



The Beeches, Uppertown, Bonsall - DE4 2AW
Offers Around £875,000



THE BEECHES

Uppertown, Bonsall, Matlock

Occupying an enviable elevated position in Uppertown, on the edge of the historic village of Bonsall, The Beeches enjoys a truly idyllic setting within the Peak District National Park. Enjoying a peaceful setting with breathtaking, uninterrupted far-reaching views across open countryside, this exceptional property offers an outstanding combination of space, versatility and character.

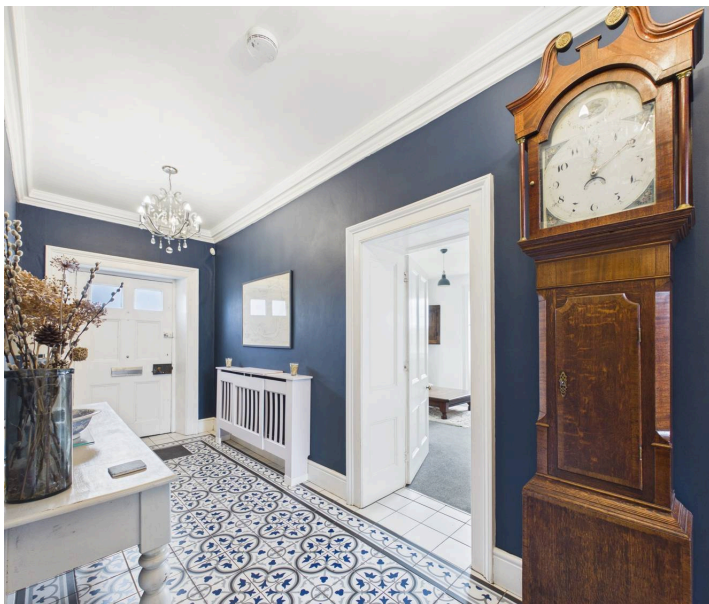
Immaculately presented throughout, this impressive detached late-Georgian residence has been thoughtfully extended to create a substantial family home arranged over three spacious floors. The accommodation is both generous and flexible, perfectly suited to modern family living while retaining an abundance of charm and character.

The ground floor features a welcoming entrance hallway leading to a stunning open-plan kitchen, dining and living space that forms the heart of the home. There is also a separate dining room, an elegant sitting room with a wood-burning stove, a utility area, cloakroom, ground-floor shower room and ample storage facilities.

To the first floor, a spacious landing gives access to three well-proportioned double bedrooms and two shower rooms.

The converted attic provides two further bedrooms together with a bathroom, offering excellent accommodation for larger families or visiting guests.

Adding further appeal is a vaulted cellar incorporating a sauna.





Complementing the main residence is a two-storey detached stone-built barn incorporating a double garage and a well-presented self-contained annexe, offering excellent additional accommodation with a variety of potential uses. Currently arranged to provide a spacious living room, utility area, gym, bathroom and a large double bedroom with a mezzanine level above, this building would be ideal for a dependent relative, guest accommodation, even a holiday let or long-term rental opportunity.

Set within approximately one-third of an acre, the property enjoys delightful gardens backing directly onto open fields, creating a sense of privacy and connection to the surrounding countryside.

A generous driveway provides ample off-road parking for multiple vehicles.

Further benefits include gas-fired central heating with separate systems serving the main house and barn, solar panels, double glazing throughout, and underfloor heating to many areas of the property.

Early viewing is highly recommended to fully appreciate the size, versatility and exceptional setting.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Entrance Hallway

A timber door with glazed panels opens into this elegant and beautifully appointed hallway, setting the tone for the quality and character found throughout the home. Featuring decorative tiled flooring with electric underfloor heating and an inset mat well, together with ornate ceiling coving, the hallway provides a warm and welcoming entrance. Original wide panelled doors, framed by attractive panelled surrounds, open to the main living spaces, including the impressive open-plan kitchen, dining and living room, separate dining room and sitting room. An additional door provides access to the cloakroom, utility area and rear entrance. Stairs lead down to the cellar, while an impressive dog-legged staircase rises to the first floor

Kitchen/Living Area

30' 0" x 12' 2" (9.14m x 3.72m)

Undoubtedly the heart of the home, this exceptional open-plan kitchen, dining and living space has been designed with modern family life in mind. Combining character and contemporary style, the room offers a wonderful sense of space and light and enjoys delightful views of the surrounding countryside. The living area provides a comfortable and inviting space to relax, having a fitted carpet, elegant ceiling coving and original built-in storage cupboards. Windows set within shuttered reveals frame superb views across the gardens and the rolling Derbyshire countryside beyond, creating an attractive backdrop whatever the season.

