



**Sally Botham**  
ESTATES

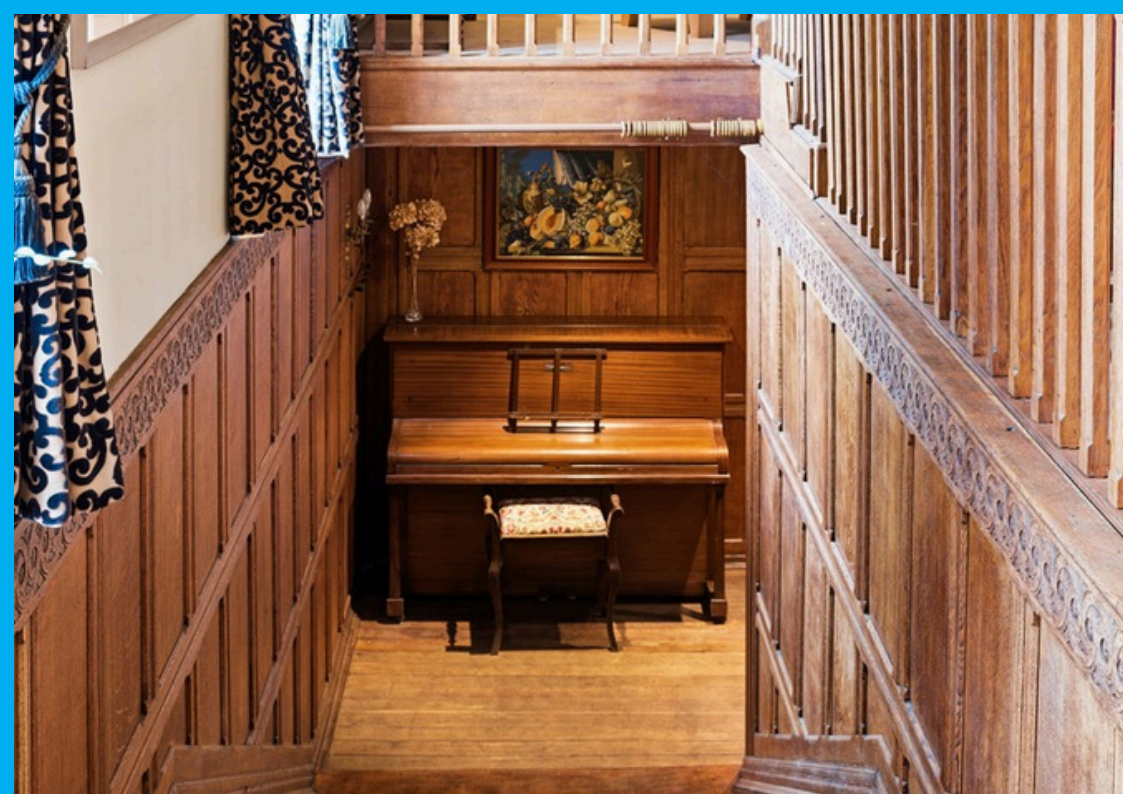
