

Walton House  
Matlock Road, Walton

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**Blenheim**  
Park Estates





A Substantial Six Bedroomed Country Residence,  
Set Within Extensive Gardens & Grounds...







## Welcome to Walton House

Offered to the open market for the first time in almost 60 years is Walton House, a substantial six bedroomed country residence that is set within a plot of approximately 2.5 acres.



Walton House dates back to the 1600s and retains a wealth of original and period features, such as original sash windows, decorative coving and mouldings and deep skirtings. Externally, the front elevation creates a fabulous first impression with its traditional facade, featuring a bay window and heavy double entrance doors. This large home offers an abundance of potential to modernise the accommodation and create a wonderful family residence that is perfectly ideal for a growing family.

The living spaces are generously set over two floors, with the addition of a basement level containing three cellars. The reception hall provides a grand entrance and connects to the study and hallway, which provides access to the rest of the living spaces. The formal dining room and drawing room offer two large spaces for relaxing and entertaining family and friends. On the first floor, the landing links to four exceptionally spacious double bedrooms, a WC, family bathroom and an inner landing, which leads to two additional bedrooms and another bathroom. The second floor is accessed from the landing, where a staircase leads up to the storage room. Access can also be gained to attic storage.

Walton House is approached by electrically operated gates, which open to a tree-lined sweeping driveway that leads to the triple garage and the front of the property, where there is space to park several vehicles. The grounds occupied by Walton House are extensive and contain an array of mature greenery throughout, a three-tiered garden and a stone flagged seating terrace that has a pergola with climbing plants. From the rear and right side of the property, access can be gained to the three bedroomed coach house and the cottage.

The property is situated with good access to the amenities of Walton, including shops, public houses and cafes. There is also a good range of schooling within the local area. Additionally, the property is conveniently positioned for access to Chesterfield town centre, local hospitals and the Peak District National Park is a short drive away for visiting local villages and a host of countryside walking trails.



## Walton House is Offered For Sale for the First Time Almost 60 Years and Offering an Abundance of Potential for Modernisation

### Main House

**The property briefly comprises on the ground floor:** Entrance vestibule, reception hall, study, grand hallway, drawing room, formal dining room, inner hallway, wet room, boiler/cloak room, dining kitchen, utility room, side entrance lobby and triple garage.

**On the first floor:** Landing, WC, master bedroom, master en-suite, bedroom 2, bedroom 3, bedroom 4, family bathroom, inner landing, bathroom, bedroom 5 and bedroom 6.

**On the second floor:** Storage room.

**Basement level:** Cellar 1, cellar 2 and cellar 3.

### Coach House

**The property briefly comprises on the ground floor:** Bootroom, seating area, shower room, kitchen and conservatory.

**On the first floor:** Landing, lounge, master bedroom, master en-suite, bedroom 2 and bedroom 3.

### The Cottage

**On the ground floor:** Entrance porch, hallway, lounge, bathroom, kitchen and boiler cupboard.

### Ground Floor

Heavy double doors with a decorative glazed panel above open to the:

#### Entrance Vestibule

Having front facing timber glazed panels, flush light point and stone flagged flooring with an inset mat well. A heavy timber door with obscured glazed panels opens to the reception hall.

#### Reception Hall

22'3 x 20'0 (6.79m x 6.10m)

Creating an impressive entrance to this substantial home. Having a front facing bay window with timber glazed sash windows and a side facing timber glazed sash window. Also having a coved ceiling, pendant light points with decorative ceiling roses, decorative wall mouldings, decorative archway, central heating radiator and oak flooring. The focal point of the room is the fireplace with a timber mantel and a granite surround/hearth. A timber door opens to the study. An archway also gives access to the grand hallway.

#### Study

18'8 x 11'2 (5.68m x 3.40m)

A versatile reception room with front facing timber glazed sash windows, coved ceiling, pendant light point, deep skirtings and pine flooring. Also having a decorative marble mantel and a tiled hearth. There's a range of fitted furniture, incorporating recessed shelving, a

glazed display cabinet and a storage cabinet.

From the reception hall, an archway leads to the:

#### Grand Hallway

Filled with an abundance of character features such as a coved ceiling, pendant light points with decorative ceiling roses and decorative wall mouldings. Also having wall mounted light points, central heating radiator, telephone point, deep skirtings and mosaic tiled flooring. Timber doors open to the drawing room, inner hallway and formal dining room. A timber door with an obscured glazed panel opens to the side entrance lobby.

#### Drawing Room

20'6 x 17'0 (6.26m x 5.19m)

A large reception room with side facing timber glazed sash windows, coved ceiling, pendant light point with a decorative ceiling rose, wall mounted light point, central heating radiators, deep skirtings and oak flooring. The focal point of the room is the fireplace with a stone mantel, surround and hearth. A timber door with a glazed panel opens to the seating terrace at the rear of the property.

#### Formal Dining Room

24'7 x 18'2 (7.50m x 5.53m)

A sizeable formal dining room that is ideal for entertaining family and friends. Having front facing timber glazed sash windows, coved ceiling, pendant light points with decorative ceiling roses, wall mounted light points, central heating radiators and timber flooring. Three of the walls are panelled and have picture rails. The focal point of the room is the open fireplace with an oak mantel, brick surround and stone hearth.

From the grand hallway, a timber door opens to the:

#### Inner Hallway

The hallway is separated by a timber door and has flush light points, panelled walls and a wall mounted light point. Also having a fitted storage cupboard with long hanging and shelving. Timber doors open to the wet room, boiler/cloak room and dining kitchen.