A broad opening leads through to the impressive dining kitchen, a beautiful space that is open to the apex of the ceiling and enhanced by four Velux rooflights which flood the room with natural light. Bi-fold doors open directly onto the terrace and gardens, linking indoor and outdoor living and making the space ideal for entertaining. The dining kitchen is finished with limed oak-effect flooring incorporating underfloor heating and is fitted with a comprehensive range of contemporary wall and base units complemented by open shelving, generous work surfaces and stylish white tiled splashbacks. A one-and-a-half bowl stainless steel sink with swan-neck mixer tap is set within the worktops, while integrated appliances include a larder fridge, Bosch dishwasher, microwave, double electric oven, Bosch five-ring gas hob with Bosch extractor hood above. A superb room, perfectly combining practicality, comfort and style.



Dining Room

12' 2" x 11' 3" (3.70m x 3.42m)

A stylish reception room, beautifully presented and ideal for more formal dining or entertaining. An attractive feature is the timber panelling, extending from floor to ceiling along one wall and continuing to dado rail height on two further walls, creating an elegant setting. The room is lit by inset ceiling spotlights and enjoys natural light from a sash window overlooking the courtyard. Ceramic tiled flooring with underfloor heating provides both practicality and comfort, while the generous proportions allow ample space for a good sized dining table and chairs.

Sitting Room

13' 3" x 13' 2" (4.03m x 4.01m)

A good sized reception room offering a cosy yet elegant feel, ideal for both everyday living and relaxing evenings. The room centres around a stone fireplace with a raised hearth, housing a Clearview multi-fuel stove. A casement window set within shuttered reveals enjoys fantastic far-reaching views across the surrounding countryside. Decorative coving to the ceiling adds a further touch of period charm, completing this inviting and characterful living space.

