



## Ashley Close, Tansley, DE4 5HX

An elegant, stately home with immaculate gardens, brook and waterfall which has been significantly upgraded to an exceptional standard. Improvements include a fully restored roof in 2022, new timber-framed sash windows, reclaimed oak flooring, new bathrooms, restored stone fireplaces and a Clearview wood burner. The plot now extends to approximately 1.2 acres following the purchase of additional land, which now forms an orchard and upper garden with modern Garden Room. The home includes a detached garage and driveway with parking for 4+ vehicles. The roof renovations included new laths, new leadwork to the chimney and gables and re-using the existing Staffordshire Blue tiles.

The main front door leads into the impressive reception hallway and on through to the sitting room, bathroom and a double bedroom. Stairs down to the ground floor take you to the huge kitchen/family room and a utility room. Up on the second floor are three further double bedrooms and another bathroom. The magnificent rear garden includes a dining patio, brook and waterfall, manicured lawns, orchard and garden room. An external door opens to reveal a large two-room cellar.

Tansley is a lovely village on the southern edge of the Peak District, just two miles east of Matlock. The popular primary school is just a one minute walk away, the community hall and church (with cafe on Fridays) are popular meeting hubs and there are two welcoming pubs - our Bricks + Mortar team are regular diners at The Gate Inn.

From the village, there are fascinating countryside walks in all directions, including to Lumsdale waterfall and over to Ogston Reservoir. The Peak District and popular towns and villages of Matlock, Cromford, Crich, Ashover and more are all only a short drive away.

- Elegant Grade II Listed 4 double bedroom home
- Substantial immaculate gardens with brook, dining patios and waterfall
- New internal oak doors and new radiators
- Roof fully renovated in 2022
- Popular village with primary school, pubs and countryside walks
- Additional land including orchard bought 2015 - approx 1.2 acre plot
- New timber-framed sash windows 2022
- Modern garden room suitable for variety of uses
- Detached garage and driveway parking for 4+ vehicles

**£750,000**

# Ashley Close, , Tansley, DE4 5HX

## Front of the home

A traditional dry stone wall forms the front boundary. Enter the tarmac drive between two stone pillars. The driveway has space for 4+ vehicles to park, with a gabled stone single detached garage on the right, with tiled roof. On the exterior wall of the garage are power points, a security light and wiring for an EV charging point. Flower beds on each side have a range of bushes and trees including lilac and a couple of red maple and white birch trees.

Stone steps on the right lead downwards to the rear garden, with space for a log store and additional storage. To the left, stone steps lead to the magnificent rear garden and an external door into the two-room cellar.

## Reception Hall

15'5" x 11'9" (4.7 x 3.6)

Enter through a grand front door with a brass handle, knocker and letterbox. This very impressive entrance has flagstone flooring which leads to reclaimed oak floorboards. The high ceiling includes some original oak beams and there are two windows on the left with wrought iron latches, bringing plenty of natural light in. There is lots of space for a desk, cabinets and seating. The room also includes a heritage-style radiator, ceiling light fitting, stairs up to the second floor landing and stairs down to the ground floor. Doors lead into the bathroom, sitting room and Bedroom One.

## Bathroom

11'11" x 10'9" (3.65 x 3.3)

A bevelled pine door with iron latch opens to reveal this spacious room which has flagstone flooring, recessed ceiling spotlights, a frosted double glazed window, chrome heated towel rail and two combined radiators/heated towel rails. There is also a wall-mounted cupboard, extractor fan, loft hatch and cute recessed alcove. In the right hand corner, a cubicle with pivoting glass door and tiled surround houses the mains-fed shower. The WC has a classic cistern and chain and to the left is a wooden vanity unit with ceramic 'Savoy' sink with chrome taps. The huge standalone rolltop bath has claw feet, a chrome mixer tap and hand-held attachment.

## Sitting Room

23'9" x 15'7" (7.25 x 4.75)

The grand sitting room has two tall south-facing sash windows overlooking the rear garden and bringing natural light flooding in. This beautiful room has a reclaimed pine floor, restored stone fireplace, skirting boards and ceiling coving. There are two chandelier light fittings and an under-stairs cupboard. Within the stone fireplace is a Gazco coal-effect gas fire. The room also has wall lights, two radiators, wall-mounted cupboards in two corners and plenty of space for flexible room layouts.