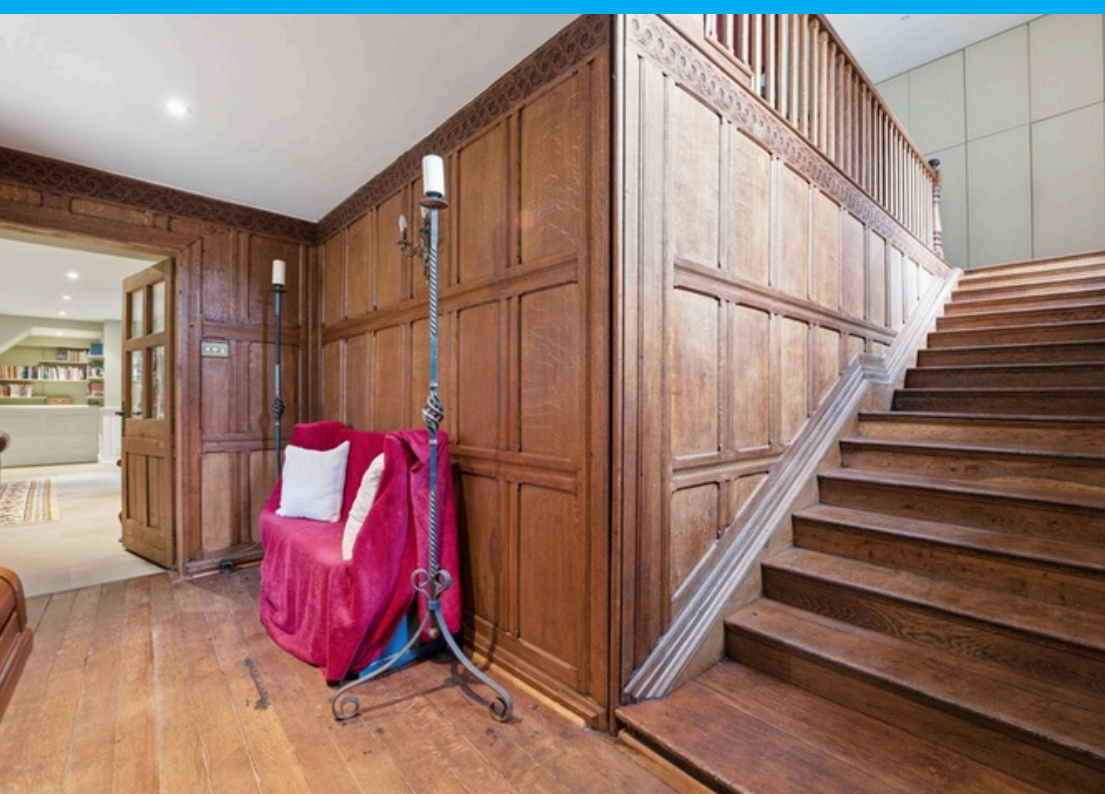
**EAST WING, OVERTON HALL**  
Overton, S45 0JR  
£800,000