Inner Lobby and Cloakroom

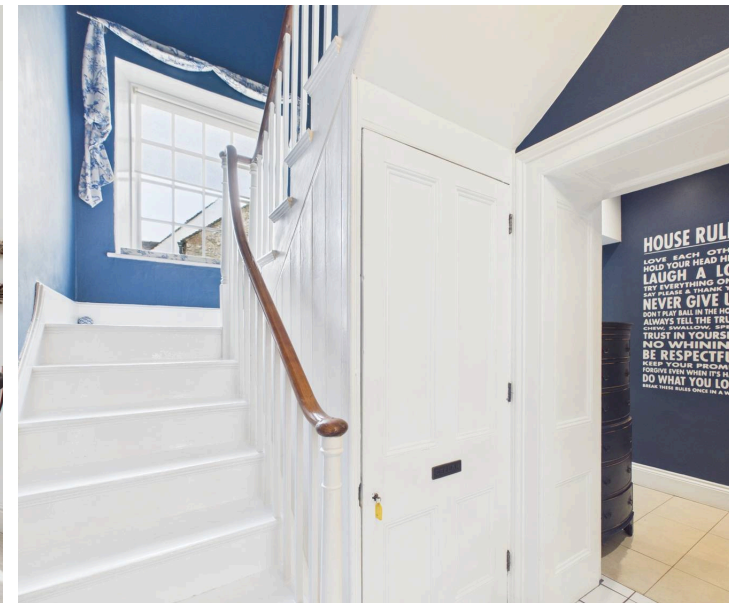
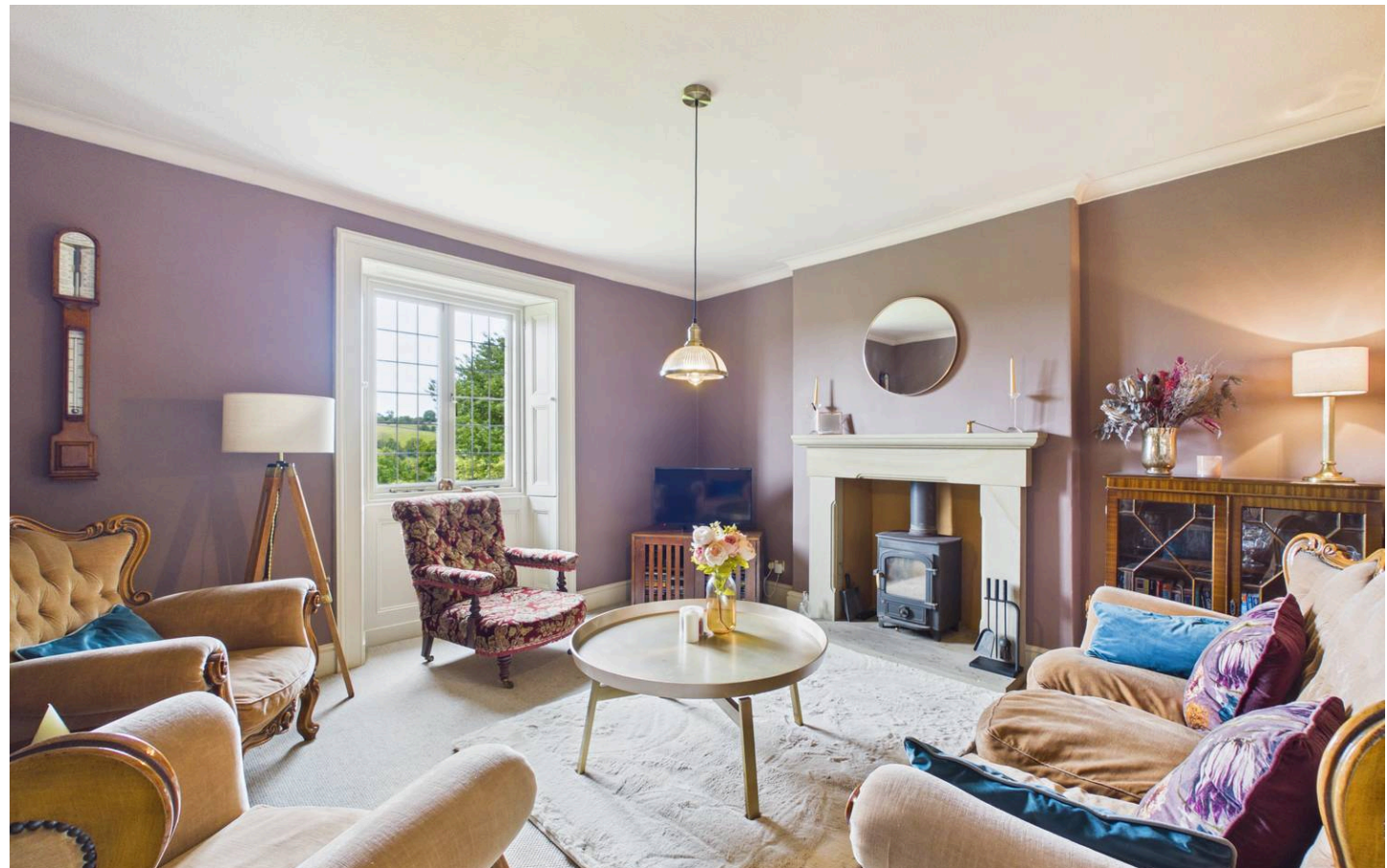
11' 7" x 5' 0" (3.52m x 1.52m)

Accessed from the entrance hall, this useful inner lobby incorporates a discreet cloakroom area. Thoughtfully designed with fitted shelving and ample hanging space, it provides excellent everyday storage for coats, footwear and bags. A further door with two glazed panels leads through to the utility area.