## Bedroom One

12'3" x 10'7" (3.75 x 3.25)

Currently used as a combined guest room and home office, this carpeted room has tall sash windows looking over the rear garden. The room has a restored stone fireplace, skirting boards, ceiling coving, a radiator and ceiling light fitting.

## Stairs to Ground Floor

From the Reception Hall, carpeted stairs with handrails on each side and a shelf up on the left lead down to the ground floor. Here, a terracotta tiled floor flows seamlessly into the Kitchen/Family Room and utility room. In this area there is space for seating/storage, a ceiling light fitting, radiator and sash window.

## Utility Room

7'0" x 6'8" (2.15 x 2.05)

Accessed through a bevelled pine door with iron latch, there is space and plumbing for a washing machine and other appliances. The double full-height cupboard has shelving and a water tank, with space for more storage on the left. The room also has a ceiling light fitting.

## Kitchen/Family Room

35'11" x 14'9" (10.95 x 4.5)

This huge family room is the beating heart of the home and has double French doors out onto the dining patio and rear garden. It has a tiled floor, beamed ceiling, radiator, four ceiling light fittings and windows on three sides. As you walk in, the large inglenook fireplace on the left houses a Clearview multifuel burner set upon a stone hearth, with stone and brick surround and oak mantelpiece over. There is space in this area for seating and, beyond, a 6-8 seater dining table and Welsh dresser(s).

The timeless high quality country style fitted kitchen has an L-shaped granite worktop with solid pine cabinets. The integral ceramic Belfast sink has brass taps and there is space and plumbing for a dishwasher, as well as an integrated Smeg induction hob. On the right, the large Everhot stove is included in the sale and has ovens, a hob and warming plate.



### Stairs to first floor landing

From the reception hall, carpeted stairs with a handrail on the right lead up to the galleried landing. There are two ceiling light fittings, a radiator, north-facing window and a wall-mounted glass display case in the corner. Matching bevelled pine doors with iron latches lead into three double bedrooms and the second bathroom.

### Bathroom Two

8'2" x 6'6" (2.5 x 2)

With wooden floorboards, a frosted double glazed window, ceiling light fitting and combined radiator/heated towel rail. The bath has chrome taps and a mosaic tiled surround. The ceramic WC has an integral flush and there is a pedestal ceramic 'Savoy' sink with chrome taps.

### Bedroom Two

11'9" x 8'8" (3.6 x 2.65)

All three bedrooms up on this second floor are doubles and have wonderful south-facing views over the rear garden and over rooftops to the rolling countryside beyond. This room has solid pine floorboards, a heritage-style radiator, ceiling light fitting and space for a double bed and furniture.

### Bedroom Three

11'5" x 9'4" (3.5 x 2.85)

Very similar to Bedroom Two, this double bedroom has solid pine floorboards, a radiator and ceiling light fitting.

### Bedroom Four

15'8" x 10'5" (4.8 x 3.2)

This largest bedroom is located at the end of the galleried landing and has a restored stone fireplace, solid pine floorboards, radiator, ceiling light fitting and loft hatch.

### Rear Garden

This is paradise for keen gardeners and perfect for all the family. Over more than two decades, the current owners have cultivated this extensive garden and bought neighbouring land so that the overall plot now extends to approximately 1.2 acres. The garden includes a large dining patio, brook and waterfall, two bridges, a garden room, orchard and lovingly-tended lawns. Herons, wagtails and kingfishers are regular visitors with several nests located in the high walls above the brook.

From the kitchen, step out onto the large dining patio, which has lots of space for dining and seating. Wisteria adorns the outer wall of the home and the views to the garden are stunning. Raised flower beds on each side are bursting with colour and include alpine heath and lily magnolia plants. Up on the left is a triangular lawn with raised patio beside the stepped waterfall, with a tall dry stone wall providing privacy and shelter. Two wooden bridges traverse the deep-channelled brook across to a large lawn, which rises gently up to the low dry stone wall with an orchard beyond. A flower bed on the left includes three cedar trees and a raised seating area, which looks back over the lawn and brook to the house.

