



Sally Botham
ESTATES

KNOLL FARMHOUSE
The Knoll, Tansley, DE4 5FP
£682,500



An aerial photograph of a village with stone houses and lush greenery. The houses are built with light-colored stone and have dark roofs. The landscape is filled with trees and green fields. A blue banner with white text is overlaid on the center of the image.

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A delightful period former farmhouse, ideally located at the centre of the popular village of Tansley, standing in delightful gardens with a wealth of original features. The accommodation offers: four bedrooms, family bathroom, sitting room, large conservatory, study / snug, and generous dining kitchen with utility room and ground-floor shower room off. There is off-road parking and a large detached garage.

Tansley Village nestles in the beautiful hills of the Derwent Valley on the outskirts of Matlock, surrounded by picturesque open countryside, with pleasant walks and superb views. There is a good primary school, village centre, and local pubs. The village has excellent access to the nearby towns of Matlock, Wirksworth, and Alfreton, and is within commuting distance of Derby, Nottingham, and the M1 Motorway.

Entering the property via a half-glazed stable-style entrance door, which opens to:

DINING KITCHEN

A spacious room with front-aspect UPVC double-glazed sliding sash windows, and a further side-aspect casement window. The kitchen area of the room is fitted with a range of recently fitted contemporary units, with cupboards and drawers set beneath a marble-effect quartz worksurface. There is an island unit with storage cupboards and drawers beneath. Set within the worksurface is an under-mounted one-and-a-half-bowl sink with mixer tap. There are wall-mounted storage cupboards. Sited within the room is a Rangemaster Kitchener 90 cooker with a five-burner gas hob, double oven, and grill, over which is an extract canopy that is vented to the outside. Within the kitchen is an American-style side-by-side fridge-freezer with a water-cooling facility. The kitchen area of the room is illuminated by downlight spotlights.

The dining area of the room has polished light oak flooring, central heating radiator with thermostatic valve, downlight spotlights, and original meat hooks to the ceiling. There is an internet access point with fibre facility. A glazed door opens to:

CONSERVATORY

A spacious conservatory with double-glazed panels set upon a dwarf wall and having an apex polycarbonate roof. A pair of glazed doors open onto the gardens. The room has light wood flooring, following through from the dining area of the kitchen. There are central heating radiators with thermostatic valves, a television aerial point, and a borrowed-light window with exposed stone surround to the sitting room.

From the kitchen, a door opening leads to:

UTILITY ROOM

Having a borrowed-light window to the conservatory, ceramic tiles to the floor, and a range of storage cupboards, coat-hanging space, and space and connection for an automatic washing machine and space for a tumble dryer. There are exposed beams to

the ceiling. A panelled door opens to:

GROUND FLOOR SHOWER ROOM

Having a side-aspect window with obscured glass. The room is fully tiled with a ceramic tile floor and has a suite with: level-entry shower cubicle with mixer shower; pedestal wash hand basin; and dual-flush close-coupled WC. There is a central heating radiator and an extractor fan. Sited within the room is the Logic gas-fired boiler, which provides hot water and central heating to the property.

From the dining kitchen, a door leads to:

SITTING ROOM

Having dual-aspect UPVC double-glazed sliding sash windows, original exposed beams to the ceiling, and a fine feature fire opening with a dressed stone surround and raised hearth, housing a Clearview multi-fuel stove. There is an original built-in cupboard with fitted shelving. The room has light oak-effect flooring, central heating radiator with thermostatic valve, television aerial point with satellite facility, and a UPVC entrance door opening onto the front of the property. An original panelled door opens to:

INNER HALLWAY

Having a staircase right into the upper floor accommodation, and a further door leading to:

STUDY / SNUG

Having front-aspect double-glazed sliding slash windows, and a further side-aspect window with leaded panels set within original exposed stone mullions. The room has original beams to the ceiling and a central heating radiator with thermostatic valve. A door opening leads to a useful understairs storage cupboard.

From the dining kitchen, a batten door with a Suffolk-style thumb latch opens to a staircase, which rises to:

FIRST FLOOR LANDING

A split-level landing, having exposed stone walls with exposed wooden lintels, and a pair of rear-aspect UPVC double-glazed windows overlooking the garden to the rear of the property. Panelled doors open to:

BEDROOM ONE

Having a front-aspect double-glazed sliding sash window, central heating radiator with thermostatic valve, and an original feature fire opening with an exposed stone lintel, creating a display niche.