#### Wet Room

Being fully tiled and having a rear facing timber double glazed obscured sash window, recessed lighting, extractor fan, fitted storage cabinet, illuminated vanity mirror and a central heating radiator with a towel rail. There's a RAK Ceramics suite in white, which comprises of a low-level WC, bidet with a chrome mixer tap and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. There's a wet room style shower area with a fitted rain head shower and an additional hand shower facility.

#### Boiler/Cloak Room

9'10 x 9'3 (3.00m x 2.81m)

Having a rear facing timber double glazed sash window, strip lighting, extractor fan, panelled walls and fitted storage. Also housing the Ideal Concord boiler.

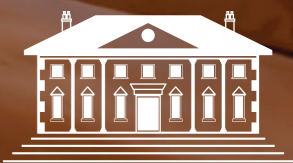




**Reception Hall**  
22'3 x 20'0 (6.79m x 6.10m)

Creating an impressive entrance to this substantial home. Having a front facing bay window with timber glazed sash windows and a side facing timber glazed sash window. Also having a coved ceiling, pendant light points with decorative ceiling roses, decorative wall mouldings, decorative archway, central heating radiator and oak flooring. The focal point of the room is the fireplace with a timber mantel and a granite surround/hearth. A timber door opens to the study. An archway also gives access to the grand hallway.

Providing an Impressive  
Entrance to the Home







**Drawing Room**  
20'6 x 17'0 (6.26m x 5.19m)

A large reception room with side facing timber glazed sash windows, coved ceiling, pendant light point with a decorative ceiling rose, wall mounted light point, central heating radiators, deep skirtings and oak flooring. The focal point of the room is the fireplace with a stone mantel, surround and hearth. A timber door with a glazed panel opens to the seating terrace at the rear of the property.







**Study**

18'8 x 11'2 (5.68m x 3.40m)

A versatile reception room with front facing timber glazed sash windows, coved ceiling, pendant light point, deep skirtings and pine flooring. Also having a decorative marble mantel and a tiled hearth. There's a range of fitted furniture, incorporating recessed shelving, a glazed display cabinet and a storage cabinet.



**Wet Room**

Being fully tiled and having a rear facing timber double glazed obscured sash window, recessed lighting, extractor fan, fitted storage cabinet, illuminated vanity mirror and a central heating radiator with a towel rail. There's a RAK Ceramics suite in white, which comprises of a low-level WC, bidet with a chrome mixer tap and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. There's a wet room style shower area with a fitted rain head shower and an additional hand shower facility.



**Formal Dining Room**

24'7 x 18'2 (7.50m x 5.53m)

A sizeable formal dining room that is ideal for entertaining family and friends. Having front facing timber glazed sash windows, coved ceiling, pendant light points with decorative ceiling roses, wall mounted light points, central heating radiators and timber flooring. Three of the walls are panelled and have picture rails. The focal point of the room is the open fireplace with an oak mantel, brick surround and stone hearth.



**Grand Hallway**

Filled with an abundance of character features such as a coved ceiling, pendant light points with decorative ceiling roses and decorative wall mouldings. Also having wall mounted light points, central heating radiator, telephone point, deep skirtings and mosaic tiled flooring. Timber doors open to the drawing room, inner hallway and formal dining room. A timber door with an obscured glazed panel opens to the side entrance lobby.





## Dining Kitchen

26'3 x 13'11 (8.00m x 4.25m)

A generously sized dining kitchen with a side facing timber glazed sash window and a rear facing timber double glazed sash window. Also having a coved ceiling, recessed lighting, flush light point and tiled flooring. There's a range of fitted base/wall and drawer units, incorporating granite work surfaces, tiled splash backs, under-counter lighting and an inset 1.5 bowl Blanco sink with a Franke chrome mixer tap. Appliances include an AGA with three hot plates and four ovens and a Leisure range cooker with a five-ring electric hob, three ovens, storage drawer and an extractor hood above. There is also a Bosch dishwasher and space/provision for a fridge/freezer. Timber doors open to the utility room and side entrance lobby. A timber stable-style door with glazed panels opens to the rear of the property.







## Dating Back to the 1600s and Retaining a Wealth of Original & Period Features Throughout

### Dining Kitchen

26'3 x 13'11 (8.00m x 4.25m)

A generously sized dining kitchen with a side facing timber glazed sash window and a rear facing timber double glazed sash window. Also having a coved ceiling, recessed lighting, flush light point and tiled flooring. There's a range of fitted base/wall and drawer units, incorporating granite work surfaces, tiled splash backs, under-counter lighting and an inset 1.5 bowl Blanco sink with a Franke chrome mixer tap. Appliances include an AGA with three hot plates and four ovens and a Leisure range cooker with a five-ring electric hob, three ovens, storage drawer and an extractor hood above. There is also a Bosch dishwasher and space/provision for a fridge/freezer. Timber doors open to the utility room and side entrance lobby. A timber stable-style door with glazed panels opens to the rear of the property.

### Utility Room

Having a side facing timber double glazed sash window and a separate side facing timber glazed sash window. Also having flush light points, two extractor fans and partially tiled walls. There's a range of fitted base/wall and drawer units, incorporating matching work surfaces and an inset 1.5 bowl stainless steel sink with a chrome mixer tap.

