LINDEN HOUSE
HOPTON
WIRKSWORTH
DE4 4DF
PRICE:
OFFERS AROUND
£710,000

LINDEN HOUSE, HOPTON, MATLOCK, DERBYSHIRE, DE4 4DF

A beautifully appointed, stone and tile, high quality, barn conversion in exquisite village location close to Carsington Water.

Offering extensive, flexible and well proportioned accommodation ideal for family occupation.

Linden House was originally part of a range of stone and tile farm buildings associated with Hopton Manor which has in more recent years been cleverly converted and extended to the highest of standard to provide an excellent and individual home in a unique setting.

Being situated in a most delightful location on the edge of the small village of Hopton close to the renowned Carsington Water and also being well placed for ready access to the popular market towns of Ashbourne, Wirksworth and Matlock as well as employment centres further afield and of course, the glorious countryside of the Derbyshire Dales and the Peak District National Park.

The beautiful accommodation is propane gas centrally heated and sealed unit double glazed throughout. The property provides three excellent reception rooms, superb spacious and extremely well fitted farmhouse style kitchen, utility room, shower room and separate cloakroom. At first floor level there are four double bedrooms, two of which have en suite facilities and a further shower room. Outside the property occupies a spacious plot with ample car standing space, large, detached stone and tile garage outbuilding and lawned gardens.

An early viewing is highly recommended.

ACCOMMODATION
A ledged and braced oak front entrance door leads to

Entrance Vestibule 9'10" x 5'10" (3m x 1.78m) with quarry tiled floor, two uplighter wall lights, hardwood sealed unit double glazed window and single panel central heating radiator. Small pane glazed door to

Reception Hall with **Inner Hall** off. Part quarry tiled floor, hardwood sealed unit double glazed window, double panel central heating radiator. Uplighter wall light. Staircase off to first floor level.

Guest Cloakroom being of spacious proportions with quarry tiled floor, fitments in white comprising low flush wc and pedestal wash hand basin. Sealed unit double glazed hardwood window, single panel central heating radiator.

From the Inner Hall there is access to a most useful in built cloaks/storage cupboard, spacious in built understairs storage cupboard and also double opening doors provide access to

Boiler/Cylinder Cupboard with wall mounted propane gas fired Worcester central heating boiler and hot water tank with pressurised system. Hardwood sealed unit double glazed window.

Sitting Room 17'7" x 14'3" (5.36m x 4.34m) with heavy central ceiling beam, hardwood sealed unit double glazed windows to both front and rear and two double panel central heating radiators. Feature rustic brick fireplace opening with heavy timber lintel, two wall light points.

Ground Floor Shower Room accessed via a door from the Sitting Room and having contemporary fitments in white comprising shower with mains shower control, low flush wc and pedestal wash hand basin.

NB Prospective purchasers should note that should the family circumstances of the owner require it the Sitting Room could be

readily utilised, perhaps by a dependent relative, as a bedroom or bed/sitting room given the proximity and accessibility of the ground floor shower room.

Superb Spacious Farmhouse Style Kitchen 20'7" x 17'7" (6.27m x 5.36m) with oak effect floor finish, double panel central heating radiator, two wall light points and inset ceiling spotlights. Feature fireplace opening with stone surround and raised stone hearth, fitted decorative fuel effect electric fire. The kitchen is fitted with a comprehensive range of high quality units providing base cupboards and wall cupboards with matching drawer bank, ample round edge work surfaces with tiled splashbacks and inset 1.5 bowl stainless steel single drainer sink unit with mixer tap. Integrated appliances by Neff including refrigerator and dishwasher, integrated double oven with cupboards above and below and inset four burner propane gas hob with brushed stainless steel extractor hood over. Two substantial ceiling beams.

Utility Room 9'2" x 7' (2.79m x 2.13m) having range of fitted units to match those in the kitchen with base and wall cupboards, work surfaces with tiled splashbacks and inset single drainer stainless steel sink unit. Appliance space with plumbing for washing machine and provision for tumble dryer.

Dining Room 22' x 7'7" (6.70m x 2.31m) having one wall in partial exposed brickwork, two central heating radiators, inset ceiling spotlights and ceiling beams and series of three hardwood sealed unit double glazed windows overlooking the rear garden. The end wall of the dining room features a contemporary Dimplex decorative fuel effect inset electric fire.

Garden Room or Study 13'7" x 13'2" (4.14m x 4.01m) with hardwood sealed unit double glazed door to the exterior rear with flanking hardwood windows. Inset contemporary Dimplex decorative fuel effect electric fire.

Staircase off to First Floor Level with split level landing having exposed beams and timbers. Conservation Velux roof lights and large eaves storage cupboard. Double panel central heating radiator.