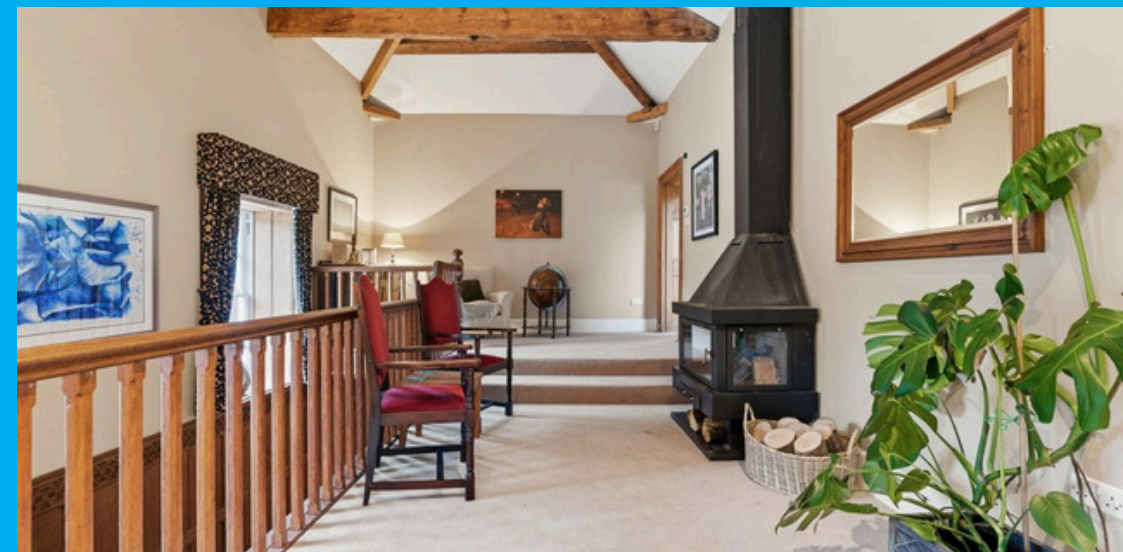
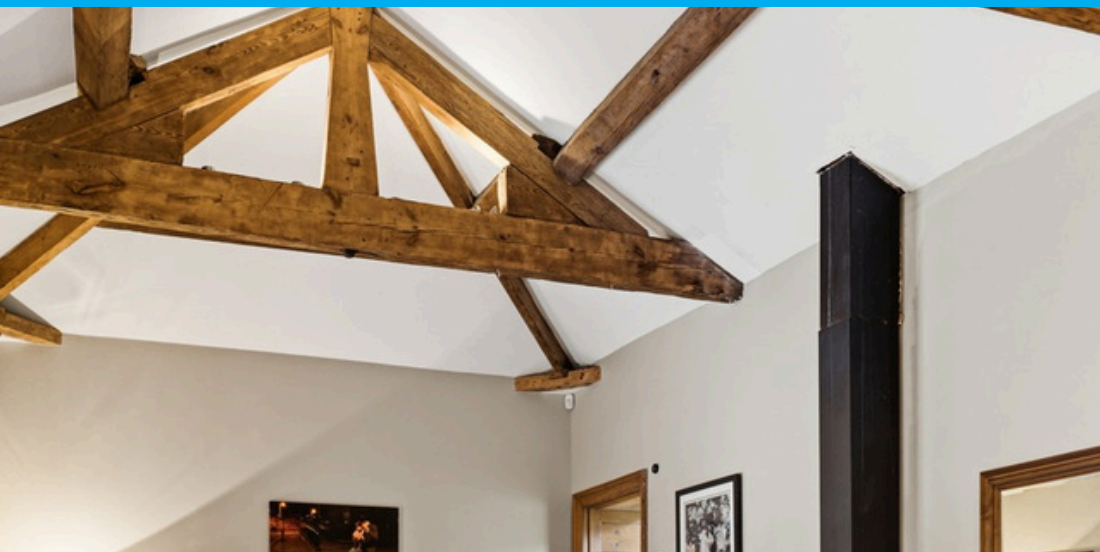
An aerial photograph of a large, multi-story stone building complex, likely a hotel or estate, situated in a lush green rural landscape. The building features a central courtyard and is surrounded by well-maintained lawns, trees, and a driveway with several cars. In the background, rolling green hills and a forested ridge are visible under a clear blue sky with a few wispy clouds. A prominent blue rectangular box is overlaid on the left side of the image, containing white text.

