BRICKS + MORTAR



Rise End, Middleton
Matlock, DE4 4LS

This magnificent home effortlessly incorporates modern design within this substantial stone-built residence and includes a successful holiday let property with annexe, garden and parking. This is a significant opportunity for additional income in this area of high demand for holiday lets.

With off-road parking, beautiful mature gardens, a sleek living room extension and sauna within the main bedroom en-suite, this is a home brimming with attractive features. There are opportunities to gather with friends and family in the large kitchen, which flows through to the snug and has an adjacent more formal dining room. The three storey home has four double bedrooms, two bathrooms, plus a separate WC and standalone bath in one of the bedrooms.

On the ground floor is a large breakfast kitchen, snug, dining room, living room and utility room. To the first floor are two double bedrooms, the family bathroom and a large library/music room. On the second floor are two further double bedrooms - one with the standalone bath and one with en-suite shower room and sauna - and a separate WC. The extensive gardens include large patio dining areas, neat lawns, mature planted borders, a pond and secret garden. There are outdoor store areas too - one of which could be converted into a garden office.

The holiday let has a kitchen and living room on the ground floor, together with a double bedroom and bathroom on the first floor. The annexe includes a utility room and home office.

Middleton is a small hilltop village with a primary school, village hall and a multitude of walks and cycling routes leading from the village. Two differing pubs offer real ale and cooked meals. Wirksworth is one mile away and has just been named by The Sunday Times as the best place to live in Derbyshire. It has a range of thriving independent shops and restaurants, a health centre, schools and weekly and monthly markets. The Peak District, Carsington Water and the High Peak Trail are all on your doorst

- Substantial stone-built 4 bedroom, 2 bathroom residence plus holiday let
- Upgraded to an exceptional standard with stylish decor throughout
- Successful one bedroom holiday let (Rose Cottage) with parking and detached annexe
- Extensive well-maintained, mature gardens
- Off-road parking for 3-4 vehicles
- Spectacular new living room extension, snug and formal dining room
- Holiday let furniture can be included in the sale - turnkey solution
- Main bedroom with en-suite shower room and sauna
- Five double bedrooms overall, including one with standalone bath in the room
- Close to schools, countryside walks and great pubs

£640,000

Rise End, Middleton, Matlock, DE4 4LS

Front of the home
The gravel parking area has space for two vehicles to park. Step through the timber gate, with the gardens stretching out in front of you and to the left - and the impressive three-storey stone built home is on your right. We'll enter the home into the kitchen through the wooden front door with brass handle.

Kitchen
13'9" x 13'1" (4.2 x 4)
The dual aspect kitchen has flagstone flooring and a high beamed ceiling. The centrepiece is the huge island with granite worktop and integral four-ring Neff electric hob. There are ample cabinets and drawers, with space for four (or more) stools and a ceiling light fitting overhead. On the left-hand wall beyond the stairs is a range of fitted appliances including a Baumatic coffee machine, combi-oven and Neff double oven, with space for a large American-style fridge-freezer.

On the far wall beneath the south facing window is a large ceramic Butler's sink with heritage chrome mixer tap, set within the granite worktop. The deep window sill demonstrates the thickness of the walls in this substantial home. There are more cabinets below including an integral dishwasher and cute shelved alcove to the right. The room also includes a radiator, north facing window with window seat to the front garden and a pine door to the snug. The open fireplace with working chimney also looks through to the snug and there is a large under-stairs storage area and door to the utility room.

Snug
13'9" x 11'5" (4.2 x 3.5)
We love this room! Currently used as a music room, it has a window to the front garden and open fireplace looking back through to the kitchen. The room has plenty of space for seating and additional furniture and there is a radiator, ceiling light fitting, window seat and small alcove.

