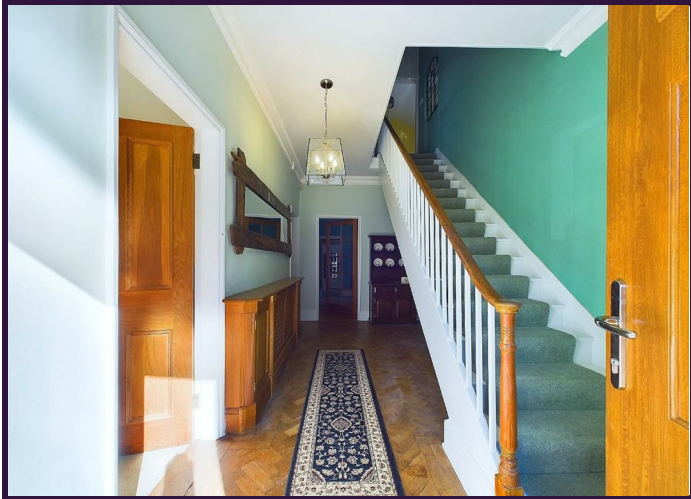




GRANT'S
OF DERBYSHIRE

The Beeches, Lea Bridge, Matlock DE4 5AE
Offers Around £725,000

We are delighted to offer For Sale, this Victorian, three/four bedroom, stone-built, detached home which is located in this sought after village of Lea Bridge, Matlock. This home, occupying a plot of just over half an acre, is believed to date back to the mid 19th century built as the John Smedley's Factory Manager's home with a wealth of character and original features, and is extremely well presented throughout. The accommodation comprises; entrance hallway, ground floor shower room and guest's WC, lounge/bedroom four, sitting room, conservatory, kitchen, dining room, utility/boot room and store. On the first floor there are two generously sized king sized bedrooms, a third double bedroom and a family bathroom. On the second floor there is a boarded loft room stretching the length of the first floor providing excellent storage. Outside there are extensive gardens to front and rear with off street parking for several vehicles. Planning permission has been granted to extend the first floor above the utility/boot room providing a fourth bedroom and third bathroom, planning permission also includes the erection of a garage (planning reference: AVA/2024/0065). Viewing Highly Recommended. Virtual Tour Available. No Upward Chain



The Location

Lea Bridge is a delightful village surrounded by beautiful open countryside with fine views and walks, located within the Amber Valley between the nearby villages of Lea and Holloway, a short distance from The Peak District National Park. There is a full range of shops, supermarkets and amenities in nearby Wirksworth, Crich and Matlock. This home is well located for the commuter, with easy access to Matlock, Chesterfield, Sheffield, Derby and Nottingham. The railway stations located in nearby Cromford/Whatstandwell give regular access to Derby and London to the south with Sheffield to the north. There is a sought after primary school in nearby Lea and the secondary school in catchment to the village is Highfields, Matlock. A bus service runs to the school each day.

Ground Floor

The property is accessed via the private driveway which leads up and around to the gravelled driveway where the wood-effect, part glazed composite uPVC door opens into the

Entrance Hallway 17'10" x 8'3" (5.45 x 2.54)

With a stunning herringbone-style wood parquet flooring with an elegant staircase which leads off to the first floor. There is a bespoke built, solid oak radiator cabinet with side cupboards for storage. The first door on the right leads into the

Ground Floor Shower Room 7'10" x 6'9" (2.41 x 2.08)

With a ceramic tiled flooring and a suite comprising a walk-in shower enclosure with thermostatic shower fittings over and full height glass screen, a pedestal sink with mixer tap over and a dual flush WC. There is a chrome heated towel rail and two high level, obscured glass, uPVC double glazed windows to the front aspect. Back in the entrance hallway, the first door into the left leads into

Lounge/Bedroom Four 17'11" x 14'2" (5.47 x 4.32)

A light and airy room thanks to the large bay fronted window with Planation-style shuttering to the front aspect and sash-style window to the side. There is decorative coving to the ceiling and a contemporary feature fire opening with a satin marble surround housing a pebbled 'living flame' gas fire. To either side of the chimneybreast are built-in oak storage cupboards and drawers and open display shelves. This room has a number of potential uses such as an additional reception room, family room, home office or ground floor bedroom, particularly as the shower room is directly opposite.

