



Sally Botham
ESTATES

HALL VIEW

Snitterton, DE4 2JG

Guide Price: £1,000,000 - £1,200,000



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A superbly appointed and characterful, detached stone-built family home, parts of which date back to 1645, together with later extensions creating a delightfully spacious property. Set in approximately an acre of gardens – with ample off-road parking and a garage – the accommodation offers: four double bedrooms, two with en suite shower rooms; family bathroom; spacious farmhouse-style dining kitchen; sitting room; dining room; and garden room. To the rear of the garage is a laundry room and toilet.

Set in the delightful and historic hamlet of Snitterton – with views towards the Elizabethan Snitterton Hall – the property is surrounded by open countryside, yet within easy reach of amenities and the town centre of Matlock. This peaceful enclave offers a quintessential English country lifestyle, characterized by rolling meadows, ancient dry-stone walls, and a timeless atmosphere that feels far removed from the pace of modern life.

While Snitterton enjoys a secluded rural setting, it remains highly accessible to local hubs and transport networks. The hamlet is located just 1 mile from the amenities of Matlock and is within easy reach of the historic market towns of Bakewell (7.5 miles) and Chesterfield (12 miles). Excellent road links via the A6 provide a direct route to the A38 and M1 motorway, while the nearby rail station at Matlock offers a regular branch line service to Derby and Nottingham. For outdoor enthusiasts, the hamlet provides immediate access to a network of public footpaths leading into the heart of the Peak District, making it a premier location for those seeking heritage and natural beauty in equal measure.

Entering the property via a pair of half-glazed panelled entrance doors, which open to:

STUDY PORCH

Having polished light oak flooring, coat hanging space, and built-in work desk with open display shelves, drawers, and cupboard space. There is a central heating radiator with thermostatic valve and cornice to the ceiling. Batten doors with Suffolk-style thumb latches open to:

GROUND-FLOOR WC

Having a side-aspect casement window with modesty panels, light oak flooring following through from the porch, and suite with high-level flush WC and pedestal wash hand basin. There is a chrome-finished ladder-style towel radiator.

SITTING ROOM

Having dual-aspect double-glazed casement windows with exposed stone mullions. Polished oak flooring and a fine feature fire opening with a heavy corbelled stone lintel and raised hearth housing a multi fuel stove. There are column style central heating radiators, television point and a batten door with thumb latch opening to:

DINING KITCHEN

A delightfully spacious farmhouse-style dining kitchen, having front-aspect double-glazed casement windows, with exposed stone mullions and stone window sill, overlooking the driveway and gardens, and with views towards Oker Hill. A pair of half-glazed panelled doors open onto the rear of the property. The room has fossil mint stone flooring and an excellent range of bespoke units in a hand-painted finish, with cupboards and drawers beneath a polished 'starlight' granite worksurface with a matching upstand. There are wall-mounted storage cupboards. Set within the worksurface in an under-mounted Belfast-style sink. Set within a chimney piece is the Sandford oil-fired range-style cooker, which provides a cooking facility with twin lidded hot plates and double oven. The range also

provides hot water and central heating to the property. The room is illuminated by downlight spotlights. There is a central heating radiator with thermostatic valve, and a point for a wall-mounted TV. Beneath the worksurface, there is space and connection for a dishwasher. There is ample space within the room for a family dining table and an American-style side-by-side fridge-freezer.

From the sitting room, a further batten door with Suffolk-style thumb latch leads to:

DINING ROOM

Located in the older part of the property, with dual-aspect double-glazed casement windows set within exposed stone mullions. A panelled entrance door opens onto the side of the property, and a further half-glazed entrance door opens onto the rear of the property. The room has a feature exposed-stone wall with an arch display niche, and a fine feature fireplace with a heavy corbelled lintel and raised hearth, housing a log-burning stove. The room has column-style central heating radiators, and a staircase rising to the upper-floor accommodation with a useful deep under-stairs storage cupboard. A heavy batten door with thumb latch opens to:

GARDEN ROOM

A delightfully light and spacious room with a coombed ceiling, and with Velux rooflight windows flooding the room with natural light. There are further side-aspect windows and a glazed entrance door opening onto the side of the property. A pair of double-glazed patio doors with floor-length sidelight panels enjoy views over the driveway and the garden and open to a flagged seating area. The room has slate-flag flooring, column-style central heating radiators, point for a wall-mounted TV, and a contemporary Contura log-burning stove. The room is illuminated by downlight spotlights and a centre light fitting.