[CLICK HERE TO VIEW THE VIDEO TOUR](#)



















**An exceptionally spacious family home set within an historic, Grade II Listed, stone-built country house. With fabulous landscaped private gardens extending to approximately 0.6 acres. All surrounded by open countryside offering fabulous views and fine walks.**

**It is believed there has been a property on the site since the 1300s. The current building was originally a Tudor tower house which was remodelled in the 1690s. The property was at one point in the ownership of Sir Joseph Banks, the eminent botanist who sailed with Captain Cook. Throughout its life, the property has had several uses, including a boys' school during the war, care home, youth hostel and a private estate, now divided into spacious and elegant family properties.**

**East Wing offers accommodation set over four floors, with: five bedrooms; four en-suites; family bathroom; spacious reception hallway; large drawing room; generous dining kitchen; elegant oak-panelled staircase hall; dining hallway with garden room off; large boot room / store, ideal for a variety of uses; and utility WC. There is allocated parking within a shared forecourt.**

Entering the property via a pair of half-glazed broad oak panelled entrance doors, set within an oak panelled reveal, the doors open to:

#### **RECEPTION HALLWAY**

Having side-aspect double-glazed casement windows set within exposed stone mullions and opening to a lightwell. The room has dressed stone flags to the floor with under-floor heating, panelling to dado height, and a library alcove with fitted shelving. The room is illuminated by downlight spotlights. A panelled door opens to:

#### **INNER LOBBY**

Where a staircase rises to the first-floor accommodation. There is a display niche with fitted shelving. A panelled door leads to:

#### **STORE / BOOT ROOM**

An exceptionally spacious room with side-aspect double-glazed windows with dressed stone surround and stone mullions. The room has central heating radiators with thermostatic valves, an original exposed beam to the ceiling, and fitted storage shelving. This room would make an ideal home office, leisure suite, gym, etc. A door opening leads to a tank cupboard, housing mains pressure hot water cylinder, zone valves for the central heating, and having coat-hanging space.

From the reception hallway, a half-glazed oak-panelled door opens to:

#### **STAIRCASE HALL**

Having oak panelling to the walls, polished exposed oak floorboards, and a grand broad oak staircase rising to:

#### **DINING HALL**

A split-level room with front-aspect sliding slash windows overlooking the driveway and the

wooded hills beyond. The room is partially open to the apex of the roof, with fine exposed king post trusses. There is a feature glass-panelled log-burning stove, a good range of built-in storage cupboards, and over part of the room is a loft storage space. A double-glazed door opens to:

#### **GARDEN ROOM**

Having glazed panels set upon a dwarf wall, overlooking the delightful gardens to the rear of the property. A pair of glazed entrance doors open onto a flagged terrace. The room has wood-effect laminate flooring, downlight spotlights, feature exposed-stone wall with a moulded dressed stone door surround with a central keystone. A contemporary oak door opens to:

#### **UTILITY WC**

With side-aspect windows with obscured glass. Suite with dual-flush close-coupled WC, and pedestal wash hand basin. There is space and connection for an automatic washing machine, tumble dryer, and space for a fridge-freezer.

From the dining hallway, a pitch pine panelled door with a matching panelled reveal opens to:

#### **DINING KITCHEN**

Having dual-aspect sliding sash windows, set within shuttered reveals. The front window has a fitted window seat. The room has Westmorland-style slate to the floor, and an exceptionally good range of units, with cupboards and drawers, set beneath a granite-effect worksurface with a tile splashback. There are wall-mounted storage cupboards with under-cabinet lighting, open-display shelves, and glass-fronted display cabinets. To the centre of the room is a peninsula T-shaped island unit, creating a breakfast bar, with two concealed power supplies incorporating USB ports and with storage cupboards beneath. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap. Fitted within the kitchen is a Stoves dual-fuel range-style cooker with a four-ring induction hob, double oven, and grill. Over the hob is a recirculating Stoves extractor canopy. Integral appliances include: wine cooler; 12-place-setting dishwasher; two fridges; and a freezer. Concealed within a cupboard is the filtration system for the water supply. A pair of panelled doors lead to:

#### **FIRST-FLOOR LANDING**

With a staircase descending to the inner lobby and stairs rising to the second floor. A pair of glazed French-style doors open onto the flagged terrace and gardens to the rear of the property. The landing has Westmorland-style slate to floor, following through from the kitchen, a central heating radiator with radiator cover, and wall lamp points. A panelled door leads to:

#### **DRAWING ROOM**

A delightfully spacious room with side-aspect sliding sash windows with fitted shutters, and rear-aspect windows with original exposed stone mullions and transoms. The room has panelling to dado height, and a fine feature fireplace with a dressed stone surround and raised hearth, housing a multi-fuel stove. A panelled door opens to:

### **BOILER ROOM**

Having twin Ideal gas-fired boilers, which provide hot water and central heating to the property.

