3 x 15'3 (7.38m x 4.64m)

A generous double bedroom with Velux roof windows, recessed lighting, an exposed stone wall and an electric heater. Also having storage to the eaves with shelving.



Bedroom 2

16'8 x 13'0 (5.09m x 3.97m)

A good-sized double bedroom with a front facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator, TV/aerial point and telephone point. Access can be gained to the loft space.



Family Shower Room

Being fully tiled with a rear facing UPVC double glazed window, recessed lighting, feature lighting, extractor fan and a chrome heated towel rail. There's a suite in white, which comprises of a low-level Jacuzzi WC and a Vitra pedestal wash hand basin with traditional chrome taps. To one corner, there's a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



Landing

Having a pendant light point and oak doors opening to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and family shower room.





Knabb Farm

The Barn is Fabulously Appointed and Contains a Wealth of Character Features

The Barn

Ground Floor

A timber door opens to the:

Entrance Hallway

Having a rear facing timber double glazed panel, pendant light point, recessed lighting, exposed stone wall and a central heating radiator. Pine doors open to the master bedroom, bedroom 2 and family bathroom. An oak stable style door opens to the rear of the property.

Master Bedroom

13'9 x 13'7 (4.20m x 4.14m)

A good-sized double bedroom with a front facing UPVC double glazed window and a rear facing timber double glazed sash window. Also having a pendant light point, central heating radiator and a TV/aerial point.

Bedroom 2

10'5 x 9'0 (3.17m x 2.73m)

Having a front facing UPVC double glazed window, an exposed timber beam, a pendant light point and a central heating radiator.

Family Bathroom

Having a front facing UPVC double glazed window, recessed lighting, exposed stone wall, partially tiled walls and a central heating radiator. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps. Also having a panelled bath with a fitted shower and traditional chrome taps.

From the entrance hallway, an oak staircase with a hand rail and balustrading rises to the focal point of the lounge, which is the galleried landing:

First Floor

Lounge

25'6 x 13'9 (7.78m x 4.20m)

A fabulous reception room with front facing UPVC double glazed windows and a rear facing timber double glazed sash window. Also having exposed timber beams, pendant light points, central heating radiators, a TV/aerial point, a telephone point and pine flooring. A wide opening gives access to the kitchen.

Kitchen

14'10 x 13'9 (4.53m x 4.20m)

Having a front facing UPVC double glazed window and a rear facing timber double glazed window. Also having exposed timber beams, pendant light points and a central heating radiator. There's a range of fitted base/wall and drawer units, incorporating matching work surfaces, tiled splash backs and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include a four-ring Ignis gas hob with an extractor hood over, Ignis fan assisted oven and an integrated dishwasher. There is

space/provision for a freestanding fridge/freezer.

Exterior and Gardens (The Barn)

To the rear of The Barn, there's a garden that is mainly laid to lawn with exterior lighting and a timber decked seating terrace. Access can be gained to the landing of The Cottage.

Storage

13'9 x 8'10 (4.20m x 2.68m)

Situated beneath the barn and having a stable-style timber door, side facing timber double glazed sash window and light.

Exterior and Gardens Continued

From the main driveway, a wrought iron pedestrian gate opens to the front of The Cottage.

The Cottage

Ground Floor

A UPVC entrance door with double glazed panels and decorative side panels opens to the:

Entrance Hallway

Having an exposed timber beam, recessed lighting, central heating radiator and tiled flooring. An oak door with an obscured glazed panel opens to the breakfast kitchen. An oak door also opens to the WC. A wide opening gives access to the lounge/dining room.

WC

Being fully tiled with an exposed timber beam, recessed light point, wall mounted light point and a central heating radiator. There's a suite in white, which comprises of a low-level WC and an Ideal Standard pedestal wash hand basin with traditional chrome taps. Also housing the Alpha boiler.

Breakfast Kitchen

10'9 x 10'0 (3.27m x 3.04m)

Having a side facing UPVC double glazed window, an exposed timber beam, recessed lighting, central heating radiator and tiled flooring. There's a range of fitted base/wall and drawers units, incorporating matching work surfaces, tiled splash backs, under-counter lighting and an inset 1.0 bowl Franke stainless steel sink with a chrome mixer tap. Appliances include a four-ring induction hob with an extractor hood over, CDA fan assisted oven and an integrated fridge/freezer. Additionally, there is space/provision for an automatic washing machine.