BEDROOM TWO

With front-aspect double-glazed sliding sash windows, central heating radiator with

thermostatic valve, and a panelled door opening to a storage cupboard over the head of the stairs with hanging rails and fitted shelving.

BEDROOM THREE

Having an original batten door with thumb-latch, front-aspect double-glazed window, and central heating radiator with thermostatic valve. There is a curtain-fronted niche with a hanging rail.

BEDROOM FOUR

Again with front-aspect double-glazed sliding sash windows overlooking the village. The room has a central heating radiator and a loft access hatch.

From the landing, a door opening leads to:

INNER LANDING

With an original heavy exposed beam to the ceiling, and a side-aspect double-glazed casement window with an exposed lintel. A panelled door opens to:

FAMILY BATHROOM

Having double-glazed windows with obscured glass. Suite with: panelled bath with Victorian-style mixer taps and handheld shower spray; dual-flush close-coupled WC; wash hand basin with mixer tap, set upon a storage cupboard; and quadrant shower cubicle with mixer shower, having a monsoon-style rainhead and handheld shower spray. The room has an extractor fan, central heating radiator, shaver point, and mirror-fronted bathroom cabinet. A door opens to an airing cupboard, having slatted linen storage shelving, and housing the hot water cylinder.

OUTSIDE

The property is approached via a stepped and flagged pathway, which gives access to the front of the property. A batten door with thumb latch opens to an OUTHOUSE, ideal for storage.

Lying to the side and the rear of the property is a generous area of garden with lawns and borders, well stocked with a good variety of ornamental shrubs, flowering plants, mature ornamental trees, and fruit trees. Immediately to the rear of the property is a flagged seating area where the doors open from the conservatory.

From the road, a five-bar gate leads to a gravelled driveway providing off-road parking and giving access to the **DETACHED DOUBLE GARAGE**, having a pair of electrically-operated up-and-over vehicular-access doors, power, and lighting.

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.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

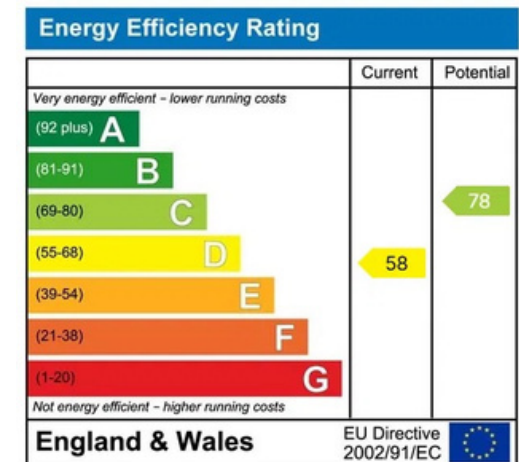
For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