Dining Room
15'5" x 14'9" (4.7 x 4.5)
Elegant and spacious, this attractive room has a half-glazed door and window to the garden. With a flagstone floor and original beamed ceiling, this is another room with cute alcoves and a multifuel burner set within the open fireplace - warming both this dining room and the living room beyond. There is lots of space for a 6-10 seater dining table, seating and additional furniture in this classically-styled room, which also has a ceiling light fitting, radiator and pine door to the living room.

Living Room
15'8" x 14'9" (4.8 x 4.5)
This stunning contemporary modern extensionhas a vaulted ceiling and triple bifold doors to the garden. Light pours in through those bifold doors, two Velux windows and two north facing windows, which have views over rooftops to the hills beyond. The room has an oak veneer floor, chandelier light fitting and the exposed original exterior stone wall.

Utility Room/Boot Room
7'2" x 5'6" (2.2 x 1.7)
Off the kitchen, this room has a concrete floor and space and plumbing for a washing machine and tumble dryer. There is a modern Ideal boiler and alcoves suitable for a cool larder store. The room has power, lighting and a half-glazed wooden stable door to the Mediterranean-style garden with a slate floor and space for seating.

Stairs to first floor landing
Carpeted stairs with a handrail on the left lead up from the kitchen, with a ceiling light fitting overhead. Pine doors with iron latches lead into Bedroom One, the bathroom and a library/lobby area.

Bedroom One
14'9" x 14'1" (4.5 x 4.3)
This beautiful huge double bedroom has original timber-framed windows offering views across to Black Rocks on the High Peak Trail. Painted floorboards and walls including a feature wall create a light space, with lots of room for a double bed, seating, wardrobes and additional furniture. The room has a radiator and ceiling light fitting.

Bathroom
14'5" x 4'7" (4.4 x 1.4)
The spacious bathroom has a bath with chrome mixer tap and, above, a mains-fed shower with rainforest shower head and pivoting glass screen. The ornate Armitage Wear pedestal ceramic sink has chrome taps and there is a matching ceramic WC. The room has space for additional furniture and storage. There is a deep-set frosted double glazed window, chrome vertical heated towel rail, ceiling light fitting and large cupboard with shelving at the far end.

Library/Lobby
11'1" x 6'6" (3.4 x 2)
Previously a bedroom and currently used as a library/music room, this large space is carpeted and has timber-framed north facing windows with views over the gardens and beyond. The room has a window seat, wall lights, stripped pine doors to Bedroom Two and stairs up to the second floor.

Bedroom Two
14'1" x 11'1" (4.3 x 3.4)
Currently set up as a twin bedroom, this large double bedroom has plenty of space for a desk/dressing table and additional furniture. The carpeted room has a radiator, two ceiling light fittings, original ceiling beam and timber-framed window.

Stairs to second floor
Carpeted stairs lead up from the library, with a storage shelf above. There is a ceiling light fitting and pine doors to two large double bedrooms and a WC.







Bedroom Three
14'9" x 14'5" (4.5 x 4.4)
We adore this bedroom which has a huge contemporary standalone bath with claw feet and heritage mixer tap with shower attachment. The room has oak floorboards, a high ceiling with light fitting, radiator and elevated north facing views.

WC
This useful room has a ceramic WC with cistern, wall-mounted Armitage Shanks ceramic sink, ceiling light fitting and exposed floorboards.

Bedroom Four
14'9" x 13'1" (4.5 x 4)
Another large double bedroom with dual aspect windows, this carpeted bedroom has a radiator, ceiling light fitting and lots of space for furniture. This master suite has a stripped pine door to the very large en-suite shower room with sauna.

Bedroom Four en-suite
14'1" x 12'1" (4.3 x 3.7)
The eye-catching feature here is the pine sauna, which has lighting, a steam generator and space for 2-3 people to relax. There is a control panel on the outer wall.

In the left corner of the room is a shower cubicle with curved glass doors, housing a mains-fed shower with tiled wall. The room includes an antique WC and cistern, 'Savoy'-branded ceramic sink with chrome taps and ceiling light fitting. There are windows at each end, a pine-effect laminate floor, loft hatch, wood-panelled walls and lots of space for furniture and seating.