From the dining kitchen and grand hallway, access can be gained to the:

### Side Entrance Lobby

Having front and side facing timber glazed sash windows, coved ceiling, strip lighting, deep skirtings and tiled flooring. Timber doors open to the dining kitchen and basement level. A timber door with an obscured glazed panel and glazed panels above opens to the grand hallway. A heavy timber door with a glazed panel above also opens to the front of the property.

### Basement Level

From the side entrance lobby, a timber door opens to a stone staircase which leads down to the:

### Cellar 1

21'7 x 14'3 (6.59m x 4.34m)

Having light, stone slab table and extensive fitted wine storage. A timber door opens to cellar 2.

### Cellar 2

12'6 x 11'6 (3.80m x 3.50m)

Having light and fitted wine storage. An opening gives access to cellar 3.

### Cellar 3

11'6 x 5'11 (3.50m x 1.81m)

Having light and fitted wine storage.

### Ground Floor Continued

From the grand hallway, an ornate staircase with a walnut hand rail and balustrading rises to the:

### First Floor

#### Landing

Having front and side facing timber glazed sash windows, a rear facing timber glazed obscured sash window and a Velux roof window. Also having a coved ceiling, pendant light points with decorative ceiling roses, decorative wall mouldings and central heating radiators with decorative covers. Timber doors open to the WC, master bedroom, bedroom 2, bedroom 3, bedroom 4, storage room and family bathroom. An opening gives access to the inner landing.

#### WC

Having a side facing timber glazed obscured sash window, tiled walls, flush light point and a low-level WC.

#### Master Bedroom

22'4 x 18'2 (6.80m x 5.53m)

An exceptionally spacious master bedroom with front facing timber glazed sash windows, coved ceiling, pendant light points and central heating radiators. There's an extensive range of fitted furniture, incorporating short/long hanging, shelving and a vanity table with drawers. A concealed door within the fitted furniture opens to the master en-suite.

#### Master En-Suite

A large en-suite with a front facing timber glazed sash window, coved ceiling, recessed lighting, wall mounted light points, extractor fan, partially tiled walls and two heated towel rails. There's a suite in white, which comprises of a low-level WC, bidet with a chrome mixer tap and a wash hand basin with a chrome mixer tap and storage beneath. To one side of the en-suite, there's an inset bath with a chrome mixer tap and a hand shower facility. To one corner, there's a separate shower enclosure with a fitted Bristan shower and a glazed screen/door.

#### Bedroom 2

23'4 x 13'11 (7.10m x 4.23m)

Another large double bedroom with front facing timber glazed sash windows, coved ceiling, pendant light points and central heating radiators.

#### Bedroom 3

17'0 x 16'2 (5.19m x 4.92m)

Having with a side facing timber glazed sash window, coved ceiling, pendant light point and a central heating radiator. To one corner, there's a wash hand basin with traditional chrome taps.

#### Bedroom 4

16'5 x 13'11 (5.01m x 4.25m)

Having rear facing timber double glazed sash windows, exposed timber beams, flush light point, wall mounted light point and a central heating radiator. To one corner, there's a wash hand basin with traditional taps and storage beneath. A timber door opens to a storage cupboard with long hanging.

### Landing

Having front and side facing timber glazed sash windows, a rear facing timber glazed obscured sash window and a Velux roof window. Also having a coved ceiling, pendant light points with decorative ceiling roses, decorative wall mouldings and central heating radiators with decorative covers. Timber doors open to the WC, master bedroom, bedroom 2, bedroom 3, bedroom 4, storage room and family bathroom. An opening gives access to the inner landing.





### Master Bedroom

22'4 x 18'2 (6.80m x 5.53m)

An exceptionally spacious master bedroom with front facing timber glazed sash windows, coved ceiling, pendant light points and central heating radiators. There's an extensive range of fitted furniture, incorporating short/long hanging, shelving and a vanity table with drawers. A concealed door within the fitted furniture opens to the master en-suite.



An Exceptionally Spacious  
Master Bedroom Suite







### Master En-Suite

A large en-suite with a front facing timber glazed sash window, coved ceiling, recessed lighting, wall mounted light points, extractor fan, partially tiled walls and two heated towel rails. There's a suite in white, which comprises of a low-level WC, bidet with a chrome mixer tap and a wash hand basin with a chrome mixer tap and storage beneath. To one side of the en-suite, there's an inset bath with a chrome mixer tap and a hand shower facility. To one corner, there's a separate shower enclosure with a fitted Bristan shower and a glazed screen/door.



### Bedroom 5

**13'11 x 11'7 (4.25m x 3.53m)**  
Having a side facing timber glazed sash window, coved ceiling, pendant light point and a central heating radiator.



### Bedroom 2

**23'4 x 13'11 (7.10m x 4.23m)**  
Another large double bedroom with front facing timber glazed sash windows, coved ceiling, pendant light points and central heating radiators.



### Bedroom 6

**15'10 x 9'10 (4.82m x 2.99m)**  
Having side facing timber glazed sash windows (one obscured), coved ceiling, recessed lighting, extractor fan and a central heating radiator. There's a sink/shower area with a wall mounted light point, heated towel rail and a pedestal wash hand basin with a chrome mixer tap. To one corner, there's a shower enclosure with a fitted shower and a glazed screen/door.





### Family Bathroom

Having a side facing timber glazed sash window, coved ceiling, flush light point, wall mounted light points, partially tiled walls and a heated towel rail. There's a suite, which comprises of a low-level WC, bidet with a tap and a pedestal wash hand basin with traditional chrome taps. To one corner, there's a panelled bath with traditional chrome taps.