From the first-floor landing, a staircase with turned spindles and newels rises to:

### **SECOND-FLOOR LANDING**

With a side-aspect sliding sash window with shuttered reveal and window seat, overlooking the gardens and enjoying views over the wooded hills that surround the property. A staircase – with a useful understairs storage cupboard – rises to the upper-floor accommodation. There is a central heating radiator with thermostatic valve, and panelled doors opening to:

### **BEDROOM ONE**

A generous room with two front-aspect windows set within exposed stone mullions with fitted secondary-glazing. There is a further side-aspect sliding sash window with shuttered reveal and window seat. A half-glazed door opens onto an iron balcony overlooking the gardens. The room has a good range of built-in wardrobes, providing hanging space and storage shelving. A panelled door opens to:

### **EN SUITE**

Being fully tiled with travertine tiles to the walls and floor, and having a suite with: wet-room shower with mixer unit with monsoon-style rain head; pedestal wash hand basin; and close-coupled WC. The room has a dual-fuel ladder-style towel radiator, downlight spotlights, extractor fan, and illuminated mirror.

From the landing, further doors open to:

### **FAMILY BATHROOM**

With Travertine tiles to the walls and floor and a luxury suite with: stand-alone roll-top bath set upon ball and claw feet with a mixer shower over, having a monsoon style rain head; pedestal wash hand basin; close coupled WC. There is a towel radiator and downlights.

### **BEDROOM TWO**

Having dual-aspect windows enjoying fine views over the gardens. The room has panelling to dado height, central heating radiator with thermostatic valve, and a panelled door opening to:

### **DRESSING ROOM**

Having rear-aspect casement windows set within exposed stone mullions. The room has: polished oak flooring; fitted wardrobes with sliding-mirror fronts, providing hanging space; fitted open-display shelves; and a central heating radiator with thermostatic valve. A door opening leads to:

### **SHOWER ROOM**

With rear-aspect windows set within exposed stone mullions. The room is fully tiled, with travertine tiles to the walls and floor. Suite with: shower cubicle with mixer shower; wall-

hung wash hand basin; and dual-flush close-coupled WC. There is an illuminated mirror, extractor fan, and dual-fuel chrome-finished ladder-style towel radiator.

From the second-floor landing, a staircase with turned spindles and newels rises to:

### **THIRD-FLOOR LANDING**

Having panelled doors opening to:

### **BEDROOM THREE**

Having dual-aspect casement windows set within exposed stone mullions, the side-aspect windows having fine far-reaching views over the gardens to the open countryside and wooded hills that surround the property. The room has heavy exposed beams to the ceiling, central heating radiator with thermostatic valve, and a half-glazed door opening onto an iron balcony. A panelled door opens to:

### **EN SUITE BATHROOM**

With front-aspect mullioned casement windows, travertine tiles to the walls and floor, and suite with: bath with Victorian-style mixer taps and handheld shower spray; circular contemporary wash hand basin with illuminated mirror over; and concealed-cistern dual-flush WC. There is a dual-fuel ladder-style towel radiator, an extractor fan, and downlight spotlights.

### **BEDROOM FOUR**

A delightfully spacious room with dual-aspect mullioned casement windows with superb views over the gardens to the wooded hills and open countryside beyond. The room has a heavy exposed beam to the ceiling, central heating radiator with thermostatic valve, and a range of built-in wardrobes providing hanging space and storage shelving. A panelled door opens to:

### **EN SUITE**

With an original rear-aspect leaded window set within a stone surround. The room is tiled with travertine tiles to the walls and floor, and there is a suite with: shower cubicle with mixer shower; dual-flush close-coupled WC; and wall-hung wash hand basin with illuminated mirror over. There is a dual-fuel ladder-style towel radiator, and an extractor fan.

### **BEDROOM FIVE**

Having side-aspect double-glazed casement windows set within exposed stone mullions, enjoying the fine far-reaching views afforded by the property. The room has a central heating radiator with thermostatic valve and a fine original exposed beam to the ceiling.

