



The Tree House, Burnett Lane, Matlock, DE4 3LP
Offers Around £675,000



THE TREE HOUSE, BURNETT LANE

Matlock, DE4 3LP

This impressive, architecturally designed, four bedroom detached property is located in the sought after area of Matlock, in an elevated position with the most spectacular panoramic countryside views. The plot nestles into the hillside and features floor to ceiling uPVC double glazed windows and bi-fold doors throughout, flooding this home with natural light and making the most of the far-reaching views. Although the property requires further improvements / developments, this home offers practicality with it's open-plan feel, whilst providing versatility, style and luxury. Built over four floors, with the third being at ground level and consisting of three double bedrooms, all with en-suite shower rooms and a spacious double garage, whilst the first floor is fully occupied by the master bedroom, dressing room and en-suite bathroom. The lower ground floor comprises a sizeable living room, generous open-plan kitchen/dining/living area, utility room, office space and separate WC, whilst the basement adds further opulence with a recreational area, cinema room, games room with bar, gymnasium, sauna/steam room and separate WC. To the ground floor, there's a large paved balcony with stunning views, accessed from the hallway and bedrooms two, three and four, providing the ideal spot for a morning cup of coffee. To the lower ground floor, there's a spacious paved terrace with breath-taking views, accessed from the open-plan kitchen/dining/living area and providing the perfect space for outdoor entertaining and alfresco dining. To the basement level, there's an additional paved terrace, fully enclosed with stone walling, with a central infinity swim spa (approx 6m x 2.7m) providing a faultless spot for evening sunsets. This property is offered for sale with no upward chain.





Ground Floor

Accessed via the front gravelled driveway, the front entrance door opens straight into the hallway.

Hallway

An impressive space with eye-catching metal and glass open staircase which rises to the first floor. With front aspect uPVC double glazed windows, a velux roof light and rear aspect uPVC double glazed bi-fold doors which open onto the balcony and provide exceptional countryside views. Internal doors lead to the double garage and bedrooms two, three and four. A second staircase descends to the lower ground floor.

Bedroom Two

25' 11" x 12' 11" (7.89m x 3.93m)

A spacious double bedroom with spotlights to the ceiling and feature bedside lighting. Dual aspect uPVC double glazed windows and rear aspect uPVC double glazed bifold doors flood this room with natural light and provide superb far-reaching countryside views. Direct access is provided onto the balcony and this room also offers a separate space for a dressing area (1.90m x 2.08m). A door opens into the en-suite shower room.

En-suite Shower Room

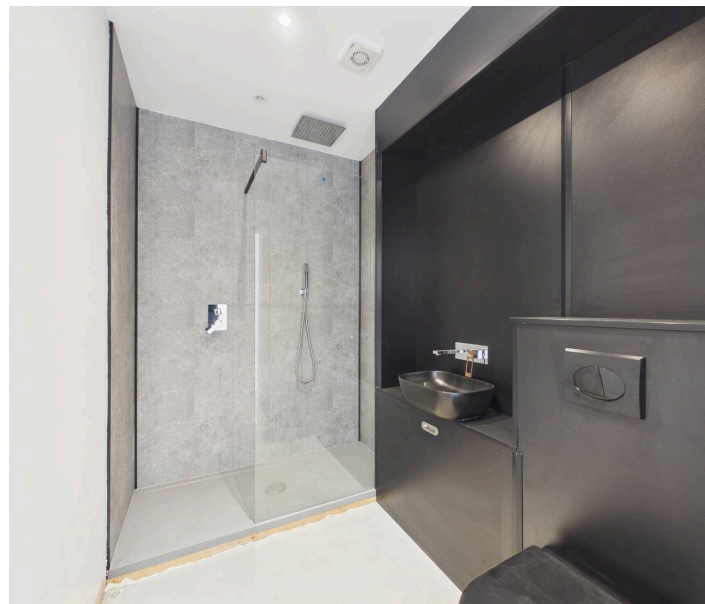
4' 5" x 7' 8" (1.35m x 2.34m)

A stylish room with walk-in double shower cubicle with glass screen, grey marble effect splashbacks, silver chrome waterfall shower and a separate silver chrome handheld shower head. There's a black vanity with floating wash hand basin and cupboard beneath, a dual flush WC, spotlights to the ceiling and an extractor fan.

Bedroom Three

14' 2" x 11' 7" (4.32m x 3.53m)

Also of double bedroom with spotlights to the ceiling and feature bedside lighting. Rear aspect uPVC double glazed bifold doors provide incredible panoramic views and direct access onto the balcony. A door opens into the en-suite shower room.



