



Penzer House, Dale Road South, Matlock - DE4 3BP  
Offers Around £600,000



## PENZER HOUSE, DALE ROAD SOUTH

### Matlock

Penzer House is an impressive semi-detached property dating from around 1819 and originally forming part of a gentleman's residence, positioned to face across the meadows of the Derwent Valley with views of rolling Derbyshire countryside. Built from local gritstone, the house retains many original Regency features, including sash windows, original joinery, pine flooring, limestone flagged flooring and feature fireplaces. In recent years, the property has been sympathetically renovated and updated, successfully combining period character with the requirements of modern life.

The accommodation is arranged over three floors and offers well-proportioned and versatile living space. The ground floor comprises a welcoming entrance hallway, elegant sitting room, spacious dining kitchen, utility room, WC and an additional room which could be used as a study or playroom. To the upper floors are five double bedrooms, two shower rooms, a separate WC and a family bathroom with four-piece suite and freestanding sauna.

Outside, the property benefits from a sunny south and west-facing aspect, good sized and level gardens and a large driveway providing ample off-road parking.

The property is conveniently located within easy reach of the amenities of Two Dales and Darley Dale, both less than a mile away, while Matlock is approximately two miles to the south and offers a wider range of shops, schools, leisure facilities a rail service to Derby. The Peak District National Park and Derbyshire Dales are readily accessible, and excellent road links provide connections to Sheffield, Derby, Nottingham.

A period home offering generous accommodation, attractive gardens and a highly convenient location. Viewing is highly recommended.





### Entrance Porch

13' 11" x 4' 8" (4.23m x 1.42m)

Set back from the roadside, the main entrance is approached through an elegant pillared porch with glazed double doors and matching side lights beneath decorative leaded windows. The porch features an attractive original Minton tiled floor, creating an impressive introduction to the home. A substantial stone surround with panelled double entrance doors leads into the main entrance hallway. Either side of the doorway are beautifully preserved period leaded windows, incorporating intricate floral and bird designs.

### Entrance Hallway

12' 7" x 12' 5" (3.84m x 3.78m)

This impressive and welcoming hallway immediately showcases the property's period character, featuring limestone tiled flooring, deep cornice mouldings and a built-in storage cupboard with fitted shelving. Wide panelled doors set within attractive panelled surrounds lead through to the sitting room and the inner hallway.

### Sitting Room

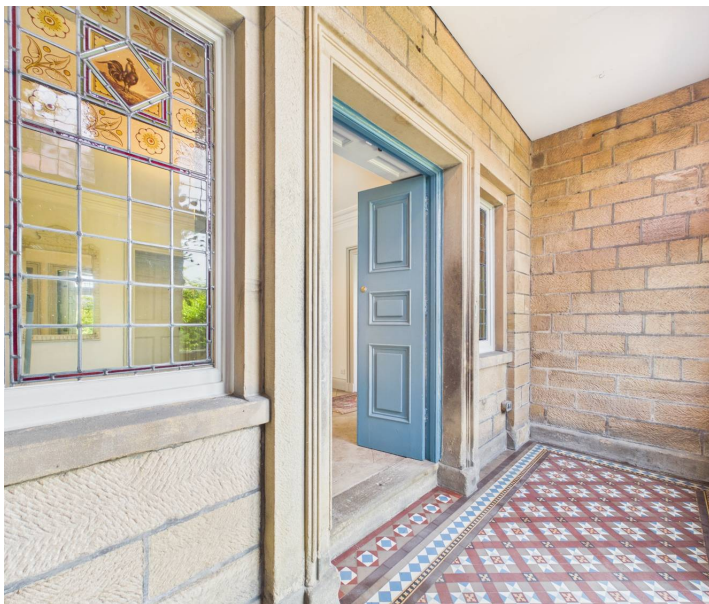
21' 9" x 15' 7" (6.64m x 4.76m)

A spacious and elegant reception room, with plenty of period character and charm, featuring decorative ceiling mouldings, picture rails and deep skirting boards. A striking marble fireplace with raised hearth, housing a Jøtul wood-burning stove, provides an attractive focal point. Enjoying a dual aspect, two broad sash windows flood the room with natural light from the south and west, whilst offering delightful views across the gardens towards the surrounding Derwent Valley countryside.