Walton House



## Set Generously Over Two Floors with the Addition of a Basement Level

### Family Bathroom

Having a side facing timber glazed sash window, coved ceiling, flush light point, wall mounted light points, partially tiled walls and a heated towel rail. There's a suite, which comprises of a low-level WC, bidet with a tap and a pedestal wash hand basin with traditional chrome taps. To one corner, there's a panelled bath with traditional chrome taps.

From the landing, an opening gives access to the:

### Inner Landing

Having a Velux roof window and a flush light point. Timber doors open to the bathroom, bedroom 5 and bedroom 6. A metal ladder also provides access to attic storage.

### Bathroom

Having a rear facing timber glazed obscured sash window, coved ceiling, flush light points, wall mounted light point, partially tiled walls, chrome heated towel rail and fitted storage. There's a wash hand basin with traditional chrome taps and a bath with a chrome tap.

### Bedroom 5

13'11 x 11'7 (4.25m x 3.53m)

Having a side facing timber glazed sash window, coved ceiling, pendant light point and a central heating radiator.

### Bedroom 6

15'10 x 9'10 (4.82m x 2.99m)

Having side facing timber glazed sash windows (one obscured), coved ceiling, recessed lighting, extractor fan and a central heating radiator. There's a sink/shower area with a wall mounted light point, heated towel rail and a pedestal wash hand basin with a chrome mixer tap. To one corner, there's a shower enclosure with a fitted shower and a glazed screen/door.

From the landing, a timber door opens to a staircase, which leads up to the:

### Second Floor

### Storage Room

15'9 x 13'11 (4.80m x 4.25m)

Having rear facing timber double glazed sash windows, strip lighting and a cast iron fireplace. Access can be gained to the loft space.

### Exterior and Gardens

From Matlock Road, wrought iron electric gates open to Walton House. A gravelled driveway with a large lawn to the left side containing mature trees sweeps to the front of the property. Access can be gained to the triple garage and right side of the property.

### Triple Garage

23'11 x 20'6 (7.30m x 6.25m)

Having two up-and-over electric doors, timber glazed window, light,

power and a personnel entrance door.

From the driveway, large wrought iron gates open to the right side of the property where there is a cobbled/stone flagged courtyard with exterior lighting and raised stone planters. Access can be gained to the triple garage, coach house and cottage. A walkway leads to a timber gate, which opens to the rear.

The gravelled driveway continues to the front of the property where there is a large gravelled parking area for several vehicles with exterior lighting. Access can be gained to the main entrance door.

From the front of the property, access is gained to the left side where there is a tiered garden. The first tier is separated by small stone walls and ends at the stone balustrading, containing a formal garden with exterior lighting, lawned areas, a variety of mature trees, shrubs and a rose garden. A gravelled path leads to the rear. A path leads down to the second tier where there is a lawned area with mature trees/shrubs and a stone staircase leads down to the third tier, which is mainly laid to lawn and also contains mature greenery. The third tier leads back up to the rear of the property.

To the rear of the property, there's a large area that is mainly laid to lawn with mature trees, planted borders, water tap and an arched pergola walkway. Also having a stone flagged area with exterior lighting and a stone flagged seating terrace covered by a timber pergola with mature climbing plants. Access can be gained to the left side of the property, dining kitchen, drawing room, coach house and cottage.

### Coach House

Access is gained to the coach house via the rear of the main house through the conservatory or from the right side of the property from the courtyard into the bootroom.

### Ground Floor

### Bootroom

Having a side facing timber double glazed window, recessed lighting, central heating radiator and tiled flooring. There's a range of fitted wall units with a work surface and space/provision for an automatic washing machine and a tumble dryer. Also housing the Potterton boiler. A timber door with an obscured glazed panel opens to the right side of the property. A timber door with glazed panels also opens to the seating area.

### Seating Area

14'5 x 10'10 (4.39m x 3.29m)

Having a side facing timber glazed window, flush light point, central heating radiator, telephone point and tiled flooring. Also having built-in storage with shelving and long hanging. A timber door opens to the shower room and an opening gives access to the kitchen.



### Seating Area (Coach House)

14'5 x 10'10 (4.39m x 3.29m)

Having a side facing timber glazed window, flush light point, central heating radiator, telephone point and tiled flooring. Also having built-in storage with shelving and long hanging. A timber door opens to the shower room and an opening gives access to the kitchen.



### Conservatory (Coach House)

15'5 x 12'0 (4.71m x 3.65m)

Having front, rear and side facing UPVC double glazed windows, glazed roof, central heating radiator and pine flooring. Double UPVC doors with double glazed panels open to the rear of the property.



### Kitchen (Coach House)

15'7 x 15'5 (4.75m x 4.71m)