From the dining room, a staircase with a swept pine handrail and turned spindles rises to:

FIRST-FLOOR LANDING

A spacious L-shaped landing with rear-aspect double-glazed casement windows with stone sills and exposed mullions, enjoying views over the gardens to the open fields that surround the property. The landing has central heating radiators with thermostatic valves, and batten doors with thumb latches opening to:

BEDROOM ONE

With dual-aspect double-glazed casement windows with fitted louvre shutters and stone sills. There is a loft access hatch with a retractable ladder opening to a loft space with a light. The room has over-bed reading lights, central heating radiators, a deep built-in storage cupboard with fitted shelving, downlight spotlights, and point for wall-mounted TV. A batten door with thumb latch opens to:

EN SUITE SHOWER ROOM

Having slate tiles to the floor, and suite with: tiled shower cubicle with mixer shower; wall-hung wash hand basin; and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator and an extractor fan.

From the landing, further doors open to:

FAMILY BATHROOM

With front-aspect double-glazed casement windows set within exposed stone mullions. The room has Cornish-style slate flooring and a suite with: standalone roll-top bath set upon stylized ball-and-claw

feet, with Victorian-style mixer taps and handheld shower spray; wash hand basin with mixer taps, set upon a washstand created from a Singer sewing machine base; high-level flush WC; and a half-round shower cubicle with mixer shower, having monsoon-style rain-head and handheld shower sprays. The room is illuminated by downlight spotlights. There is a chrome-finished ladder-style towel radiator, and an extractor fan.

BEDROOM TWO

With front-aspect double-glazed casement windows, exposed stone mullion, and dressed stone window sill. The room has a central heating radiator with radiator cover.

BEDROOM THREE

Again, with front-aspect casement windows enjoying views over the driveway towards the hamlet of Oker, and with views towards Stanton Moor. The room has a central heating radiator with radiator cover. An airing cupboard with linen storage shelving houses the mains pressure hot water cylinder, which is fitted with an immersion heater.

BEDROOM FOUR

A delightfully spacious room with front-aspect casement windows and rear-aspect Velux windows, enjoying views over the open countryside that surrounds the property. The room has polished light oak flooring, downlight spotlights, central heating radiators with thermostatic valves, and point for a wall-mounted TV. A loft-access hatch with retractable ladder opens to a boarded loft space with a light. A batten door opens to:

EN SUITE SHOWER ROOM

Being fully tiled and having a suite with: shower cubicle with mixer shower; wall-hung wash hand basin; and dual flush close-coupled WC. There is an extractor fan.

OUTSIDE

The property is approached via a gated, gravelled driveway, which provides off-road parking for a good number of vehicles. The parking area is enclosed by stone walls with an inset trough and outside tap.

From the parking area, steps rise to a flagged terrace set to the front of the property, where the doors open from the garden room. A gravelled terrace runs around the side of the property to an area of garden, laid to lawn and interspersed with mature rowan trees. A stepped pathway leads to a gate opening to the road.

To the head of the driveway, flagged pathways run down either side of the garage to a delightfully private, enclosed, flagged rear yard, where the double doors open from the dining kitchen, and the door opens from the dining room. Within the yard, there is outside lighting, water, and power supplies. A stepped pathway leads to an area of garden to the rear of the property, mainly laid to lawn, with sculpted borders stocked with mature ornamental shrubs, underplanted with bluebells. Set within a gravelled border is a slate water feature. Within the garden is a Victorian-style timber greenhouse.

From the rear garden, steps descend to a further area of garden lying to the side of the property, with a flagged terrace taking advantage of the superb far-reaching views. To the side of the terrace is an area of vegetable garden. Beyond the terrace is a good-sized area of garden, laid to lawn, and with a central pathway, mature apple trees, and a log store. A gateway leads to the drive.

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.

Beyond the side garden is an orchard with a good range of mature fruit trees, including apple, pear, and cherry. Within the orchard is a bark-chip seating area backing onto the open fields and overlooking an ornamental pond. The orchard is enclosed by stone walling and copper beech hedging.