### Inner Hallway

18' 4" x 5' 6" (5.58m x 1.68m)

The inner hallway continues the limestone tiled flooring and further highlights the property's original character. A staircase rises to the first floor, while an understairs cupboard, measuring 3.57m x 0.93m, provides useful storage for coats, footwear and household items. An additional built-in cupboard with fitted shelving offers further storage. An opening to the rear leads to the ancillary accommodation, while a traditional six-panel door, set within an attractive panelled surround - a feature repeated throughout the house - opens into the dining kitchen.



### Dining Kitchen

15' 7" x 14' 11" (4.74m x 4.54m)

A spacious and characterful dining kitchen. The room features exposed wooden floorboards, moulded cornices and deep skirting boards, retaining the property's period charm while offering a practical layout. A comprehensive range of fitted base units is complemented by solid oak work surfaces and matching upstands, which extend into the arched alcoves on either side of the chimney breast. At the centre, a fireplace with raised hearth houses a wood-burning stove. The kitchen is well-equipped with an inset one-and-a-half bowl sink with swan neck mixer tap, integrated larder fridge, Bosch dishwasher, Zanussi double electric oven and Zanussi induction hob with a contemporary Bosch extractor hood above. There is ample space for a large dining table and chairs, making this an ideal room for family meals or entertaining. A sash window with a fitted window seat overlooks the gardens, filling the room with natural light and providing a pleasant outlook.

### Lobby

6' 2" x 4' 3" (1.89m x 1.30m)

Off the Inner Hallway is this lobby with a panelled door leading to the home office/playroom and a further part-glazed door opening to the pantry.

### Pantry

5' 0" x 5' 0" (1.52m x 1.52m)

A traditional pantry with original stone thralls, wooden shelving and a flagstone floor. A window to the rear aspect allows natural light into the space.

### Home Office/Playroom

11' 11" x 9' 3" (3.64m x 2.83m)

A versatile reception room offering flexibility to suit a variety of needs, ideal as a home office, playroom or music room. The room features broad wooden floorboards and stripped original built-in cupboards set either side of the chimney breast, adding both character and useful storage. Beneath one of the cupboards is the freestanding gas-fired boiler. A multi-paned sash window overlooks the rear, while a door provides access to the utility room.



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### Utility Room

11' 6" x 6' 3" (3.51m x 1.91m)

The utility room features traditional quarry tiled flooring and a range of fitted wall and base units with roll-top work surfaces, smart tiled splashbacks and an inset sink with swan neck mixer tap. There is space and plumbing for a washing machine, while a rear-facing window and part-glazed door provide natural light and direct access to the exterior. An internal door leads through to the ground floor WC.

### WC

4' 11" x 2' 7" (1.50m x 0.78m)

Having a front aspect window, a continuation of the quarry tiled flooring and fitted with a low-flush WC and a wash hand basin.

### First Floor Landing

The staircase leading up from the inner hallway features a timber handrail and attractive balustrade and reaches this spacious and airy galleried first floor landing. A built-in airing cupboard houses the hot water cylinder and provides useful additional storage. Traditional panelled doors opens to the two bedrooms on this floor, while an archway gives access to the bathroom, shower room and WC.

### Bedroom One

21' 10" x 15' 4" (6.66m x 4.67m)

A generously proportioned principal bedroom enjoying a dual aspect, with secondary glazed sash windows to the south overlooking the gardens and to the west taking in far-reaching views towards Oker, Wensley and Bonsall Moor. The room features a high corniced ceiling and an attractive Hopton Stone fireplace incorporating a cast iron grate with decorative tiled inserts, creating an elegant focal point.





### Bedroom Two

16' 2" x 15' 3" (4.93m x 4.65m)

A spacious second double bedroom, well-proportioned and full of character with features including picture rails and an attractive cast iron fireplace with a painted surround. A secondary glazed mullioned sash window to the side aspect overlooks the gardens.