## OUTSIDE

The property is approached through the original Hall gates, which lead to a shared forecourt, where there are two parking spaces for the property. To the rear of the property is a superb area of garden, extending to approximately 0.6 acres, backing onto woodland. Immediately to the rear of the property is a flagged and decked terrace, taking advantage of the southerly-aspect, and having a log store. Beyond the terrace is a large area of lawn with a fine mature cedar tree, and deep sculpted borders well-stocked with a good variety of ornamental shrubs, and under-planted with spring-flowering bulbs. Concealed behind a tight-clipped hedge is a timber garden shed and garden storage area.

A stepped gravelled pathway gives access to an area of secluded garden, with borders ideal for vegetables, soft fruit canes, aluminium greenhouse, and fruit cage.

To the top of the garden is an upper terrace, with borders stocked with flowering plants and ornamental shrubs, and a flagged seating area with superb views over the garden to the house and the woodlands beyond. A rustic stepped pathway descends through a wooded glade, where there is a fenced garden storage area, and a gate leading to a footpath, which gives access to the entrance lane and the front of the properties.

The property has outside lighting and an outside power supply.

## SERVICES AND GENERAL INFORMATION

Mains electricity, gas, and drainage are connected to the property. Water is by way of a shared private spring water supply. Broadband is supplied via a wireless connection.

For Broadband speed, please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

**TENURE** Freehold

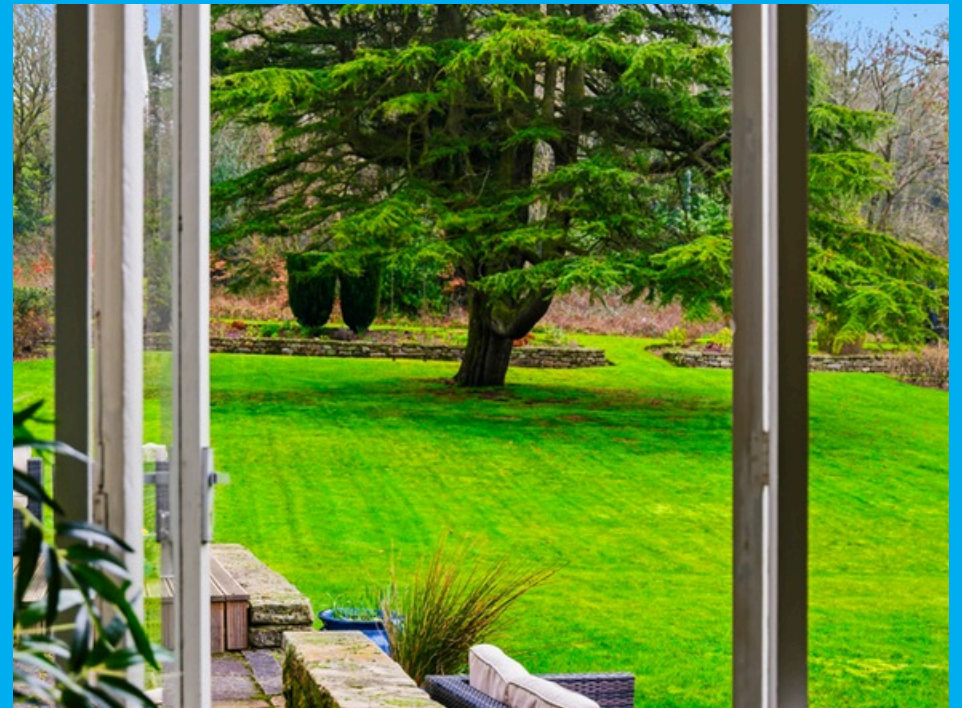
**COUNCIL TAX BAND** (Correct at time of publication) 'E'