Dining Room

16'6 x 11'3 (5.04m x 3.44m)

A sizeable open plan reception room with a front facing UPVC double glazed window, exposed timber beams, pendant light points and central heating radiators. A wide opening gives access to the lounge.



Exterior and Gardens (The Barn)

From the driveway, stone steps rise to the front of The Barn where there is a stone flagged path that is flanked by lawn with mature trees and exterior lighting. The path continues round the right side of the property and leads to a timber gate opening to the rear. Stone steps with wrought iron hand rail and balustrading rise to the main entrance door to The Barn.

To the rear of The Barn, there's a garden that is mainly laid to lawn with exterior lighting and a timber decked seating terrace. Access can be gained to the landing of The Cottage.



Lounge (The Barn)

25'6 x 13'9 (7.78m x 4.20m)

A fabulous reception room with front facing UPVC double glazed windows and a rear facing timber double glazed sash window. Also having exposed timber beams, pendant light points, central heating radiators, a TV/aerial point, a telephone point and pine flooring. A wide opening gives access to the kitchen.





Kitchen (The Barn)
14'10 x 13'9 (4.53m x 4.20m)

Having a front facing UPVC double glazed window and a rear facing timber double glazed window. Also having exposed timber beams, pendant light points and a central heating radiator. There's a range of fitted base/wall and drawer units, incorporating matching work surfaces, tiled splash backs and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include a four-ring Ignis gas hob with an extractor hood over, Ignis fan assisted oven and an integrated dishwasher. There is space/provision for a freestanding fridge/freezer.



Bedroom 2 (The Barn)
10'5 x 9'0 (3.17m x 2.73m)

Having a front facing UPVC double glazed window, an exposed timber beam, a pendant light point and a central heating radiator.



Master Bedroom (The Barn)
13'9 x 13'7 (4.20m x 4.14m)

A good-sized double bedroom with a front facing UPVC double glazed window and a rear facing timber double glazed sash window. Also having a pendant light point, central heating radiator and a TV/aerial point.



Family Bathroom (The Barn)

Having a front facing UPVC double glazed window, recessed lighting, exposed stone wall, partially tiled walls and a central heating radiator. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps. Also having a panelled bath with a fitted shower and traditional chrome taps.





Knabb Farm

The Barn and The Cottage Offer Superb Additional Living Spaces that are Ideal for Dependant Relatives

Lounge

16'6 x 11'10 (5.04m x 3.60m)

Having exposed timber beams, pendant light point and telephone points. Double UPVC doors with double glazed panels open to the conservatory.

Conservatory

10'11 x 8'0 (3.32m x 2.43m)

A light-filled room with front and side facing UPVC double glazed windows and roof lights.

beam, pendant light point and a central heating radiator.

Family Shower Room

Being fully tiled with a side facing UPVC double glazed obscured window, an exposed timber beam, pendant light point, extractor fan and a central heating radiator. There's a suite in white, which comprises of a low-level WC and an Ideal Standard wash hand basin with traditional chrome taps and storage beneath. To one corner, there's a separate shower enclosure with a fitted Mira shower and a glazed screen/door.



From the lounge, a staircase with a pine hand rail, balustrading and an under-stairs storage cupboard rises to the:

First Floor

Landing

Having an exposed timber beam, pendant light point and a central heating radiator. Pine doors open to the master bedroom, bedroom 2 and family shower room. Double UPVC doors with double glazed panels open to the rear garden that is shared with The Barn.

Master Bedroom

11'2 x 10'7 (3.39m x 3.23m)

Having a front facing UPVC double glazed window, an exposed timber beam, pendant light point, central heating radiator and a telephone point.

Bedroom 2

11'4 x 8'10 (3.44m x 2.68m)

Having a front facing UPVC double glazed window, an exposed timber

Exterior and Gardens (The Cottage)

To the front of The Cottage, there is a gated, cobbled area with exterior lighting, an external power point and planted borders with shrubs. Access can be gained to the main entrance door, workshop, two stables and conservatory.

Workshop

13'1 x 12'5 (3.99m x 3.78m)

Having light, power and a stable-style door.

Stable 1

13'0 x 12'5 (3.97m x 3.78m)

Accessed by a timber stable-style door.

Stable 2

13'2 x 12'5 (4.01m x 3.78m)

Accessed by a timber stable-style door.





Exterior and Gardens (The Cottage)

To the front of The Cottage, there is a gated, cobbled area with exterior lighting, an external power point and planted borders with shrubs. Access can be gained to the main entrance door, workshop, two stables and conservatory.

