



GRANT'S  
OF DERBYSHIRE

Mill Race House, Clatterway, Bonsall DE4 2AH  
Offers Around £799,995

We are delighted to offer For Sale, this stunning, stone built, five bedroom detached home (including a one bedroom annexe) which is located on Clatterway, a short distance from the centre of this popular village of Bonsall. The one bedroom annexe has been run as an extremely successful holiday let in the past and could quite easily be integrated into the main home if required. The property and gardens have been recently upgraded and benefits from gas central heating and high quality uPVC double glazed windows and doors throughout. The accommodation comprises; entrance hall, guest's cloakroom with WC, living room and a stunning garden/family room. On the first floor we have a recently refitted contemporary family bathroom, four bedrooms with an ensuite shower room to the master. The annexe has it's own entrance porch, living/dining/kitchen, a double bedroom with ensuite shower room. Outside and occupying a plot of around 1.4 acres, there are extensive gardens, woodland and stone flagged seating areas surrounding the property with the historic mill stream flowing through its centre with the historic mill stream flowing through its centre and offering HYDRO POWER potential. There is a stone built double garage with WC and good sized loft. The central courtyard provides off road parking for several vehicles. Viewing Highly Recommended. Virtual Tour Available. Offered with No Upward Chain.



## The Village of Bonsall

The property is located in the village of Bonsall, a quintessential Derbyshire village filled with character stone properties and with a strong sense of community. Bonsall has a tearoom and delicatessen, a good primary school, two pubs and superb local walks with stunning views. There is a park with children's play area close by. The A6 and local railway station are a short drive away, and there are also bus services through the village. Nearby Matlock has all the amenities you would expect from a market town, and within a short drive are the attractions of the Derbyshire Dales and Peak District.

## A Brief History

Clatterway is thought to have been named after the clatter of lead miners' clogs, although another version believes it derives from the clatter of spinning wheels. The cottage industry of frame knitting grew in the village as lead mining declined and in the mid-19th century it was one of the largest centres of the industry with over 140 frames. Bonsall has a significant place in this country's industrial history: Richard Arkwright used Bonsall Brook to power his mills and forge the factory system that still impacts on our lives today. This is the site where Bonsall Brook was channelled into a "Mill Race" which powered a former water mill on this site during the 18th century. A mill race, millrace or millrun is the current of water that turns a water wheel, or the channel conducting water to or from a water wheel.

## The Main House

Built approximately 27 years ago (1997), Mill Race House has been constructed of local stone with stone mullioned windows. High quality English oak has been used for the staircase and wooden flooring. Stone steps lead up to the part glazed uPVC double glazed door which opens into the

## Entrance Hall 12'3" x 7'8" max (3.75 x 2.35 max)

With a terracotta ceramic tiled flooring and English oak staircase which leads off to the first floor. There is a useful understairs cupboard and the first door ahead leads into the

## Guest's Cloakroom 7'8" x 4'11" (2.35 x 1.51)

With a ceramic tiled floor and a two piece traditional suite comprising of WC and a pedestal sink. There is a Victorian style radiator and an obscure glass uPVC double glazed window to the rear aspect. The wall mounted "Worcester" combination boiler provides the hot water and gas central heating for the home. From the entrance hallway, the door on the left leads into the

## Dining Kitchen 18'4" x 11'5" (5.59 x 3.48)

With a ceramic tiled flooring and fitted with an extensive range of wall, base and soft closing drawer units with granite worktop over. There is an inset stainless steel sink with mixer tap over. Stone mullioned uPVC double glazed windows to front and side aspects provide a good level of natural light. There is space for an american style fridge/freezer. Integrated appliances include a "Whirlpool" dishwasher. There is a "Stoves" gas range with extractor hood over. TV point and ample space for a family-size dining table and chairs. A doorway to the side leads to the annexe. From the entrance hallway the door on the right leads to the

## Living Room 19'1" x 18'9" (5.84 x 5.73)

A substantial, light and airy reception room with stone mullioned uPVC double glazed windows to front and rear aspects providing a good level of natural light. There are matching wall lights, TV & Satellite connections and a stone built fireplace and hearth housing a "Clearview" wood-burning stove which provides a pleasing focal point. A fully glazed door leads to the

## Garden/Dining/Family Room 17'0" x 13'7" (5.19 x 4.15)

A stunning light and airy room having a number of potential uses such as dining room, family room, play room or garden room. There is oak flooring,

windows to three aspects along with matching french doors which lead out to the front courtyard. There is a high ceiling with exposed roof timbers and wall mounted TV connections.

## First Floor

On arrival at the first floor landing we find a stone mullioned uPVC double glazed window to the rear aspect and access to the extensive loft which has potential to be converted to additional accommodation if required (subject to obtaining the necessary planning approvals). The first door on the left leads into the

## Principal Bedroom 17'9" x 11'5" (5.42 x 3.48)

A good size master bedroom with stone mullioned windows to front and side aspects, the latter overlooking the garden and millrace. An obscure glass door leads to the

## Ensuite Shower Room 6'7" x 5'9" (2.02 x 1.76)

With a corner shower cubicle with electric shower over, a pedestal sink and a low flush WC. There is a heated towel rail and an obscure glass, uPVC double glazed window to the side aspect. Back on the landing, the door straight ahead leads to the

## Family Bathroom 10'4" x 6'11" (3.17 x 2.11)

Stylishly tiled and fitted with a modern and contemporary suite comprising; double ended bath, double shower enclosure with full glass screen and thermostatic shower fittings over, dual flush WC and a vanity wash basin with storage cupboard beneath. There is a Victorian style radiator and an obscure glass uPVC double glazed window to the rear aspect.