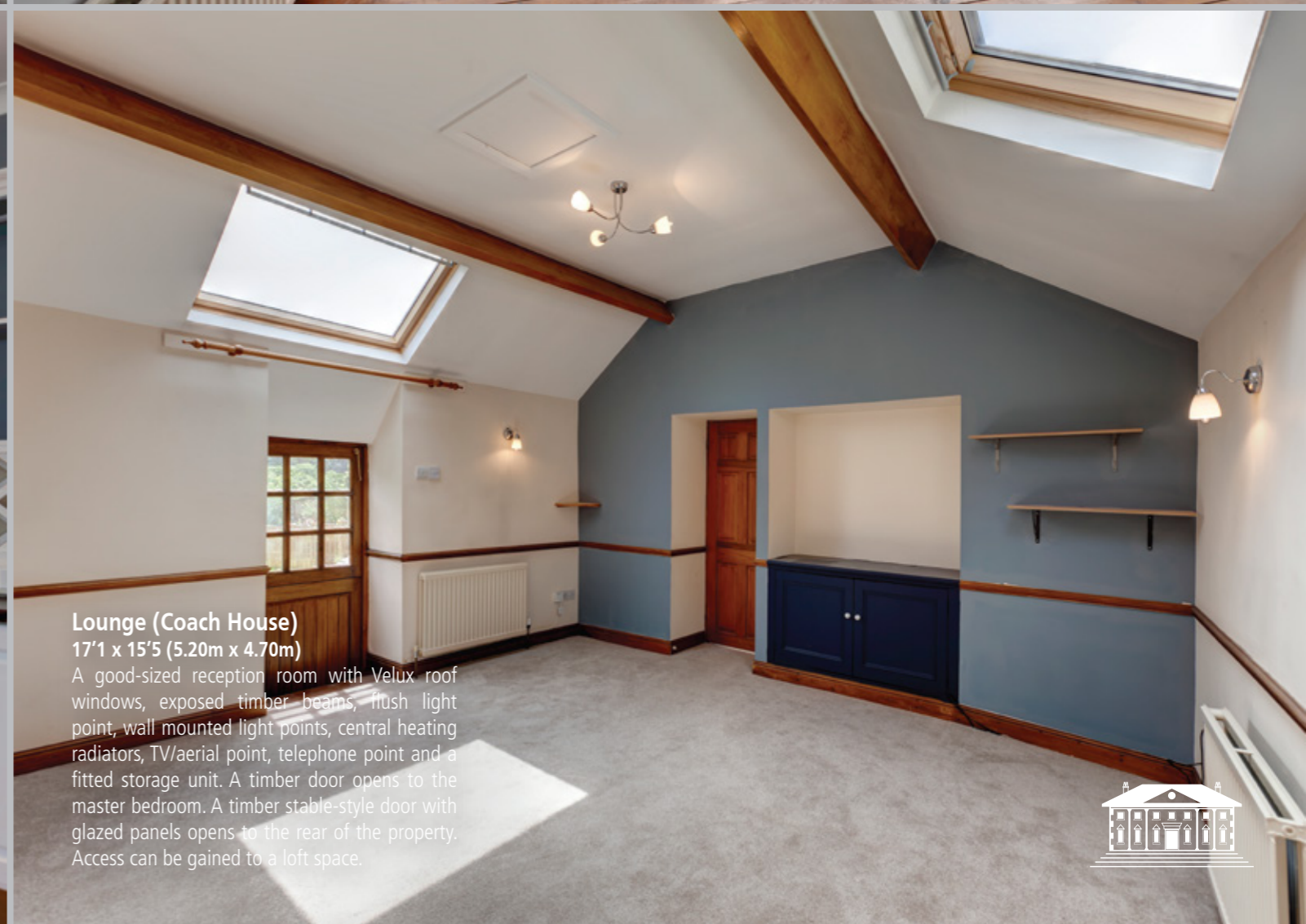
Having a side facing timber glazed window, covered ceiling, recessed lighting, an exposed timber beam and tiled flooring. The focal point of the room is the dual aspect log burner with a stone mantel, brick surround and tiled hearth. There's a range of fitted base/wall and drawer units, incorporating matching work surfaces, tiled splash backs and a Belfast style sink with a mixer tap. Appliances include a Rangemaster range cooker with a six-ring gas hob, two ovens, grill, warming drawer and an extractor hood over. Other appliances include a Beko dishwasher and an under-counter fridge. An opening gives access to the conservatory.



### Lounge (Coach House)

17'1 x 15'5 (5.20m x 4.70m)

A good-sized reception room with Velux roof windows, exposed timber beams, flush light point, wall mounted light points, central heating radiators, TV/aerial point, telephone point and a fitted storage unit. A timber door opens to the master bedroom. A timber stable-style door with glazed panels opens to the rear of the property. Access can be gained to a loft space.





**Master Bedroom (Coach House)**

16'5 x 15'5 (5.00m x 4.70m)

Having a side facing timber glazed window, Velux roof window, exposed timber beam, flush light points, central heating radiators and a TV/aerial point. A timber door opens to the master en-suite.



**Bedroom 2 (Coach House)**

15'5 x 14'5 (4.70m x 4.40m)

Having a side facing timber glazed window, Velux roof window, pendant light point, central heating radiator, TV/aerial point and a fitted shelving with a long hanging rail below.



**Master En-Suite (Coach House)**

Having a Velux roof window, flush light point, central heating radiator, partially tiled walls and a heated towel rail. To one corner, there's a useful storage cupboard with shelving. There's a suite in white, which comprises of a low-level WC and a Heritage pedestal wash hand basin with Heritage traditional taps. Also having a panelled bath with traditional taps, a fitted shower and a glazed screen.



**Bedroom 3 (Coach House)**

14'11 x 11'11 (4.54m x 3.64m)

Having a Velux roof window, side facing timber glazed panels, pendant light point, central heating radiator and a TV/aerial point. There's a range of fitted furniture, incorporating long hanging and shelving.







Walton House

## Benefitting From A Three Bedroomed Self-Contained Coach House & Separate Cottage

### Shower Room

Having recessed lighting, extractor fan, partially tiled walls and tiled flooring. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one corner, there's a shower enclosure with a fitted Bristan shower and a glazed screen/door.