En-suite Shower Room

4' 7" x 6' 8" (1.40m x 2.03m)

A modern, well-designed room featuring a walk-in double shower enclosure with a glass screen, grey marble-effect wall panels, a black waterfall shower and an additional handheld shower head. Including a black vanity unit with a floating wash basin and storage cupboard underneath, a dual-flush toilet, ceiling spotlights and an extractor fan.

Bedroom Four

14' 2" x 9' 11" (4.31m x 3.02m)

The smallest of the bedrooms but still a good-sized double room with spotlights to the ceiling and feature bedside lighting. Rear aspect uPVC double glazed bifold doors provide incredible countryside views and direct access onto the balcony. A door opens into the en-suite shower room.

En-suite Shower Room

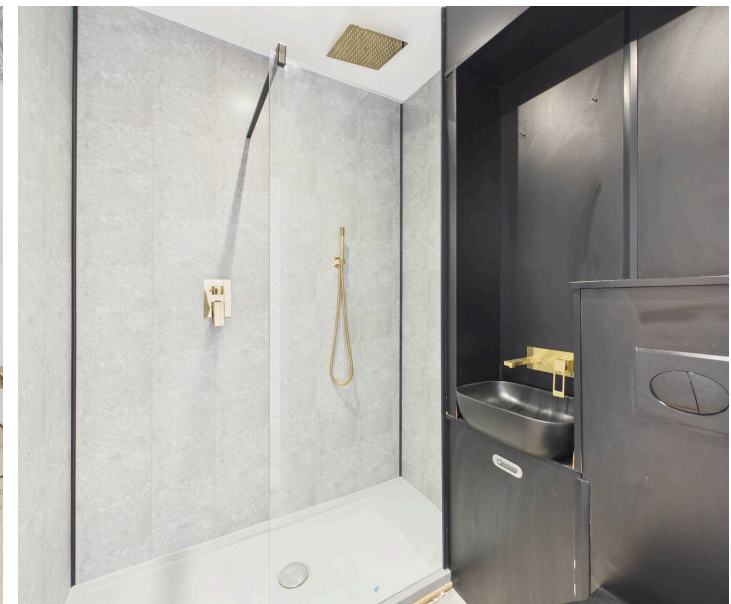
4' 6" x 5' 5" (1.38m x 1.65m)

A contemporary room with a walk-in double shower enclosure with glass screen, complemented by grey marble-effect splashbacks, featuring a brushed gold waterfall shower along with a separate handheld shower head. The space also includes a black vanity unit with a floating wash basin and storage below, a dual-flush WC, ceiling spotlights and an extractor fan.

Double Garage

18' 8" x 21' 8" (5.68m x 6.61m)

A spacious room with power and light, rear aspect uPVC double glazed windows and two electric roller doors for vehicle access. This room also has a loft hatch.





First Floor

An impressive metal and glass open stair-case leads from the ground floor hallway to the first floor where a door opens straight into bedroom one.

Bedroom One

16' 2" x 18' 2" (4.94m x 5.54m)

A spacious double bedroom with four velux roof light windows providing far-reaching views. With spotlights to the ceiling and two bedside feature lights. A door opens into the:

Dressing Room

16' 1" x 8' 7" (4.91m x 2.62m)

With two velux roof light windows, spotlights to the ceiling and a door into the en-suite bathroom. This room has ample storage space as well as space for a dressing table and chair if desired.

En-suite Bathroom

13' 10" x 7' 7" (4.21m x 2.30m)

A stylish and inviting room with tiled marble effect flooring, spotlights to the ceiling, an extractor fan and a velux roof light window. Fitted with a four piece suite consisting of free-standing bathtub with brushed gold taps, a spacious double shower enclosure with marble effect splashbacks, twin brushed gold waterfall showers with separate handheld shower heads and inset shelving with lighting. Also including his and hers vanities with floating wash hand basins, gold brushed taps and storage beneath and a Geberit dual flush WC.