GARAGE

A detached stone-built garage with a pair of hardwood traditionally-hung vehicular access doors, power, and lighting.

To the rear of the garage, accessed via an external door is:

LAUNDRY ROOM

With rear-aspect double-glazed windows, and limed oak-effect laminate flooring. There are storage cupboards set beneath a solid timber work surface upon which is a porcelain sink with mixer tap. Beneath the worksurface there is space and connection for a washing machine. A door opens to a garden toilet being panelled to dado height and having a suite with a high level flush WC and a natural stone wash hand basin set upon a mahogany side table.

SERVICES AND GENERAL INFORMATION

Mains electricity, water, and drainage are connected to the property. Heating and hot water are provided by an oil-fired stove.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

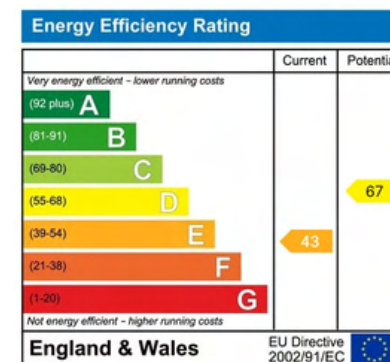
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'F'

DIRECTIONS

Leaving Matlock Crown Square along the A615 towards Bakewell: at the first roundabout, turn left along the A6 signposted Derby. At the traffic lights, turn right and immediately right again along Matlock Spa Road. Follow the road for 0.8 miles, where the property can be found on the right-hand side.