Sitting Room 16'3" x 14'1" (4.96 x 4.31)

A simply stunning reception room with wood parquet flooring, decorative coving to the ceiling and well lit by the full room height sash window to the side aspect overlooking the front garden. A fine feature fireplace with a Derbyshire fossil/marble surround and raised polished granite hearth houses a 'Clear View' multi-fuel stove. There is a television aerial point with satellite facility. A pair of oak doors with bevelled glass panes lead to the

Garden Room 14'6" x 13'6" (4.44 x 4.13)

A superb addition to the home offering a room for all seasons with central heating and a ceramic tiled floor warmed by underfloor heating. Of hardwood construction with double glazed picture windows set upon exposed stone dwarf walls, there is a glazed entrance door opening onto the terrace to the front of the property. French-style doors with bevelled glass panels open to the

Kitchen 18'4" x 8'0" (5.59 x 2.45)

Having dual aspect double glazed windows overlooking the rear garden and the open fields that surround the property. The room has ceramic tiles to the floor and exposed beams to the ceiling. The kitchen is fitted with an extensive

range of handmade units by 'Pre-Eminence' with cupboards and soft-closing drawers set beneath a polished granite work surface with a tiled splashback. There are wall mounted storage cupboards with under cabinet lighting and open display shelves. Set within the work surface are a pair of under mounted stainless sinks with mixer tap and a 4-burner Neff gas hob over with extractor canopy which is vented to the outside. Fitted within the kitchen is a Neff eye-level combination microwave oven and a fan assisted electric oven and grill. Integral appliances include 12-place setting dishwasher, larder fridge and freezer. The kitchen is illuminated by halogen spotlights and the Velux window overhead provides a good level of natural light. Part of the kitchen has a feature exposed stonewall with a dresser style unit with display shelves and cup rack. The room benefits from underfloor heating and under counter fan heaters. A glazed oak door with bevelled glass panels leads to the

Dining Room 12'7" x 10'5" (3.86 x 3.2)

With a herringbone style wooden flooring and a side aspect multi-paned sash window, this is a good sized reception room with ample space for a family-sized dining table and chairs. Victorian-style radiator and spotlit recesses with glass display shelving inset. A glazed oak door with bevelled glass panels leads back to the reception hallway.

Utility/Boot Room 12'0" x 10'4" (3.68 x 3.17)

With a ceramic tiled flooring and a range of base units with inset stainless steel sink. There is space and plumbing for a washing machine and tumble drier. Windows to front and side aspects provide a good level of natural light. Fitted within the room are a range of cloak cupboards, storage shelves and a fitted wine rack, again by 'Pre-Eminence'. There is a ladder-style, contemporary towel radiator, inset matwell and split stable door that leads out to the side. A door opens to reveal the

Store 8'0" x 3'1" (2.45 x 0.96)

An ideal space for household storage with cupboard for shoes etc. The modern consumer unit is located here as is the "Baxi" gas combination boiler which provides the hot water and gas central heating for the home.

First Floor

From the entrance hallway, the staircase rises to this light and spacious landing. The first door leads into

Bedroom One 14'4" x 13'3" (4.37 x 4.05)

Having a front aspect sash window with delightful views over the garden and the surrounding wooded hills. The room has a fine feature fireplace with an exposed stone surround and original cast iron fireplace insert with a "J Smedley, Lea Mills Derbyshire" stamp. The room has decorative cornice to the ceiling and a good range of built-in wardrobes providing hanging space and storage shelving. There is a television aerial point

Bedroom Two 14'2" x 13'1" (4.32 x 3.99)

Another good sized bedroom with a front aspect sash window having similar views to bedroom one. The room has decorative cornice to the ceiling and again a feature fireplace with original insert bearing the John Smedley name and date stamp of 1866.