Utility Area

11' 3" x 4' 6" (3.43m x 1.38m)

With a continuation of the tiled flooring from the adjoining areas and benefitting from underfloor heating, this L-shaped utility room is lit by inset spotlights and provides a practical workspace. One section is fitted with a work surface with space and plumbing beneath for both a washing machine and tumble dryer, with three wall-mounted storage units above. A rooflight window provides natural light. A second area features a solid timber work surface with an inset Belfast sink and mixer tap, complemented by tiled splashbacks. There is useful under-counter appliance space to either side of the sink together with further wall-mounted units. An internal door opens to the ground-floor shower room.



Ground Floor Shower Room

5' 10" x 4' 7" (1.77m x 1.40m)

Having a roof light window, this room is fitted with a contemporary three piece suite comprising concealed cistern WC, wall hung wash hand basin with mixer tap and decorative tiled splashback and a corner shower enclosure with thermostatic shower.

Rear Entrance and Storage Area

11' 3" x 4' 9" (3.44m x 1.44m)

Serving as an ideal secondary entrance to the property, this practical area benefits from excellent built-in storage, with three floor-to-ceiling units providing ample space for household essentials. An access hatch with a retractable ladder leads to a useful loft space, which houses the gas-fired boiler serving the hot water and central heating system. A half-glazed uPVC door, together with an adjacent window, provides access to the exterior.

First Floor Landing

9' 11" x 5' 11" (3.03m x 1.81m)

The first-floor accommodation is accessed via an impressive dog-legged staircase featuring open spindles and a hardwood handrail, rising through a half landing with a side-aspect window with a built-in window seat. The staircase reaches a spacious and characterful landing, enhanced by exposed wide timber floorboards and elegant ceiling coving. Original panelled doors set within decorative panelled reveals provide access to Bedrooms One and Two, the two shower rooms, and a further landing area leading to Bedroom Three.

Bedroom One

11' 9" x 11' 3" (3.58m x 3.44m)

A good sized double bedroom with an outlook from the side-aspect sash window over the courtyard and towards Moor Lane. Light and airy throughout, the room is finished with attractive wide timber floorboards and inset ceiling spotlights, creating a comfortable and relaxing atmosphere. An opening leads through to a fitted walk-in wardrobe, providing excellent storage with shelving and hanging space.

Bedroom Two

13' 0" x 12' 11" (3.97m x 3.94m)

A beautiful and generously proportioned double bedroom, enjoying plenty of natural light. This elegant room retains a wealth of character, featuring wide timber floorboards,





decorative ceiling coving and a central ceiling rose. The room offers ample space for a range of freestanding bedroom furniture and benefits from a rear-aspect casement window that perfectly frames the delightful rural outlook. The view across the gardens towards the open countryside beyond is simply stunning.

Bedroom Three

13' 1" x 9' 1" (3.98m x 2.78m)

The third bedroom on this floor is another comfortable double and retains a number of attractive period features, including elegant ceiling coving and a decorative ceiling rose. The rear-facing casement window with a deep sill enjoys the same fabulous and far reaching views as from Bedroom Two.

Shower Room One

8' 0" x 4' 8" (2.43m x 1.43m)

A well-presented and stylish shower room, finished with tiled flooring, part-tiled walls and fitted with a contemporary three-piece suite comprising a dual-flush WC, a modern wash hand basin set above a useful two-drawer vanity unit, and a spacious walk-in shower enclosure fitted with an electric shower. The room is lit by inset ceiling spotlights and also features a ladder-style heated towel rail.