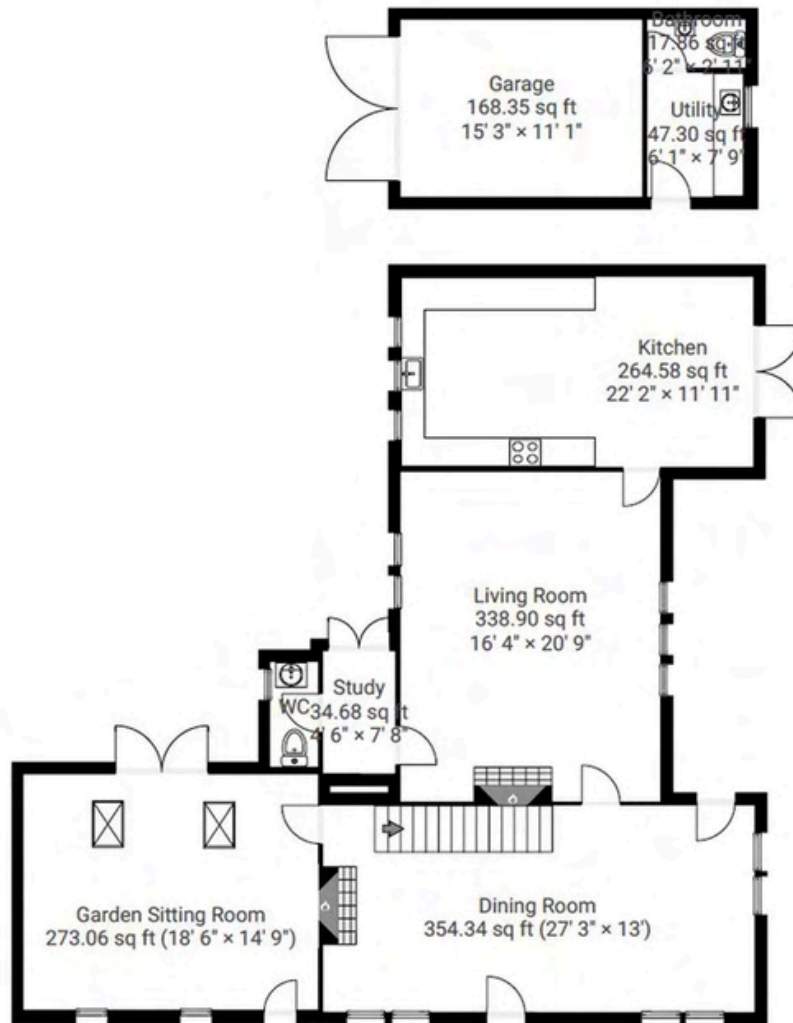
Hall View, DE4

DETAILS

Total area: 2410.56 sq

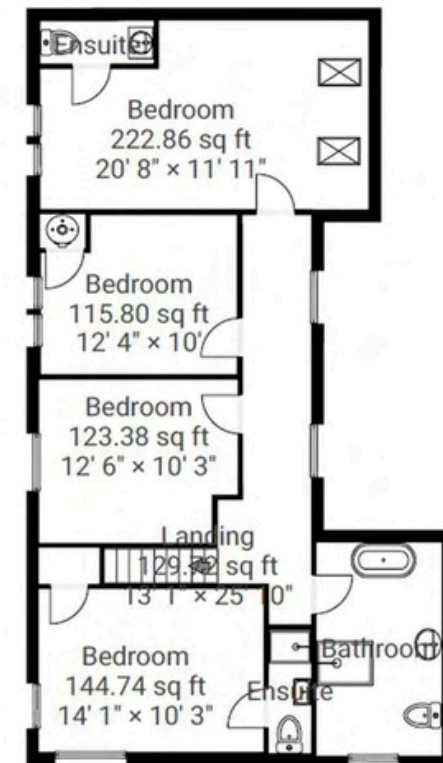
▼ Ground Floor

TOTAL AREA: 1517.34 sq ft

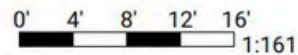


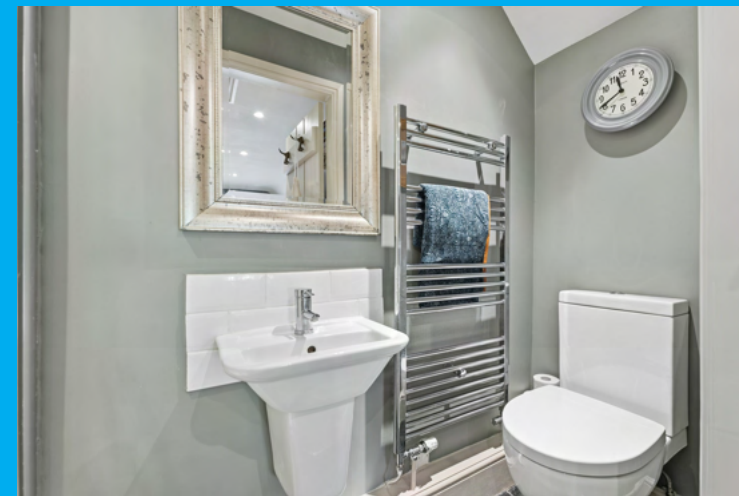