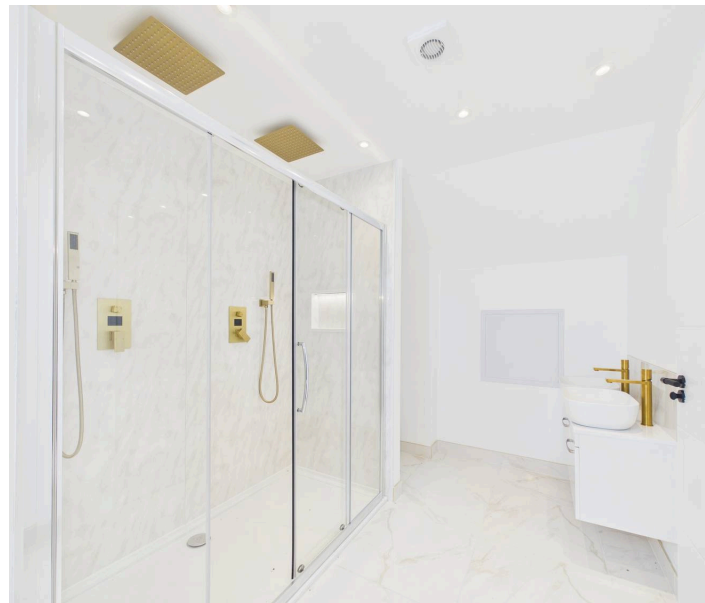
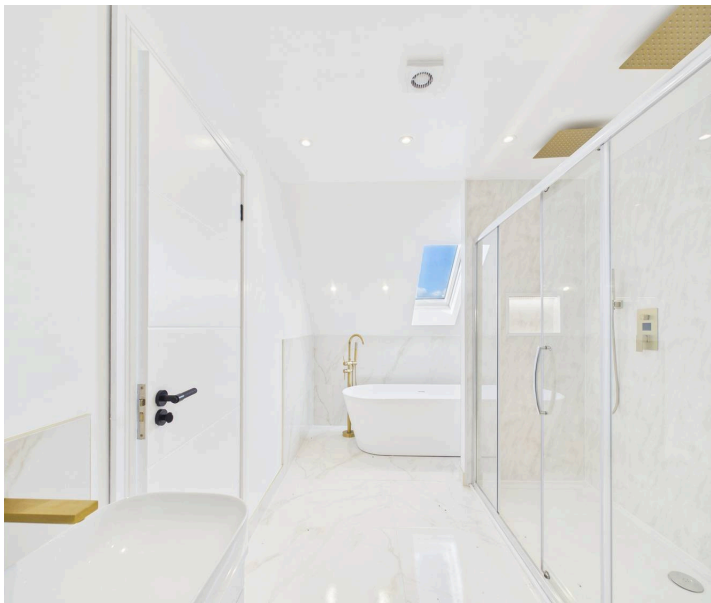
Lower Ground Floor

Stairs descend from the ground floor to this level, where doors open to the living room, open-plan kitchen/dining/living area and the separate WC.

Office

6' 8" x 9' 3" (2.03m x 2.83m)

This space is towards the end of the hallway and is the perfect spot for a home office due to the rear aspect uPVC double glazed bi-fold doors which provide lots of natural light and direct access onto the paved terrace. There's ample space for a large office desk and chair plus additional furniture if desired.



Living Room

18' 1" x 21' 8" (5.52m x 6.60m)

A very spacious room with rear aspect uPVC double glazed doors with a juliet balcony. With spotlights to the ceiling and one central ceiling light.

Kitchen/Dining/Living Area

25' 11" x 36' 2" (7.89m x 11.03m)

An impressive and sizeable open-plan room which is flooded with natural light thanks to the three sets of double glazed bi-fold doors that also give direct access onto the paved terrace and provide the most superb far-reaching views. This room is the perfect entertaining space for family & friends as there's ample space for a large dining table and chairs as well as living furniture such as sofas and armchairs. There's an array of lighting including industrial bulb pendants, spotlights and inset tube lights and the kitchen is fitted with a range of contemporary charcoal grey wall, base and drawer units which are complimented by black worktops and an inset sink with brushed copper mixer tap over. There's a NEFF electric hob and space for integrated appliances such as a fridge/freezer, dishwasher and oven. The stand out feature in this room is the substantial concrete island, which provides a central focal point whilst enhancing the flow of the space. A door opens into the utility room.

