



Hallmoor Road, Darley Dale, DE4 2HF

This elegant three storey home has tremendous far-reaching panoramic views from bedrooms and the elevated rear garden. Stylishly decorated throughout, the home is located on a quiet lane overlooking Darley Dale and the surrounding countryside. This stone-built home has spacious rooms throughout and has lots of storage including a large garden store and eaves storage in the top floor room. Recent upgrades to energy efficiency in the home have lifted the EPC rating to C too.

On the ground floor is a sitting room and spacious kitchen-diner. To the first floor is a large double bedroom, a single bedroom and bathroom, whilst the top floor occasional room is flooded with light from three Velux windows. We adore the enclosed front garden, whilst the rear garden has apple trees and a raised seating area and garden store.

Darley Dale is a popular and friendly village with several shops, pubs, the Whitworth park and centre, as well as two primary schools. Located between Bakewell and Matlock, walking, cycling and driving routes around the majestic Peak District are possible in all directions and the popular market towns of Buxton and Chesterfield are close by too. Chatsworth House and the Chatsworth Estate are within 5 miles too. It is a tremendous location in all respects.

- Tremendous 180-degree views to hilly countryside
- Peaceful location in elevated position
- Council Tax band B
- Bright and airy rooms throughout
- Stylish 3 storey home
- Far-reaching views from rear garden seating area
- New, upgraded EPC to C-rating
- Large garden store
- Cute enclosed front garden
- Spacious kitchen-diner

£270,000

Hallmoor Road, , Darley Dale, DE4 2HF

Front of the home

This stone built home with tiled roof is located in Darley Hillside, overlooking Darley Dale below. Enter the front garden through a cute light blue iron gate, where a tall California privet hedge on three sides creates a private and secluded space. It's so peaceful. From the raised dining patio you can enjoy the views over rooftops to the tree-filled hillside across the valley. There is a small square lawn and outside light and an ivy tree enhances the pretty facade. Enter the home through a part-glazed uPVC front door to the entrance porch.

Entrance Porch

This is a useful space in which to kick off your boots after a hearty local walk. It is carpeted and there is a radiator, ceiling light fitting, white panelled door to the sitting room and, directly in front, stairs to the upper floors.

Sitting Room

12'9" x 11'1" (3.9 x 3.4)

A beautiful cosy room, this is flooded with natural light through the tall south-facing window. The focal point is the large stone fireplace with a wood burner and flue set upon a tiled hearth. Alcoves each side have shelving and space for a TV cabinet and sideboard.

The room is carpeted and has a high ceiling with light fitting, a large under-stairs cupboard and - like all rooms - skirting boards and ceiling coving. There is a radiator, dado rail and part-glazed wooden door through to the dining kitchen.

Dining Kitchen

14'5" x 11'6" (4.4 x 3.53)

This very spacious room has a fitted kitchen on the right and a dining area on the left. The large worktop has tiled splashbacks with lots of cabinets and drawers below. These include space and plumbing for a washing machine. A substantial integral ceramic Belfast 1.5 sink and drainer with swan neck heritage mixer tap sits beneath a tall window. There is an integral four-ring electric hob with black extractor fan above and an oven and grill below. Lots of high level cabinets provide additional storage and this part of the room has a ceiling light fitting and oak-effect laminate flooring.

On the left, there is plenty of room for a six seater dining table. The large arch of the former fireplace has space for a large dresser and there is space to the left of that for a dishwasher, whilst to the right is a full-height cupboard which houses a modern Ideal Logic boiler.

The dining area also has space for a fridge-freezer, a ceiling light fitting, radiator and large window to the rear.

A solid timber door leads out to the rear yard with garden store and the rear garden beyond.

Stairs to first floor landing

Carpeted stairs with a handrail on the left lead up to the L-shaped landing, with a ceiling light fitting. Varnished pine doors lead into two bedrooms, the bathroom, an under-stairs cupboard and a door leading up to the Occasional Room on the top floor.

Bedroom One

14'5" x 9'6" (4.4 x 2.9)

This is a beautiful light and airy room thanks to the two large, deep south-facing windows. The elevated panoramic far-reaching views are captivating. Large alcoves each side of the windows provide plenty of space for bedroom furniture and we love the unusual tall narrow alcove beside the bed. The carpeted room has a high ceiling with light fitting and radiator.

Bedroom Two

10'11" x 6'9" (3.35 x 2.07)

Currently used as a roomy home office, this would also be a great single bedroom or nursery. There is a tall deep window looking out to the rear garden. This carpeted room has a radiator and ceiling light fitting.



Bathroom

9'10" x 7'7" (3 x 2.33)

The spacious bathroom has a large curved bath with chrome taps and a mains-fed shower over. The classically-styled angular pedestal ceramic sink has chrome taps, with a touch-activated mirror above. The room has stylish light oak-effect laminate flooring, a large frosted double glazed window, radiator and ceiling light fitting.