### Kitchen

15'7 x 15'5 (4.75m x 4.71m)

Having a side facing timber glazed window, coved ceiling, recessed lighting, an exposed timber beam and tiled flooring. The focal point of the room is the dual aspect log burner with a stone mantel, brick surround and tiled hearth. There's a range of fitted base/wall and drawer units, incorporating matching work surfaces, tiled splash backs and a Belfast style sink with a mixer tap. Appliances include a Rangemaster range cooker with a six-ring gas hob, two ovens, grill, warming drawer and an extractor hood over. Other appliances include a Beko dishwasher and an under-counter fridge. An opening gives access to the conservatory.

### Conservatory

15'5 x 12'0 (4.71m x 3.65m)

Having front, rear and side facing UPVC double glazed windows, glazed roof, central heating radiator and pine flooring. Double UPVC doors with double glazed panels open to the rear of the property.

From the kitchen, a staircase with a timber hand rail and balustrading rises to the:

### First Floor

#### Landing

Having a side facing timber glazed window, pendant light point, recessed light point, fitted shelving and central heating radiator. Timber doors open to the lounge, bedroom 2 and bedroom 3. Access can also be gained to the loft space.

#### Lounge

17'1 x 15'5 (5.20m x 4.70m)

A good-sized reception room with Velux roof windows, exposed timber beams, flush light point, wall mounted light points, central heating radiators, TV/aerial point, telephone point and a fitted storage unit. A timber door opens to the master bedroom. A timber stable-style door with glazed panels opens to the rear of the property. Access can be gained to a loft space.

#### Master Bedroom

16'5 x 15'5 (5.00m x 4.70m)

Having a side facing timber glazed window, Velux roof window, exposed timber beam, flush light points, central heating radiators and a TV/aerial point. A timber door opens to the master en-suite.

#### Master En-Suite

Having a Velux roof window, flush light point, central heating radiator, partially tiled walls and a heated towel rail. To one corner, there's a

useful storage cupboard with shelving. There's a suite in white, which comprises of a low-level WC and a Heritage pedestal wash hand basin with Heritage traditional taps. Also having a panelled bath with traditional taps, a fitted shower and a glazed screen.

#### Bedroom 2

15'5 x 14'5 (4.70m x 4.40m)

Having a side facing timber glazed window, Velux roof window, pendant light point, central heating radiator, TV/aerial point and a fitted shelving with a long hanging rail below.

#### Bedroom 3

14'11 x 11'11 (4.54m x 3.64m)

Having a Velux roof window, side facing timber glazed panels, pendant light point, central heating radiator and a TV/aerial point. There's a range of fitted furniture, incorporating long hanging and shelving.

#### The Cottage

The cottage can be accessed through the entrance porch from the rear of the main house or through the kitchen from the courtyard at the right side of the property.

### Ground Floor

#### Entrance Porch

Having front, rear and side facing timber glazed windows. A timber door opens to the rear and a timber door with a glazed panel opens to the hallway.

#### Hallway

Having a flush light point and timber doors opening to the lounge, bathroom and kitchen. A timber door with a glazed panel also opens to the entrance porch.

#### Lounge

16'1 x 14'9 (4.90m x 4.50m)

Having side facing timber glazed windows, recessed lighting, central heating radiators and a telephone point.

#### Bathroom

Having recessed lighting, an extractor fan and a central heating radiator. There's a suite, which comprises of a low-level WC, bidet with a chrome mixer tap and a wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a mixer tap and a fitted shower.