Utility Room

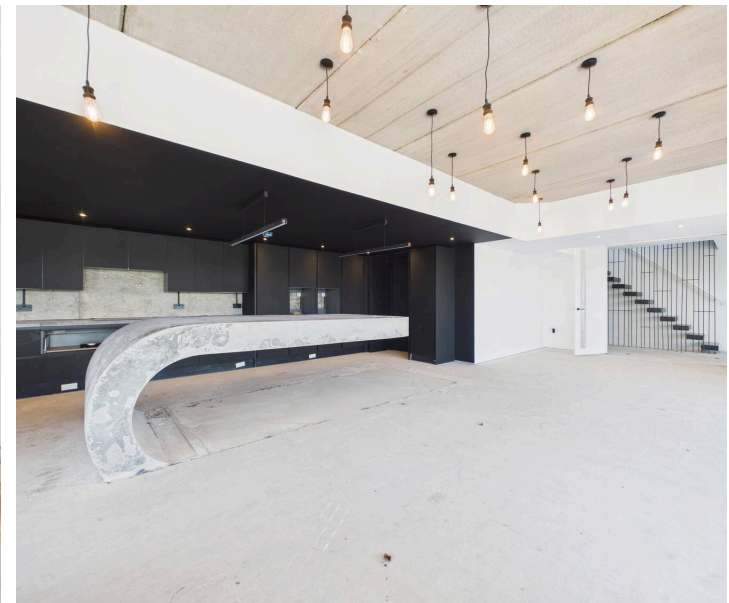
8' 8" x 9' 9" (2.63m x 2.98m)

With a continuation of charcoal grey wall and base units with black worktops over and spotlights to the ceiling. There's space and plumbing for a washing machine and tumble dryer.

WC

3' 4" x 8' 4" (1.01m x 2.53m)

Accessed from the hallway, with spotlights to the ceiling & lower wall inset lighting. Fitted with a two piece suite consisting of vanity style wall hung wash hand basin with black tap and drawer below and a dual flush WC with inset shelf and lighting above.





Basement

Stairs lead down from the lower ground floor hallway to the basement, where the space becomes a useful lobby/recreational room. Doors give access to the games room/bar, cinema room and separate WC.

Lobby/Recreational Room

14' 1" x 16' 8" (4.28m x 5.09m)

A good sized space with rear aspect uPVC double glazed windows and side aspect uPVC double glazed bi-fold doors which lead out to the paved terrace and swim spa. This area is very versatile and could be utilised in a number of ways.

WC

4' 0" x 5' 1" (1.23m x 1.55m)

Fitted with a contemporary two piece suite consisting of vanity style wash hand basin and dual flush WC. This room also has spotlights to the ceiling and an extractor fan.

Games Room / Bar

12' 4" x 36' 3" (3.76m x 11.04m)

A large room with rear aspect uPVC double glazed bifold doors that provide stunning countryside views and give direct access to the outdoor terrace. With spotlights and tube lighting to the ceiling and space for a bar if desired.

Cinema Room

18' 6" x 21' 11" (5.65m x 6.67m)

A spacious room designed with features that are ideal for a home cinema.

Gymnasium

14' 4" x 22' 1" (4.37m x 6.72m)

With separate access across the outdoor terrace, passing the swim spa, with a side aspect uPVC double glazed door with side window and rear aspect uPVC double glazed windows which provide superb countryside views. This room has ceiling tiles with LED lighting and offers ample space for a range of different gym equipment. One door opens to the boiler cupboard which houses the hot water cylinders and expansion vessels and another leads into the sauna/steam room.



Sauna/Steam Room

11' 7" x 8' 5" (3.52m x 2.56m)

Designed for use as a sauna/steam room with automatic sensor lighting.

Utilities

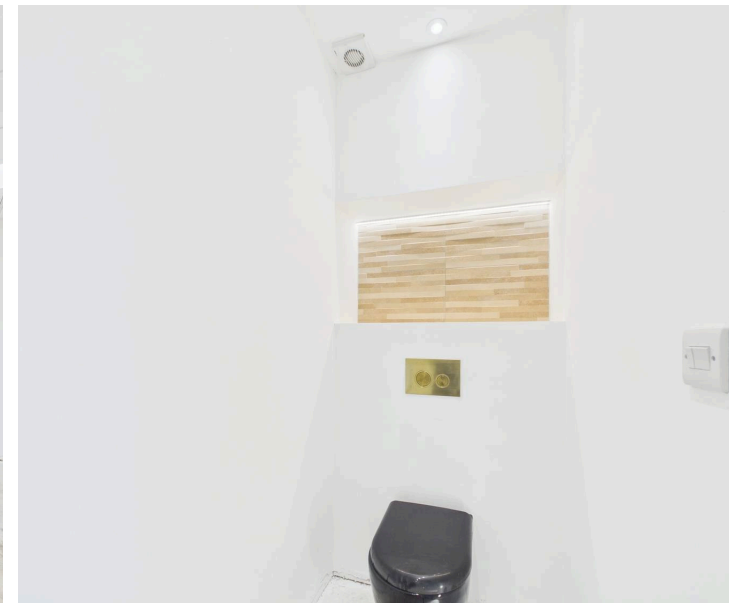
Sustainability has been a big factor in the design of this property as an air source heat pump has been installed, ensuring long-term energy efficiency and lower running costs. The property benefits from connections to mains water and electricity and has a septic tank to safely manage household wastewater.