In the opposite corner is a garden room/office with internet connection, power points, lighting and a kitchenette with sink. It's a lovely warm sanctuary which could also be a gym, games room or studio. A decked area suitable for seating or dining is adjacent to the room.

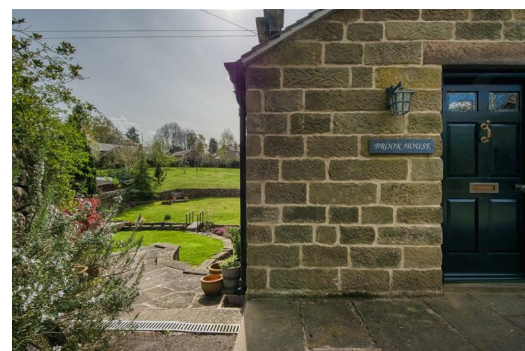
A solid wooden gate and picket fence border the grassy orchard, with two large sheds and a range of young and mature trees including cypresses, cherry laurel and fruit trees.

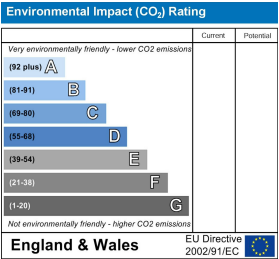
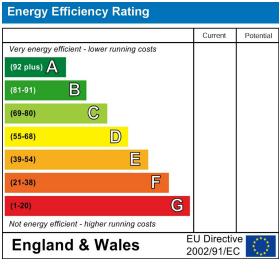
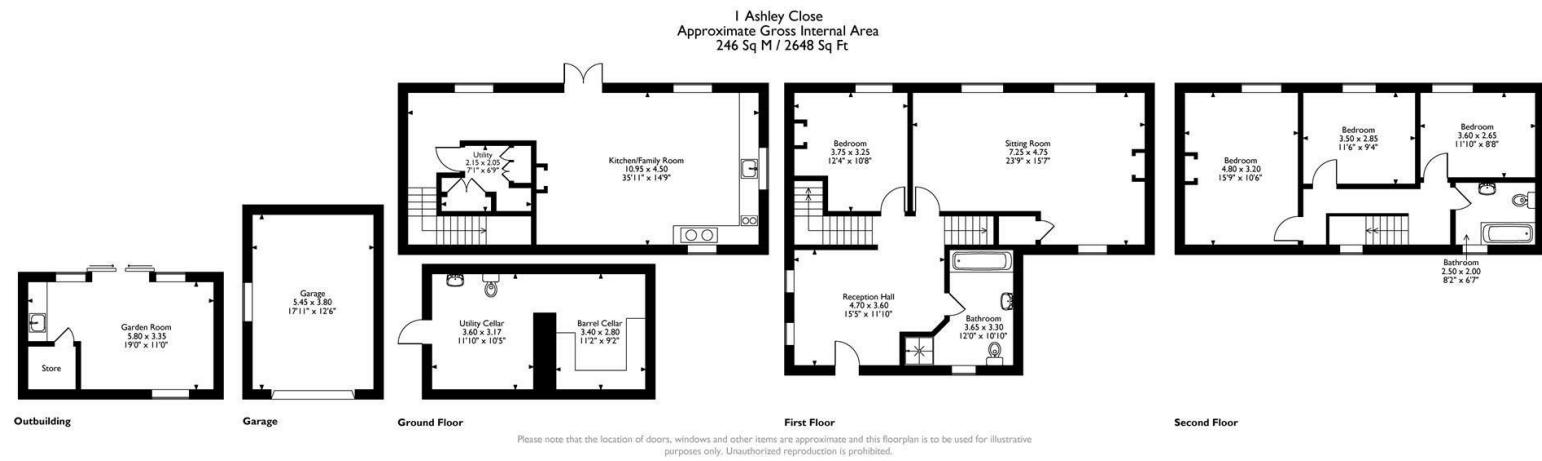
### Detached Garage

17'10" x 12'5" (5.45 x 3.8)

The garage has a remote-control up and over door, lighting, power, internet cabling and a window.

N.B. As a Grade II Listed property, this home is exempt from requiring an Energy Performance Certificate (EPC)





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