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13'0 x 12'5 (3.97m x 3.78m)

Accessed by a timber stable-style door.

Stable 2

13'2 x 12'5 (4.01m x 3.78m)

Accessed by a timber stable-style door.



Breakfast Kitchen (The Cottage)

10'9 x 10'0 (3.27m x 3.04m)

Having a side facing UPVC double glazed window, an exposed timber beam, recessed lighting, central heating radiator and tiled flooring. There's a range of fitted base/wall and drawers units, incorporating matching work surfaces, tiled splash backs, under-counter lighting and an inset 1.0 bowl Franke stainless steel sink with a chrome mixer tap. Appliances include a four-ring induction hob with an extractor hood over, CDA fan assisted oven and an integrated fridge/freezer. Additionally, there is space/provision for an automatic washing machine.



Dining Room (The Cottage)

16'6 x 11'3 (5.04m x 3.44m)

A sizeable open plan reception room with a front facing UPVC double glazed window, exposed timber beams, pendant light points and central heating radiators. A wide opening gives access to the lounge.

Lounge (The Cottage)

16'6 x 11'10 (5.04m x 3.60m)

Having exposed timber beams, pendant light point and telephone points. Double UPVC doors with double glazed panels open to the conservatory.

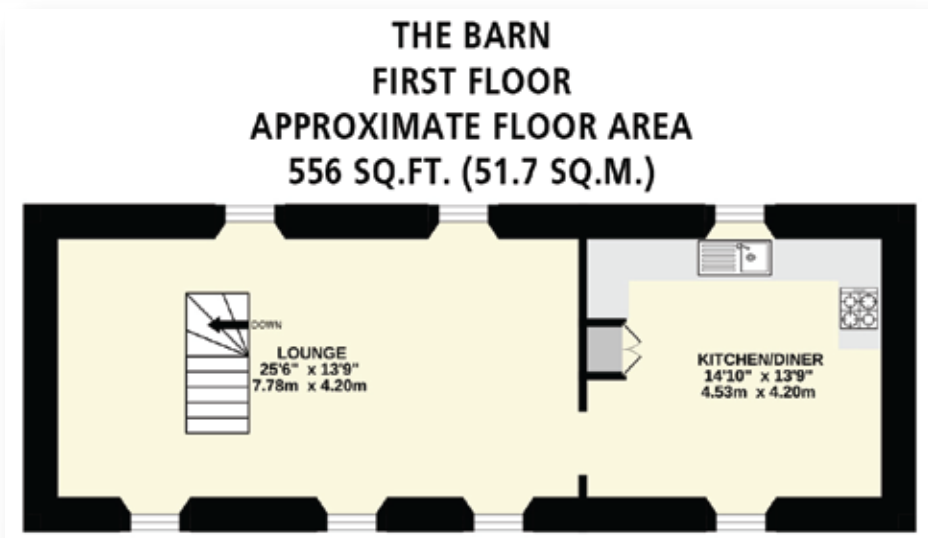
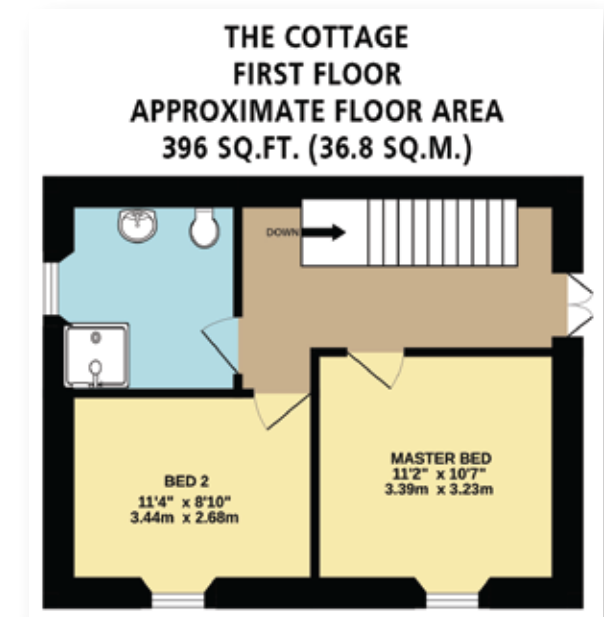
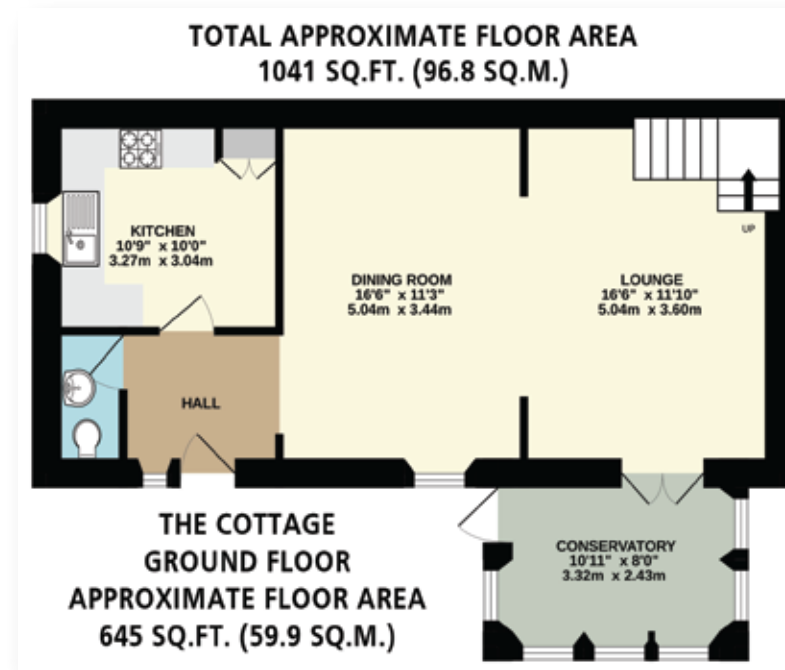
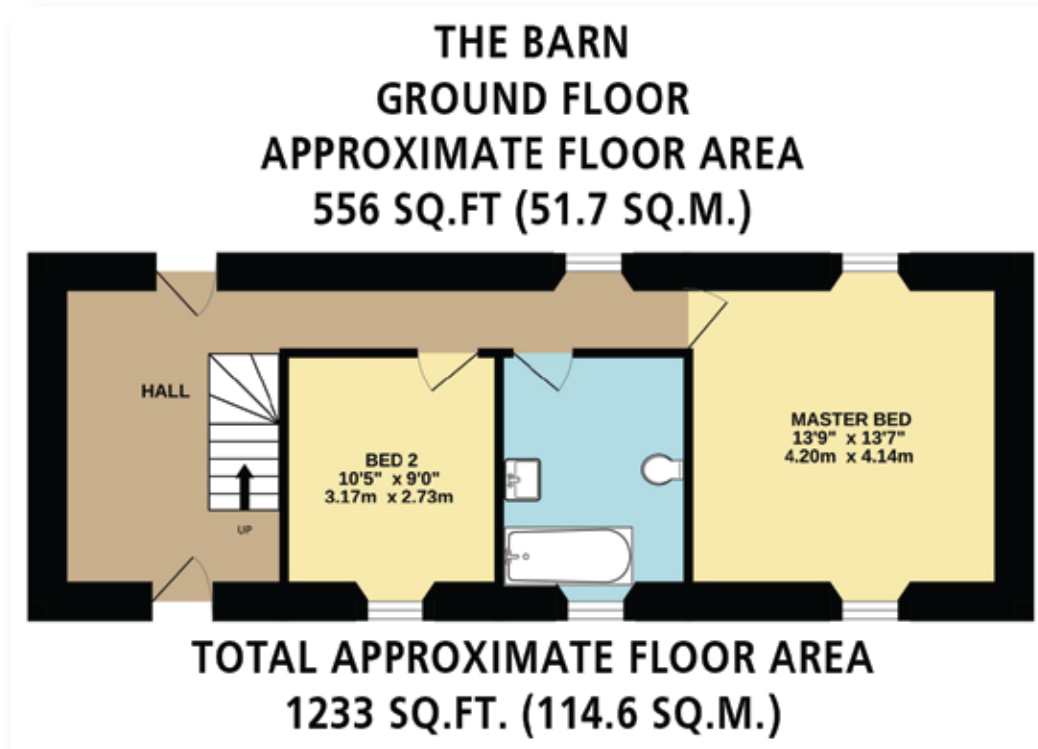


Master Bedroom (The Cottage)

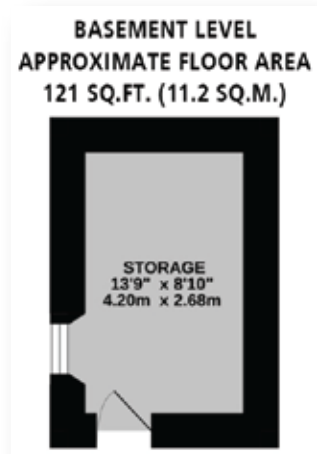
11'2 x 10'7 (3.39m x 3.23m)

Having a front facing UPVC double glazed window, an exposed timber beam, pendant light point, central heating radiator and a telephone point.