## Bedroom Four / Study 7'8" x 7'1" (2.35 x 2.16)

Currently used as a home office. Stone mullioned uPVC double glazed window to the front aspect.

## Bedroom Three 9'3" x 7'1" (2.84 x 2.16)

Stone mullioned uPVC double glazed window to the front aspect.

## Bedroom Two 18'2" x 9'4" (5.55 x 2.86)

A good sized bedroom with stone mullioned windows to front and rear.

## The Annexe

Accessed via it's own front door which leads into an entrance porch. A fully glazed door leads into the

## Living Room 14'11" x 12'7" max (4.57 x 3.86 max)

With a quality engineered oak flooring with underfloor heating and matching french doors which lead out to stone flagged seating area to the side, There are matching wall lights, TV point and the staircase leads off to the first floor.

## Dining Kitchen 12'0" x 7'4" (3.66 x 2.24)

Having space for a small table and chairs and recently refitted with a matching range of wall, base and drawer units with worktop over and inset 1.5 bowl stainless steel sink. Integrated appliances include; fridge with freezer compartment, wine cooler, electric oven, gas hob with extractor over. There is a stone mullioned uPVC double glazed window overlooking the rear garden.

## Bedroom 15'0" x 12'10" max (4.59 x 3.92 max)

A good sized bedroom with stone mullioned windows to front and side aspects, overlooking the garden. There is loft access here. A fully glazed, obscure glass door leads into the

## Ensuite Shower Room 7'4" x 5'5" (2.26 x 1.67)

Fitted with a traditional "Heritage" suite comprising; corner shower cubicle with thermostatic shower fittings over, pedestal sink and WC. The wall

mounted "Baxi" boiler provides the hot water and gas central heating for the annexe. There is a heated towel rail and an obscure glass uPVC double glazed window to the rear aspect.

## Outside

The property has it's own private driveway with central courtyard providing parking for several vehicles. The land surrounding the property extends to around 1.4 acres and is made up of lawned garden having well stocked borders having a variety of plants and trees with the mill stream flowing through the centre. There are areas of woodland to the rear and far end of the property with stone flagged seating areas, all enclosed by stone walling running along the perimeter to the road.

## Hydropower - Electricity Generation

The Environment Agency has granted the current vendors Abstraction and Impounding licences for a hydropower scheme on the site. Copies of the licences are available on request.

## Double Garage 21'8" x 15'8" (6.62 x 4.78)

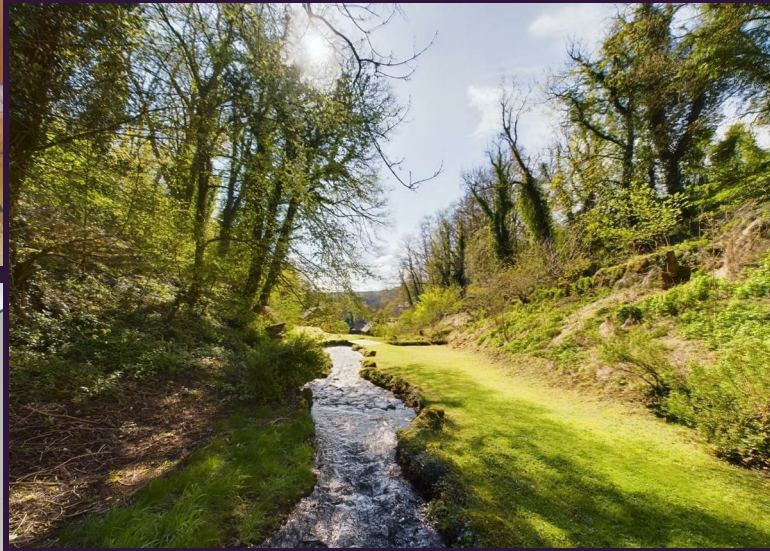
With a remote controlled segmented door, this is a proper size double garage with butler's sink, space and plumbing for a washing machine and has an enclosed WC, ideal to access when working in the garden. There is power and light and a most useful loft area providing extensive household storage. A 7KW electric car charging point has been fitted.

## Directional Notes

From our Wirksworth office proceed along the road in the direction of Cromford. As you descend into the village of Cromford, just before the pedestrian crossing, take the left hand turn into Water Lane (A5012). Continue along this road taking the turning on the right as signposted for Bonsall into Clatterway. Continue to climb Clatterway and the property can be found, set back from the road on the right hand side. Continue on into the private driveway and park here in the courtyard.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band F which is currently £2782 per annum.







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The Annexe





This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

Disclaimer: 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.