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

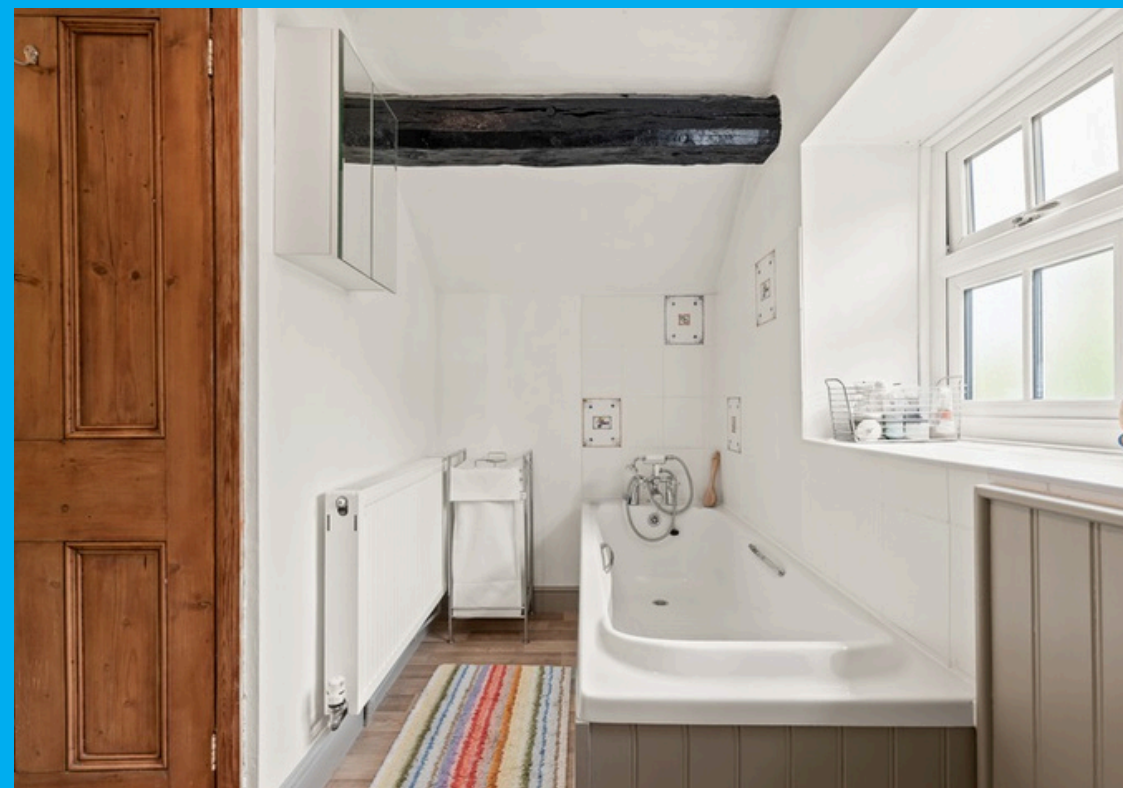
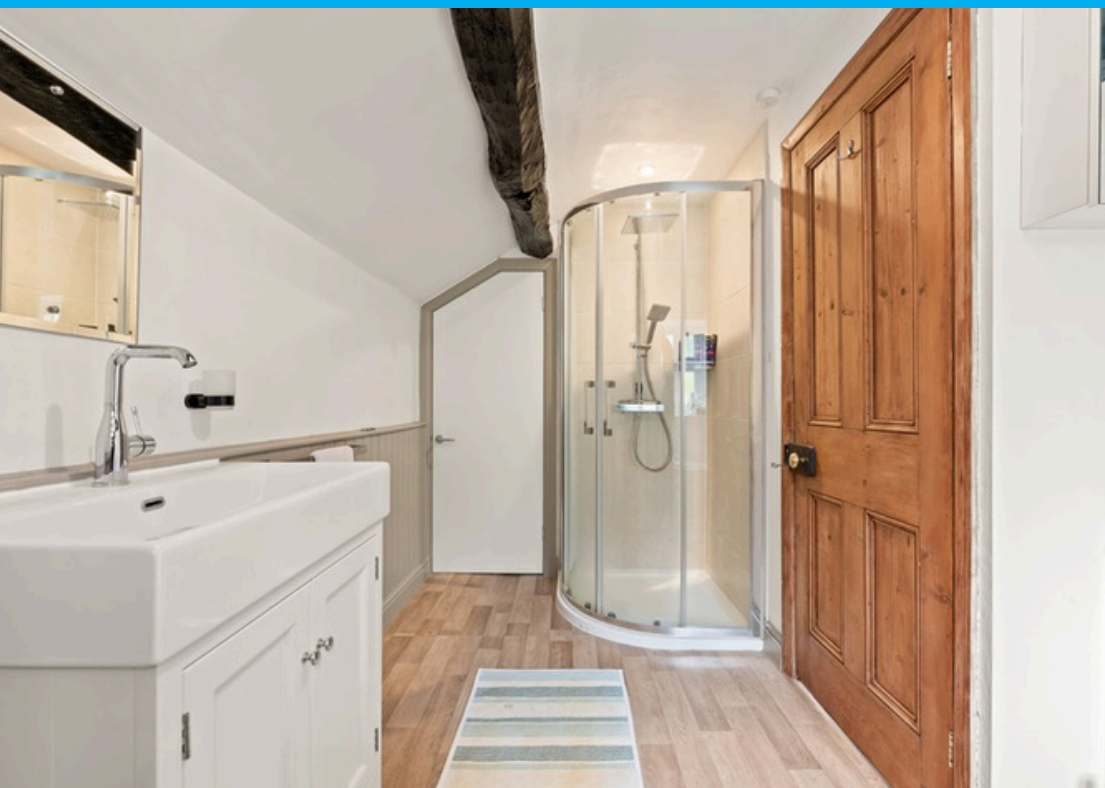
DIRECTIONS

Leaving Matlock along the A615 towards Alfreton: after around 1.5 miles, take the left turn into Church Street, signed to Tansley Primary School. Upon reaching the park at the centre of the village, take the first left onto The Knoll, where the property can be found after around 100 metres on the left-hand side.











KNOLL
FARMHOUSE









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