▼ 1st Floor

TOTAL AREA: 893.22 sq ft

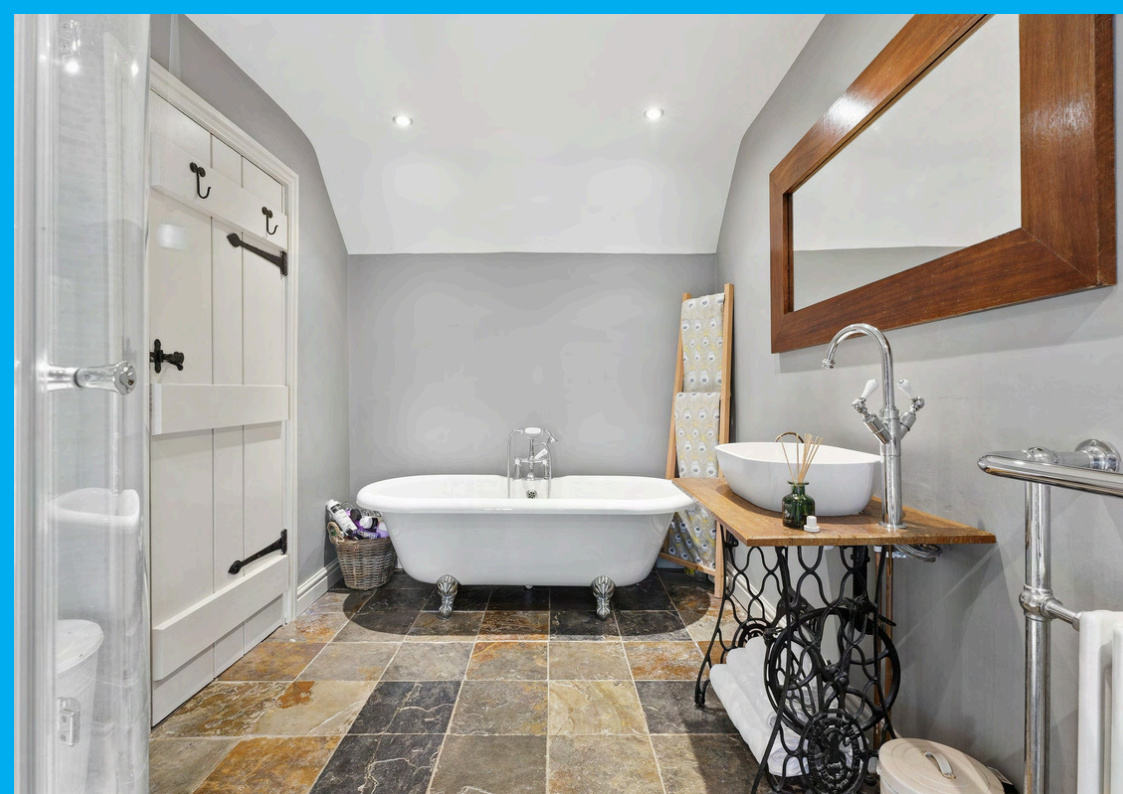
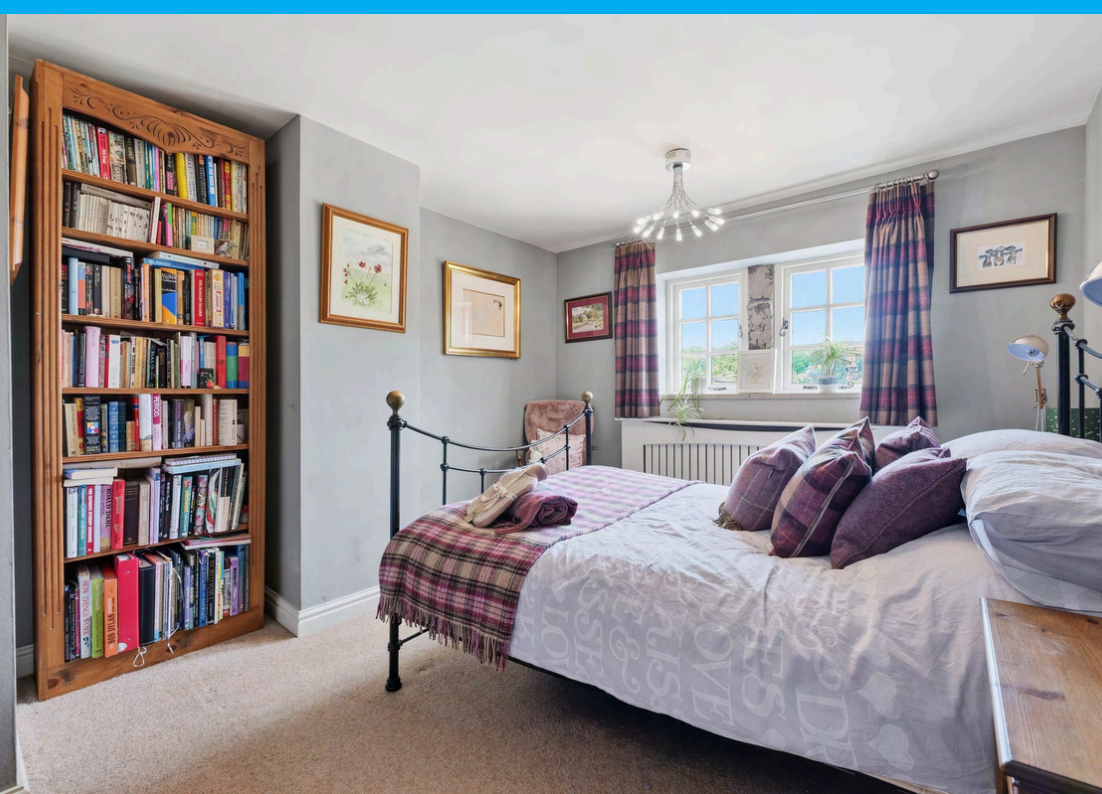


This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.





















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