Occasional Room

14'1" x 12'7" plus eaves storage (4.3 x 3.85 plus eaves storage)

This room definitely has the Wow Factor! It has magnificent panoramic views through the large Velux window at the front. Two windows at the rear bring lots more light flooding in.

From the first floor landing, carpeted stairs with a handrail on the left lead up to this spacious light and airy room. There are exposed roof trusses and ample storage in well-designed eaves storage cupboards on both sides. This leaves plenty of room for furniture and seating in the room. This room is carpeted and has a radiator and ceiling light fitting.

Garden Store

13'1" x 5'2" (4 x 1.6)

We love the rear cobbled yard area, with a row of stone outbuildings - one for each home on this pretty terrace. The store has lighting, power and windows and is a great space to store bicycles and garden equipment.

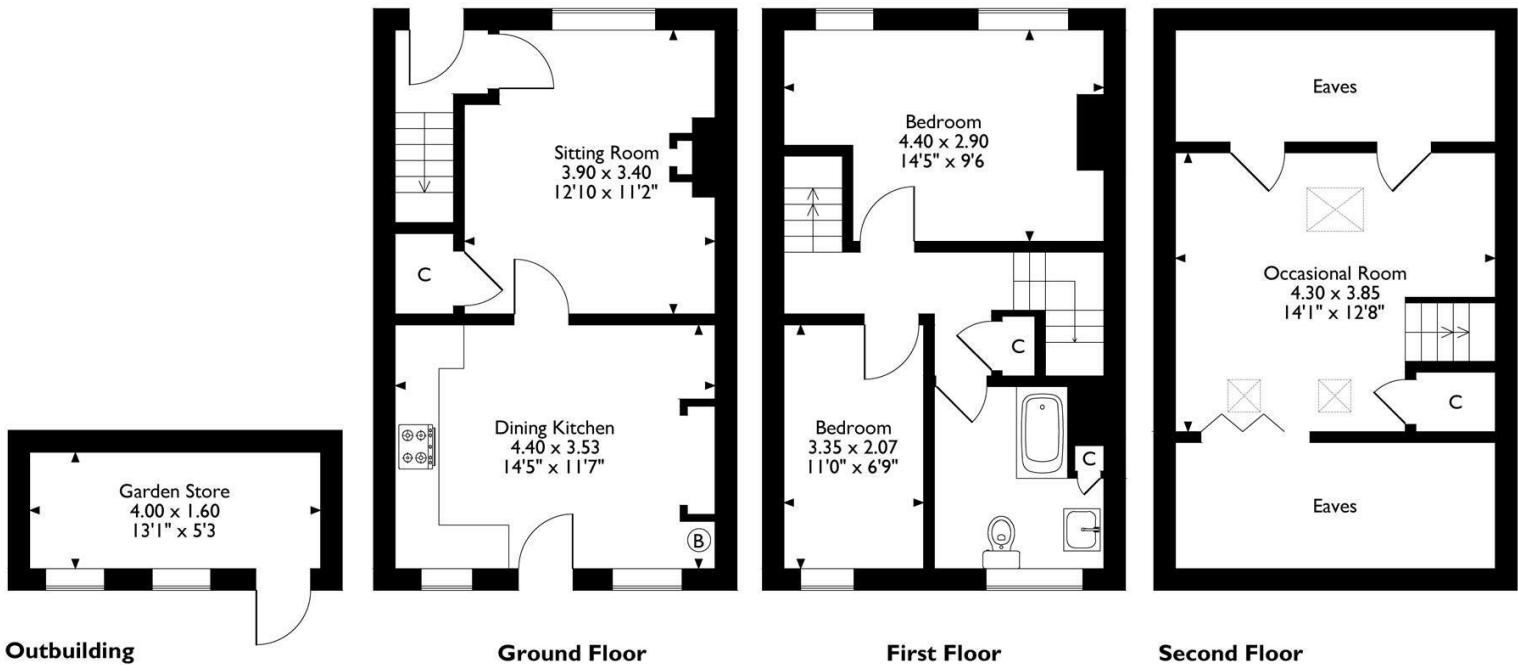
Rear Garden

Accessed from the kitchen diner and also via a path to the side of the terrace, stone steps lead up to the pretty rear garden. It's a wildlife haven where the only sound we could hear was birdsong and butterflies fluttered around as we worked. The lawn slopes gently upwards with a range of bushes and trees including two apple trees.

At the top, the paved patio area has room for seating and a dining patio set, with tremendous far-reaching views to each side of the terraced row. Beyond the top of the garden is private woodland, so this is a private and serene spot in which to relax.



6 Vineyard Terrace
Approximate Gross Internal Area
88 Sq M / 947 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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