Shower Room Two

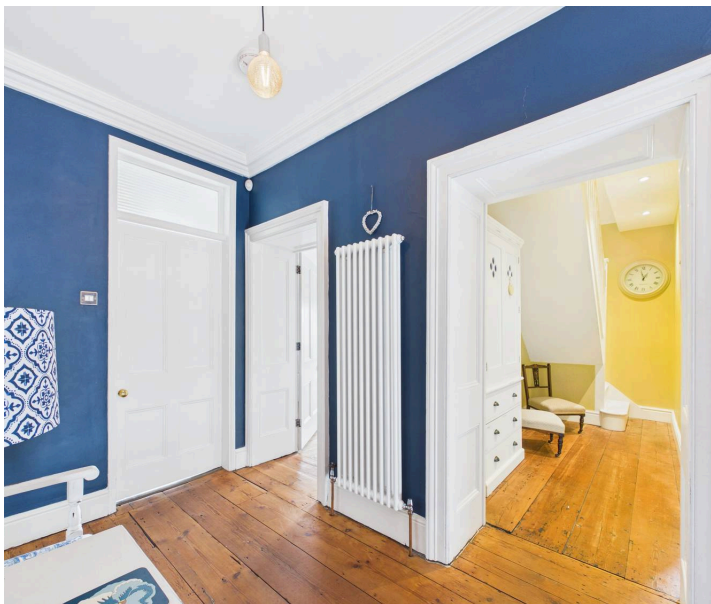
8' 8" x 3' 7" (2.64m x 1.08m)

This second shower room has a side-aspect, obscured glass, sash window and is fitted with a suite comprising a steam shower enclosure with both overhead and handheld shower attachments, a pedestal wash hand basin with pillar tap, and a dual-flush WC. Inset spotlights and a chrome ladder-style heated towel rail finishes the room.

Second Floor Landing

9' 10" x 5' 9" (2.99m x 1.76m)

The staircase rising from the first-floor landing, adjacent to Bedroom Three, leads to this second-floor landing. This bright and airy space features wooden flooring and a Velux window providing natural light. There is useful eaves storage and doors opening to the two bedrooms and the bathroom on this level.





Bedroom Four

10' 8" x 8' 4" (3.24m x 2.53m)

With wooden flooring and a Velux roof light, this room benefits from built-in wooden wardrobes providing a combination of hanging and shelving storage, together with additional useful eaves storage. There is also space for freestanding furniture.

Bedroom Five

10' 8" x 7' 5" (3.24m x 2.26m)

Mirroring the style of Bedroom Four, featuring attractive wooden flooring and a rear-aspect Velux roof light allowing for plenty of natural light. The room also benefits from a built-in wardrobe providing useful hanging and storage space, together with additional eaves storage.

Bathroom

11' 0" x 9' 7" (3.36m x 2.91m)

The room features a classic freestanding roll-top bath with handheld shower attachment, positioned beneath a rear-aspect Velux roof light, allowing natural light to pour in and create a calm and peaceful space, perfect for unwinding and relaxation.

Basement

Stairs from the main entrance hallway lead down to this useful vaulted cellar, featuring a brick barrel-vaulted ceiling. The space benefits from both power and lighting, making it highly versatile and also situated within the room is a pine sauna unit measuring approximately 2.03m x 1.24m, providing a unique addition to this lower ground floor space.

THE BARN

Constructed in 2020 by a local builder, this attractive two-storey stone-built detached barn sits perfectly within its rural surroundings, complementing the character of the main residence and neighbouring properties. Offering valuable additional accommodation, it provides excellent flexibility for a range of uses. Ideally suited as a dependent relative suite, guest accommodation, or alternatively a holiday let or long-term rental opportunity. Planning has already been granted for holiday let use.



Entrance Hallway and Utility Area

To the side of the barn, a timber entrance door with a single glazed panel opens into an L-shaped hallway, thoughtfully designed with inset ceiling spotlights and ample space for storing footwear and hanging coats. Stairs rise to the first floor, while doors provide access to the living room, bathroom and gym. The hallway also incorporates a practical utility area, fitted with a roll-top work surface with inset sink, a base unit beneath along with space for appliances, complemented by open shelving above.

Bathroom

9' 5" x 2' 6" (2.87m x 0.77m)

A well-designed bathroom making excellent use of the available space, fitted with a bath and thermostatic shower over and a waterfall shower head. The suite is completed by a concealed cistern WC and a contemporary wash hand basin with mixer tap, set within a vanity unit. A ladder-style heated towel radiator adds a modern and practical finishing touch.

Living Room

14' 11" x 15' 0" (4.54m x 4.58m)

A delightful and versatile living room offering ample space for both lounge seating and a dining table with chairs. A side-aspect window provides natural light, while French doors to the rear, with full-height windows to each side, enjoy a lovely outlook over the garden towards the surrounding countryside and open directly onto the patio area. The room is finished with a central ceiling light fitting as well as the inset spotlights. Off this room is a useful understairs storage cupboard measuring approximately 2.70m x 0.89m.