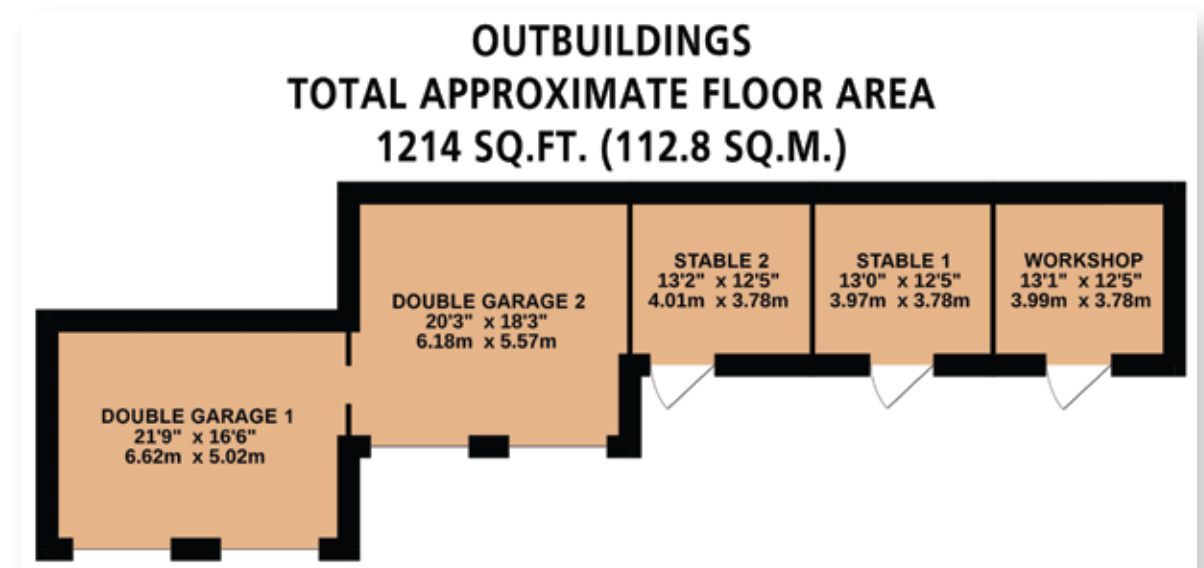




Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



*Image for Illustration Purposes Only



Exterior and Gardens

From Sydnop Hill, an electric sliding wrought iron gate with exterior lighting opens to Knabb Farm. A separate metal gate also opens to the land belonging to the property. A driveway leads up to the front of the property where there is a large parking area for several vehicles with exterior lighting. Access can be gained to Knabb Farm, The Barn, The Cottage and the quadruple garaging.

Quadruple Garaging

Double Garage 1

21'9 x 16'6 (6.62m x 5.02m)

Having electric up-and-over doors, a UPVC double glazed obscured window, light and power. A UPVC personnel entrance door opens to the driveway.

Double Garage 2

20'3 x 18'3 (6.18m x 5.57m)

Having electric up-and-over doors, a UPVC double glazed obscured window, light, power and a water tap.

Standing on a Plot of
Approximately 5.7 Acres



Exterior and Gardens Continued

From the driveway, stone steps rise to the front of Knabb Farm where there is a stone flagged seating terrace with exterior lighting, an external power point and mature shrubs. Access can be gained to the main entrance door for Knabb Farm.

A stone flagged path leads to a large timber decking area providing ample space for outdoor seating and having exterior lighting, inset hot tub and an external power point. Access can be gained to the gymnasium. Stone steps also lead back down to the driveway.

Beyond the seating terrace is an extensive garden that is mainly laid to lawn with mature trees, shrubs and being partially enclosed by stone walling. A wide opening gives access to the land.

Land

Being extremely versatile and offering acres of additional space with mature trees and being enclosed by stone walling and mature trees. Two metal gates open to the driveway.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

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.



Knabb Farm

Sydnope Hill, Darley Moor,
Matlock, Derbyshire DE4 5LN

Offers in the Region of £1,650,000