Principal Bedroom Suite comprising **Bedroom** 14'7" x 14'3" (4.44m x 4.34m) with beamed ceiling, double panel central heating radiator and hardwood sealed unit double glazed window. In built double opening wardrobe cupboard with hanging rail.

En Suite Bathroom having fitments in white comprising panelled bath with full height tiling over and fitted Mira Sport electric shower, pedestal wash hand basin, low flush wc. Large towel rail radiator. Shaver light and double opening in built linen/airing cupboard with fitted slatted shelves and hanging rail.

Bedroom Suite No. 2 comprising **Bedroom** 17'9" x 10'10" (5.41m x 3.30m) (maximum) with hardwood sealed unit double glazed window, double panel central heating radiator and heavy ceiling beam. In built double opening wardrobe cupboard.

En Suite Shower Room again with fitments in white having fully tiled glazed shower cubicle with Mira Sport electric shower. Low flush wc, pedestal wash hand basin, large towel rail radiator and shaver light.

From the upper inner landing there is access to two further bedrooms and shower room.

Bedroom Three (front double) 15'1" x 10'8" (4.60m x 3.25m) having two hardwood sealed unit double glazed windows and double panel central heating radiator.

Bedroom Four (rear) 15' x 7'3" (4.57m x 2.21m) having hardwood sealed unit double glazed window overlooking the rear garden, double panel central heating radiator.

Shower Room with ceramic tiled floor, part ceramic tiled walls and fitments in white comprising large, glazed shower with mains shower control and rainwater head. Low flush wc, pedestal wash hand basin. Towel rail radiator. Shaver light.

OUTSIDE

The property occupies a large plot of extensive gravelled forecourt/car standing and turning area. There is a very large, detached stone and tile garage/workshop outbuilding measuring some 35' x 14'3" (10.66m x 4.34m) with double opening timber doors to one end, ample power points and electric light. Two hardwood sealed unit double glazed windows.

To the rear there is a spacious enclosed primarily lawned garden with flagged raised patio with lower level parterre terrace having boxed hedging.

SERVICES

It is understood that mains water and electricity (3-phase) are connected. Propane gas fired central heating and drainage is to a private tank drainage system.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in Band F.

EPC RATING band D.

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

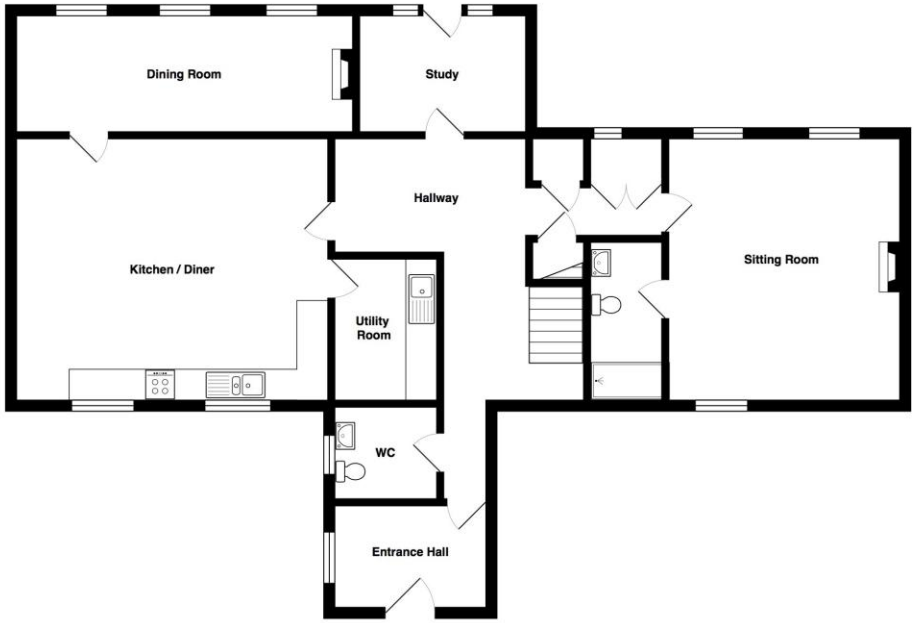
DIRECTIONS

From Ashbourne town centre leave in a north easterly direction along the B5035 Ashbourne to Wirksworth/Matlock road. Continue through the village of Kniveton, past the turnings for Carsington Water and Brassington. Turn left signposted Carsington Village and follow the road round to the right through Carsington and into Hopton. Continue along before turning right again to Linden House.

Ref: FTA2478

LINDEN HOUSE

Linden House, Main Street, Hopton, DE4 4DF



Total Area: 223.5 m² ... 2405 ft²

All measurements are approximate and for display purposes only

Independent Estate Agents, Surveyors, Valuers & Auctioneers

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.