Gym

15' 0" x 10' 4" (4.56m x 3.15m)

Featuring a side-aspect window and inset ceiling spotlights, this versatile room is currently utilised as a gym but offers excellent flexibility of use. It would equally suit a spacious home office, music room, or additional bedroom if required, depending on individual needs.

First Floor

The staircase leading up from the hallway reaches a landing area from where a door opens to the bedroom.





Bedroom

15' 2" x 15' 1" (4.63m x 4.59m)

A generously proportioned bedroom, open to the apex of the roof and enhanced by inset spotlights together with a central ceiling light fitting. The room is filled with natural light via a Velux roof light, a side-aspect window and a rear window, which enjoys what could be the finest view in the property - an uninterrupted outlook over the garden towards the fields and rolling hills beyond. An internal door leads to a useful storage cupboard, which also provides access via a ladder to a mezzanine level.

Garden

From the driveway, an opening within a stone wall leads via three stone steps down to a charming flagged courtyard, which provides access to the main entrance door. This delightful area is beautifully enhanced with well-stocked raised beds, established climbing plants and a unique water feature, creating an inviting setting ideal for informal outdoor dining and relaxation. A flagged pathway continues along the side of the property to the rear, leading to a raised terrace directly accessed from the dining kitchen. Of a good size, this terrace offers ample space for a dining table and chairs and provides the perfect spot for outdoor entertaining while enjoying the superb outlook across the garden and surrounding countryside. Steps from the terrace lead down into the substantial L-shaped rear garden, which is mainly laid to level lawn and beautifully complemented by well-stocked borders filled with ornamental shrubs and flowering plants. The garden is enclosed by mature hedging, established trees and traditional stone walling. Immediately in front of the barn's living accommodation is a further gravelled seating area, offering an additional space to sit and enjoy the garden setting. At the far end of the garden sits a substantial summer house measuring approximately 4.14m x 2.76m, benefiting from power and fitted with glazed folding doors to the front. With further external seating space, this area is ideally suited for entertaining, barbecuing or simply relaxing while enjoying the evening sun. On the opposite side of the property to the barn are raised vegetable beds together with a hardstanding area currently housing a hot tub. From here, two steps rise to a further courtyard area featuring a log store, greenhouse and access to the rear entrance door, completing this stunning outdoor space.



Garage

The garage forms part of the barn and vehicular access to the garage is via timber double doors, with the added convenience of a side pedestrian door. Measuring approximately 5.51m x 4.68m, the space benefits from both power and light, together with a Velux roof light providing additional natural light. To one corner is the wall-mounted combination boiler, serving the barn's gas central heating system. The garage is further enhanced by fitted shelving to the rear and a useful workbench, offering excellent storage and workspace options. A ladder provides access to a mezzanine level, creating further valuable storage space above.

Driveway

Off Moor Lane, in front of the garage, is a driveway providing comfortable off-road parking for two vehicles.

Between the main home and the barn is a further driveway, offering parking for three vehicles in tandem.



Floor -1 Building 1



Floor 0 Building 1

Approximate total area⁽¹⁾

210.4 m²

2264 ft²

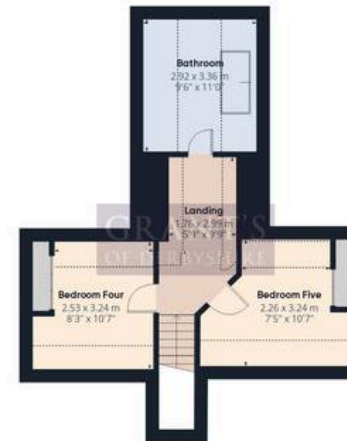
Reduced headroom

15.4 m²

165 ft²



Floor 1 Building 1



Floor 2 Building 1

(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.

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Floor 0 Building 2



Floor 1 Building 2



Approximate total area⁽¹⁾

99.8 m²

1075 ft²

Reduced headroom

1 m²

11 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.

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