Family Bathroom 8'1" x 6'11" (2.48 x 2.11)

Fully tiled and luxuriously appointed with a suite comprising of a "P" shaped bath with glass screen and thermostatic shower fittings over, a dual flush WC and a vanity wash basin with storage drawers beneath. There is a heated towel rail and a sash window to the front aspect.

Bedroom Three 12'11" x 10'6" (3.95 x 3.22)

With a rear aspect sliding sash window enjoying superb views over the garden and surrounding open countryside. The room has a feature fireplace with a stone surround and cast iron insert housing an open grate.

Second Floor

A door opens to reveal a space-saving wooden staircase which leads up to the

Loft Rooms 21'1" x 10'3" (6.45 x 3.13)

Fully boarded and having power and light, we have a good space up here, ideal for storage of household items but potentially, despite a restrictive ceiling height, having additional use as a hobby room, children's play room etc etc.

Outside

This home sits in an overall plot of just over 0.5 of an acre. To the front of the property there is a good size garden, mainly laid to lawn, with borders well stocked with a good variety of shrubs and plants. From the garden, steps rise to a flagged terrace which runs across the front of the property, ideal for warm weather dining or just to sit and enjoy those far-reaching views. To the side of the property, there is a gravelled area providing off road parking space for several vehicles and a flagged pathway giving access to the entrance door. To the rear of the property there is a log store, decorative stone trough and a brick built outhouse 9'1 x 8'6 (2.77m x 2.59m) having power and lighting. To the rear of the outhouse is a stone-built former piggery 5' x 4'11 (1.52m x 1.49m) with a side aspect window and stone flagged floor, currently used as a garden store.

At the rear of the home we have another good sized garden with a large lawn interspersed with fruit trees including apple and plum. There is a good variety of mature trees and plants. At the top of the garden, there are delightful views to be enjoyed over the surrounding fields and wooded hills.

Directional Notes

Leaving Matlock along the A6 towards Derby passing through Matlock Bath, upon reaching the traffic lights at Cromford turn left, signposted towards Crich. Follow the road over the river bridge and around to the right. After approximately two miles, turn left at John Smedley's Mill signposted "Lea and Riber". Shortly after passing the mill, the property can be found on the right hand side as identified by our For Sale sign. Proceed up the private driveway and the subject property will be found on the left hand side.

Planning Permissions Obtained

The current vendor has obtained outline planning permission for a first floor extension (providing a fourth bedroom and third bathroom) and erection of a garage. The proposed extension is also over the ground floor wet room which has been modified to allow level access for those with mobility challenges. The new extension will have wonderful views up the rear garden and beyond towards Holloway.

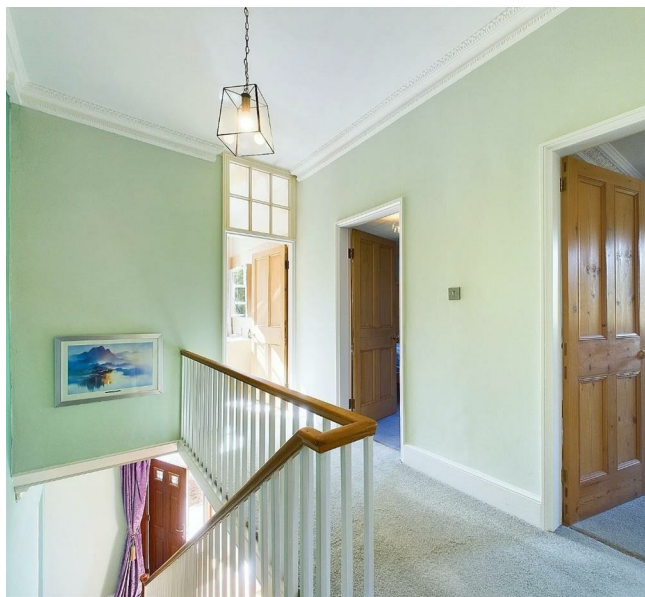
Further details can be found on the Amber Valley Planning Portal: <https://www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/>. The planning reference is: AVA/2024/0065

Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band F which is currently £3166 per annum.











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.