### Inner Lobby

8' 8" x 3' 5" (2.64m x 1.03m)

Through an opening from the main landing is this lobby area with a side aspect sash window and doors opening to the WC, shower room and main bathroom.

### WC

6' 11" x 4' 0" (2.11m x 1.21m)

With an obscured glass sash window to the rear aspect, this room is fitted with a low flush WC and a wall-hung wash hand basin with tiled splashback.

### Shower Room

7' 9" x 7' 2" (2.37m x 2.18m)

This part tiled room features a walk-in double-width shower enclosure featuring a thermostatic shower with both a handheld attachment and rainfall shower head. An obscured glazed sash window to the rear provides natural light, while a ladder-style heated towel radiator completes the room.

### Bathroom

12' 8" x 11' 7" (3.86m x 3.54m)

This spacious and well-appointed bathroom is fitted with a contemporary suite comprising a freestanding double-ended bath with floor-mounted mixer tap and handheld shower attachment, together with a low flush WC, bidet and wash hand basin, all set within a tiled surround with concealed plumbing. The room is enhanced by an illuminated vanity mirror, inset ceiling spotlights and a chrome heated towel radiator. Secondary glazed sash windows to the front and side aspects, both with obscured glazing, provide plenty of natural light while maintaining privacy. A freestanding sauna completes the room, adding a touch of luxury.





### Second Floor Landing

From the first floor landing is a staircase with wooden handrail and painted balustrade which leads up to this second floor galleried landing. Natural light floods through a large Velux roof light. There is access to the eaves for useful stoarfe and a panelled door opens to the shower room.

### Shower Room

9' 2" x 4' 6" (2.80m x 1.37m)

This part tiled room has vinyl flooring and is fitted with a modern three piece suite comprising a low flush WC, pedestal wash hand basin with mixer tap and a walk-in shower with thermostatic shower.

### Lobby

7' 9" x 4' 5" (2.35m x 1.34m)

The landing extends through to this area from where panelled doors open to the third and fourth bedrooms.

### Bedroom Three

15' 5" x 9' 6" (4.70m x 2.90m)

A good sized double bedroom with an L-shaped layout. Natural light is provided by a roof light and a secondary glazed window to the rear aspect.

### Bedroom Four

16' 1" x 11' 0" (4.90m x 3.35m)

A further double bedroom featuring a Velux roof light and painted ceiling timbers. A partitioned wall with door provides access through to Bedroom Five.

### Bedroom Five/Home Office

15' 11" x 10' 9" (4.85m x 3.27m)

A versatile room offering flexibility for a variety of uses, whether as a fifth bedroom, home office, study or hobby room. Twin arched windows frame superb far-reaching views across the surrounding fields towards the hills of Oker, Wensley and Bonsall Moor.

### DIRECTIONAL NOTES

From Matlock Crown Square, proceed north along the A6 in the direction of Bakewell, passing the Whitworth Hospital on the right. On reaching St Elphin's Park on the right hand side, pass the entrance to Normanhurst Park on the left before locating the private driveway for Penzer House around 40 metres further on the left hand side.





## **GARDEN**

The property is approached via a sweeping gravelled driveway, accessed through the stone boundary wall. Immediately to the rear of the house is a stone flagged terrace with direct access into the utility room. An adjoining stone-built store measuring 2.53m x 1.65m offers useful storage for garden equipment and outdoor furniture and benefits from both power and light. The driveway, with attractive and well-stocked planted borders, continues around to the main entrance. The outside space is fully enclosed by a combination of stone walling, mature hedging and timber fencing. Predominantly laid to level lawn, the gardens enjoy a sunny south and west-facing aspect, making them ideal for family life and outdoor entertaining. Well-proportioned and easy to maintain, they also offer excellent scope for further landscaping or the creation of additional seating areas.

## **Driveway**

The extensive gravelled driveway provides ample off-road parking for multiple vehicles, together with a generous turning area, allowing for convenient manoeuvring and easy access in and out of the property.





Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

277.2 m<sup>2</sup>

2982 ft<sup>2</sup>

Reduced headroom

10.5 m<sup>2</sup>

113 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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