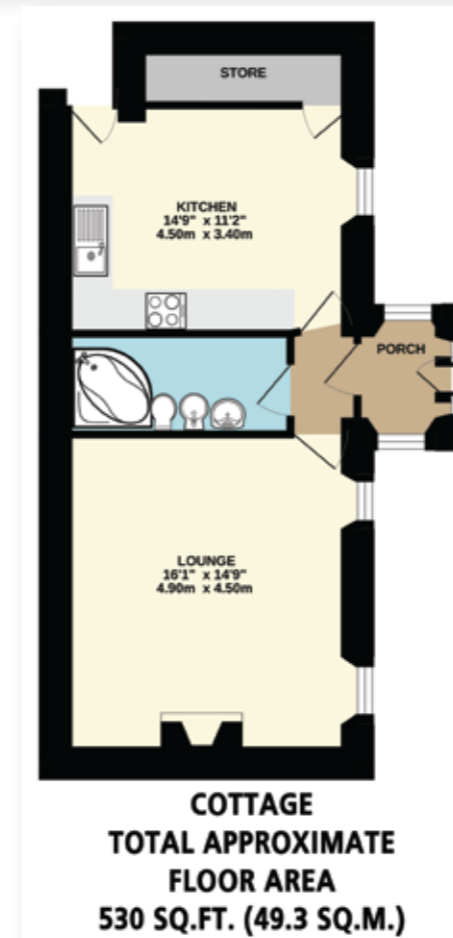
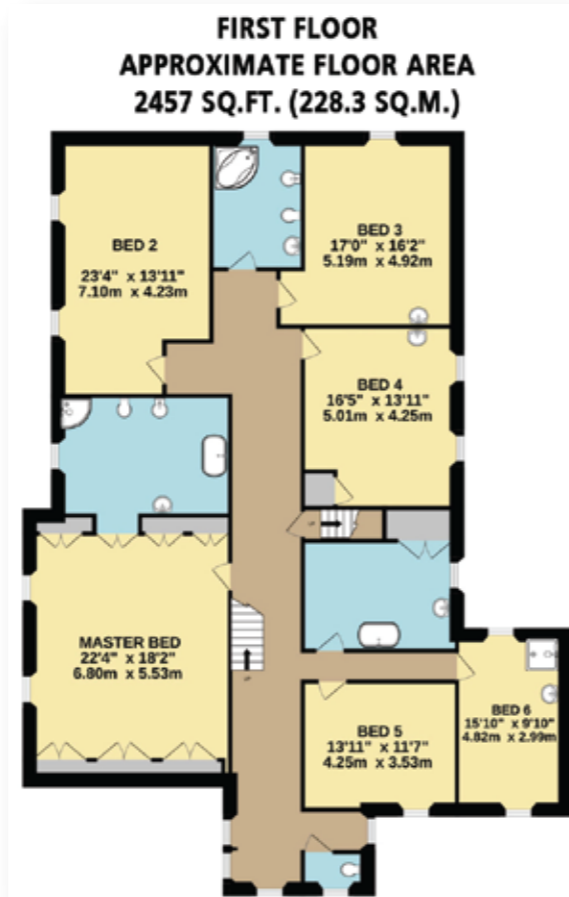
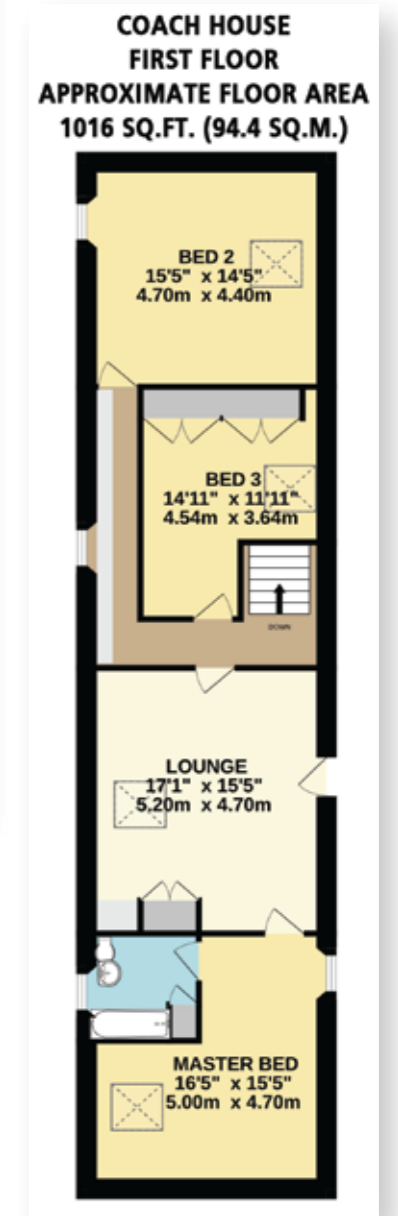
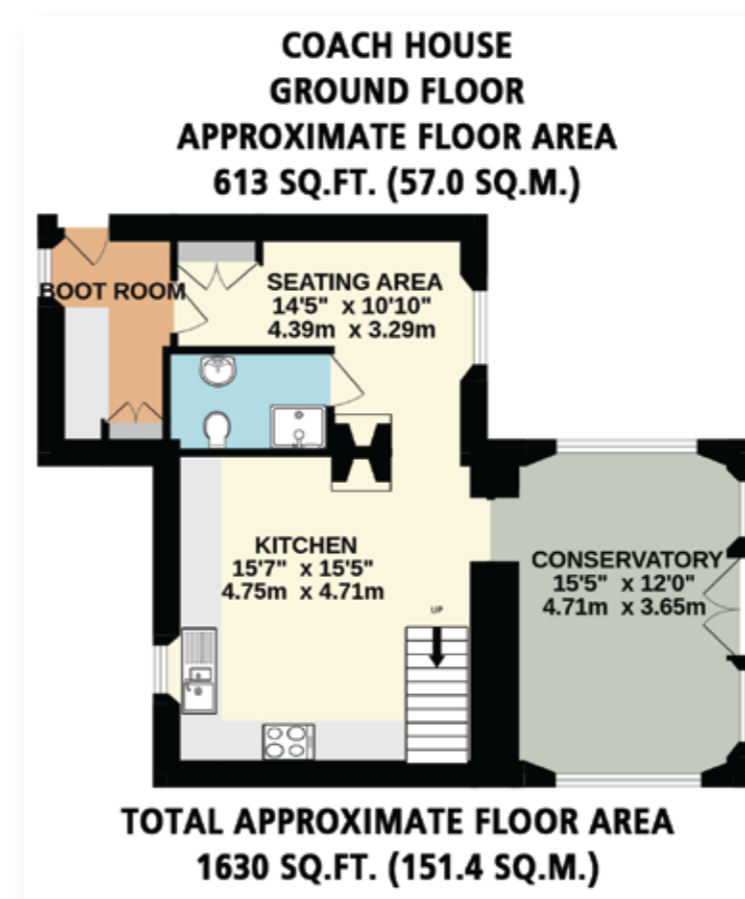
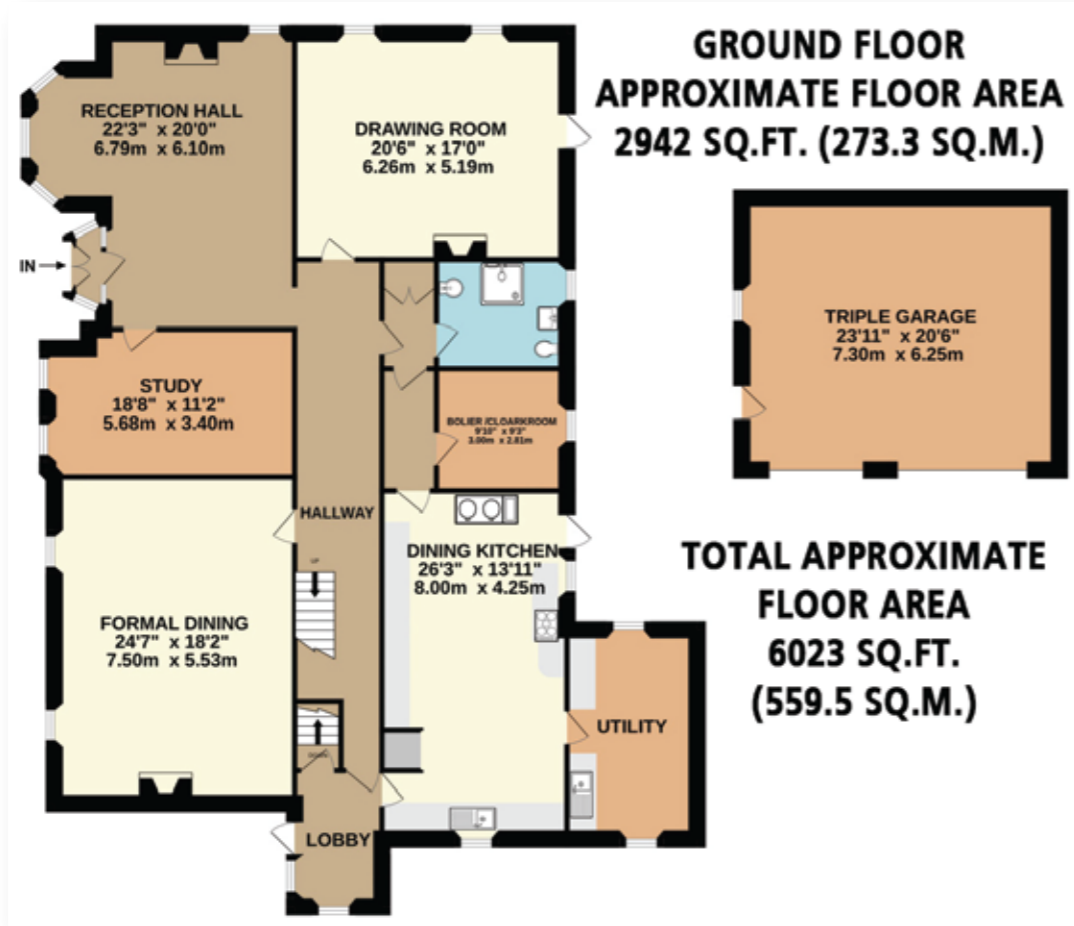
#### Kitchen