Council Tax Band Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band H which is currently £4980.92 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2026/2027. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional Notes

Leaving Matlock Crown Square along the A615 towards Bakewell, take the first right turn at Twiggs builder's merchants. Continue up Dimple Road through Hurds Hollow passing All Saints School and turn right then immediately left into Farley Hill. Climbing the hill for a short distance, passing Hackney Road on your left hand side, Burnett Lane is just after the bend, also on the left hand side. We would advise parking on Farley Hill itself and walking down to the property which can be identified by our for sale board.





Outside

Balcony - Located on the ground floor and accessed from the hallway and bedrooms two, three and four, providing the perfect spot to enjoy the far-reaching countryside views with a morning cup of coffee.

Terrace One - A generously sized paved terrace with glass balcony, located on the lower ground floor and accessed from the kitchen/dining/living area. The ideal space for entertaining and alfresco dining, with spectacular panoramic countryside views.

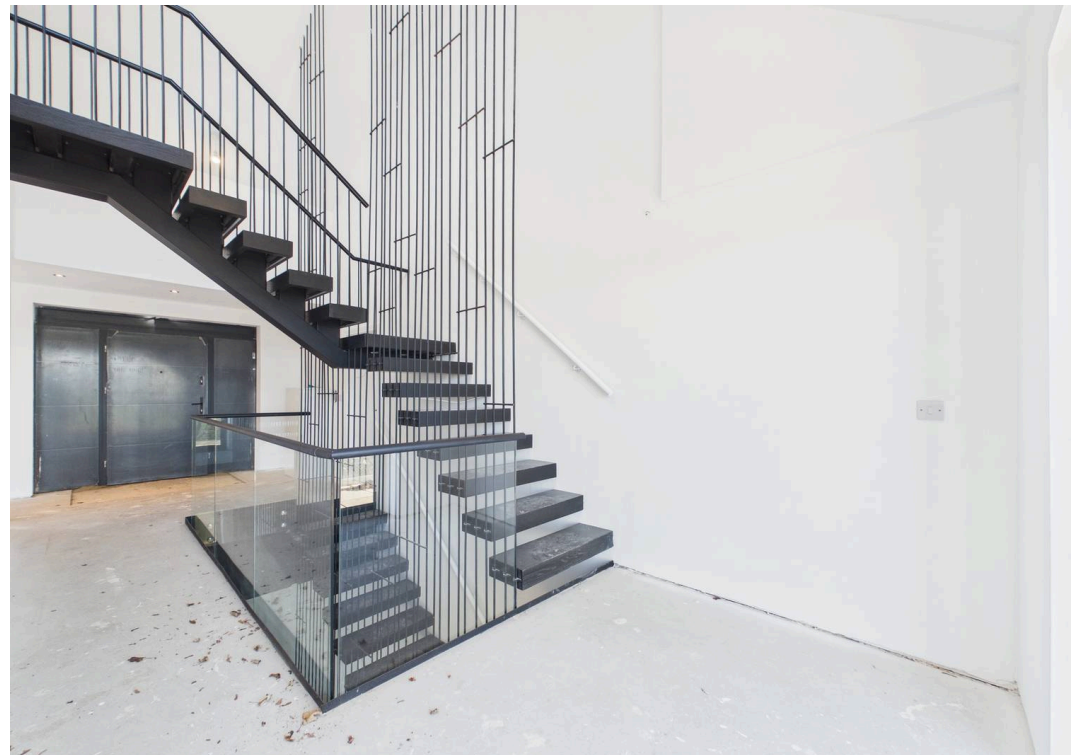
Terrace Two - Accessed at basement level, with stone walling and two spaces for outdoor seating. With a central infinity swim spa, measuring approximately 6m x 2.7 and providing the perfect spot for evening sunsets.

Parking

Dedicated off-street parking for 3-4 vehicles.

Double garage - A spacious room with power and light, two electric roller doors, rear aspect uPVC double glazed windows and an internal door which leads to the ground floor hallway. This room also has a loft hatch.







Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

490 m²

5274 ft²

Balconies and terraces

173.3 m²

1865 ft²

Reduced headroom

8.8 m²

94 ft²

(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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