Gardens
The extensive gardens include several seating and dining areas in sun and shade, whilst the mature plants have been lovingly tended over a long period of time. To the left is a wooden outdoor bar and seating area. From the entrance gate, a gravel path leads to the front door and beyond, to the large dining patio and barbecue area, which looks down over the lawn and well-stocked garden, with a wide range of colourful plants and trees including hydrangea and weigela.

From here, a stone path leads down to the pond and a very large stone shed and log store. Around the corner is another patio, lawn and the 'Secret Garden' - a pleasant sheltered and private space at the rear of the home. There are wall-mounted exterior lights, illuminating the dining and seating areas, making them the perfect locations for evening meals and drinks in this private, secluded space.

Rose Cottage - Kitchen
13'1" x 11'9" (4 x 3.6)
Enter the holiday let through the wooden stable door with brass handle and letterbox. With oak-effect laminate flooring, the room has a high ceiling with two light fittings and a wall-mounted electric heater. On the left is an L-shaped solid pine worktop and a large window to the garden with wide window sill. There is an inset stainless steel bowl sink and drainer with chrome mixer tap and, below, space and plumbing for a washing machine and dishwasher. The kitchen has plenty of cabinets and an alcove with shelf. There is space at the end for an electric oven and hob.

The room also includes space for a 2-3 seater dining table beside the radiator and for a fridge-freezer. An open entrance leads through to the living room.

Living Room
13'1" x 9'2" (4 x 2.8)
Oak-effect laminate flooring flows through to this lovely bright room, with a tall window looking out to the tree-filled views in the garden and beyond. There is a wood burner and flue in the chimney, which has a substantial stone hearth. The room has a radiator, ceiling light fitting, space for sofas and furniture.

Stairs to first floor landing
From the kitchen, carpeted stairs with a handrail on the right curve up to the first floor landing, which has a window, ceiling light fitting and cupboard with boiler. Doors lead into the bedroom and bathroom.

Bedroom
13'1" x 9'10" (4 x 3)
This large double bedroom is carpeted and has a radiator and ceiling light fitting. There are more charming views and plenty of space for a bed and furniture.

Bathroom
9'10" x 7'6" (3 x 2.3)
The spacious bathroom has a huge standalone bath with claw feet and heritage-style mixer tap with shower attachment. In the left corner is a cubicle with sliding glass doors, housing a mains-fed shower with tiled surround. The room has a ceramic WC, ceramic pedestal sink with chrome taps, light oak-effect laminate flooring and two frosted double glazed windows. There is a ceiling light fitting, half-panelled walls and chrome vertical heated towel rail.

Annexe - Utility Room
12'1" x 7'10" (3.7 x 2.4)
This stone-built former garage has carpeted rooms with an open entrance between those rooms. The utility room has a vanity unit with sink, space and plumbing for a washing machine and tumble dryer, together with space for furniture and storage. There are recessed spotlights and two high windows.

Annexe - Office
13'1" x 7'6" (4 x 2.3)
The office is carpeted and has a Velux window, square east facing window and recessed spotlights.



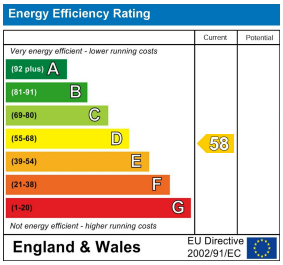


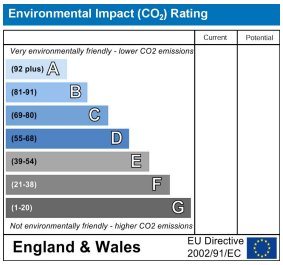
10-12 Rise End
Approximate Gross Internal Area
270 Sq M / 2906 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.







10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315