14'9 x 11'2 (4.50m x 3.40m)

Having a side facing timber glazed window, flush light point, strip lighting 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 1.0 bowl sink with a mixer tap. Also having a four-ring electric hob, a Hoover oven and space/provision for a washing machine and an under-counter fridge. Timber doors open to the hallway and boiler cupboard. A timber door with glazed panels opens to the right side of the property.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



\*Image for Illustration Purposes Only



### Exterior and Gardens

From Matlock Road, wrought iron electric gates open to Walton House. A gravelled driveway with a large lawn to the left side containing mature trees sweeps to the front of the property. Access can be gained to the triple garage and right side of the property.

### Triple Garage

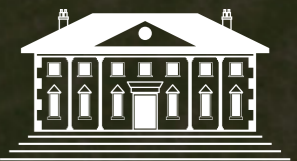
23'11 x 20'6 (7.30m x 6.25m)

Having two up-and-over electric doors, timber glazed window, light, power and a personnel entrance door.

From the driveway, large wrought iron gates open to the right side of the property where there is a cobbled/stone flagged courtyard with exterior lighting and raised stone planters. Access can be gained to the triple garage, coach house and cottage. A walkway leads to a timber gate, which opens to the rear.

The gravelled driveway continues to the front of the property where there is a large gravelled parking area for several vehicles with exterior lighting. Access can be gained to the main entrance door.

Standing Within a Plot of  
Approximately 2.5 Acres







### Exterior and Gardens Continued

From the front of the property, access is gained to the left side where there is a tiered garden. The first tier is separated by small stone walls and ends at the stone balustrading, containing a formal garden with exterior lighting, lawned areas, a variety of mature trees, shrubs and a rose garden. A gravelled path leads to the rear. A path leads down to the second tier where there is a lawned area with mature trees/shrubs and a stone staircase leads down to the third tier, which is mainly laid to lawn and also contains mature greenery. The third tier leads back up to the rear of the property.

To the rear of the property, there's a large area that is mainly laid to lawn with mature trees, planted borders, water tap and an arched pergola walkway. Also having a stone flagged area with exterior lighting and a stone flagged seating terrace covered by a timber pergola with mature climbing plants. Access can be gained to the left side of the property, dining kitchen, drawing room, coach house and cottage.

Expansive Landscaped  
Gardens & Grounds









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Viewing strictly by appointment with our consultant on

**0114 358 2020**

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**Tenure:** Freehold

**Council Tax Band:** G

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.



**Walton House**

Matlock Road, Walton,

Chesterfield, Derbyshire S42 7LD

**Offers in the Region of £1,895,000**