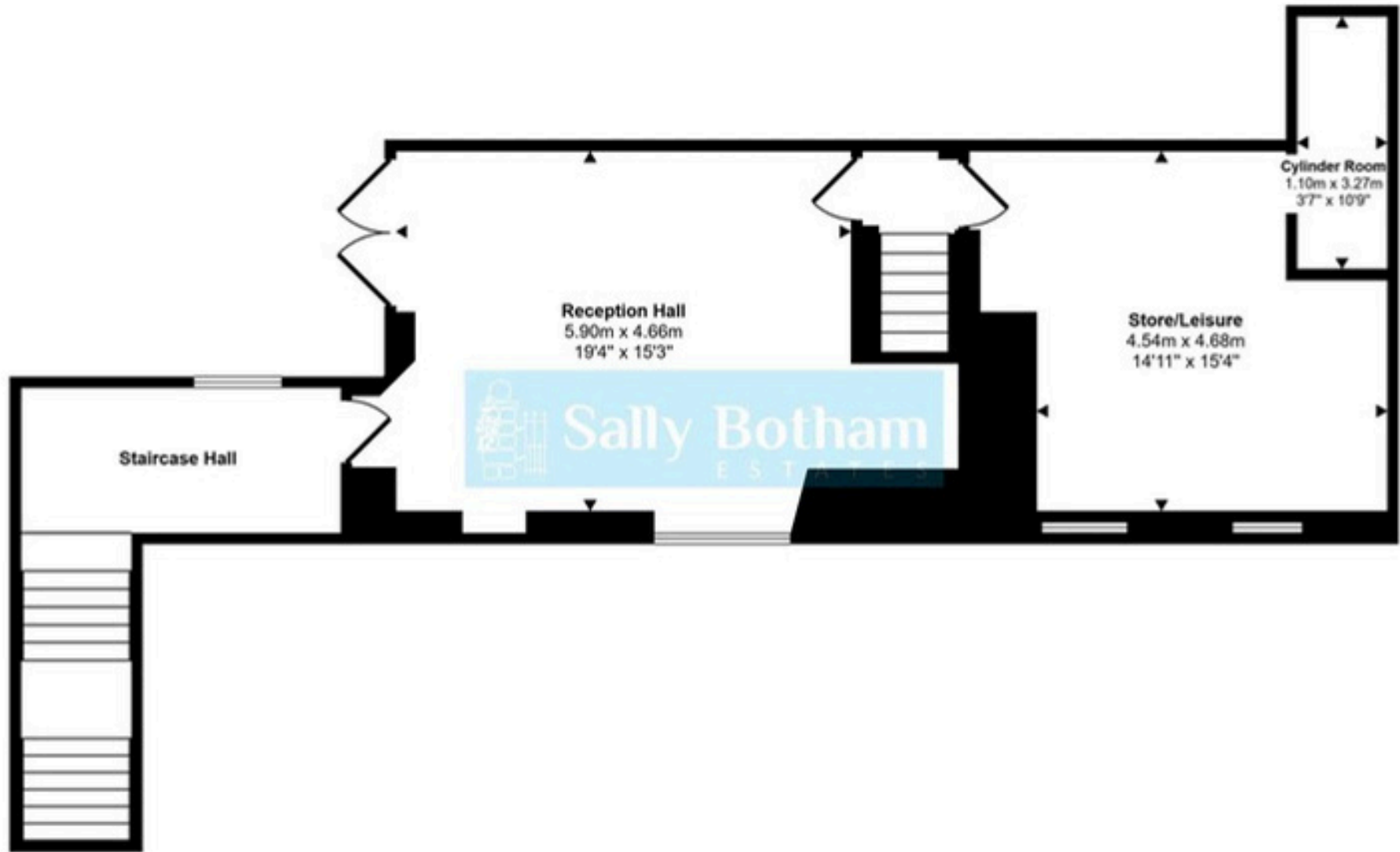
## DIRECTIONS

Leaving Matlock along the A632 towards Chesterfield: after cresting the hill beyond the golf club halfway down the descent, turn right sign-posted Overton. After approx. 1 mile, the gates and drive to the property can be found on the left-hand side. (The lane becomes unmade 50 yards after the property, ensuring there is no through traffic).

### 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.





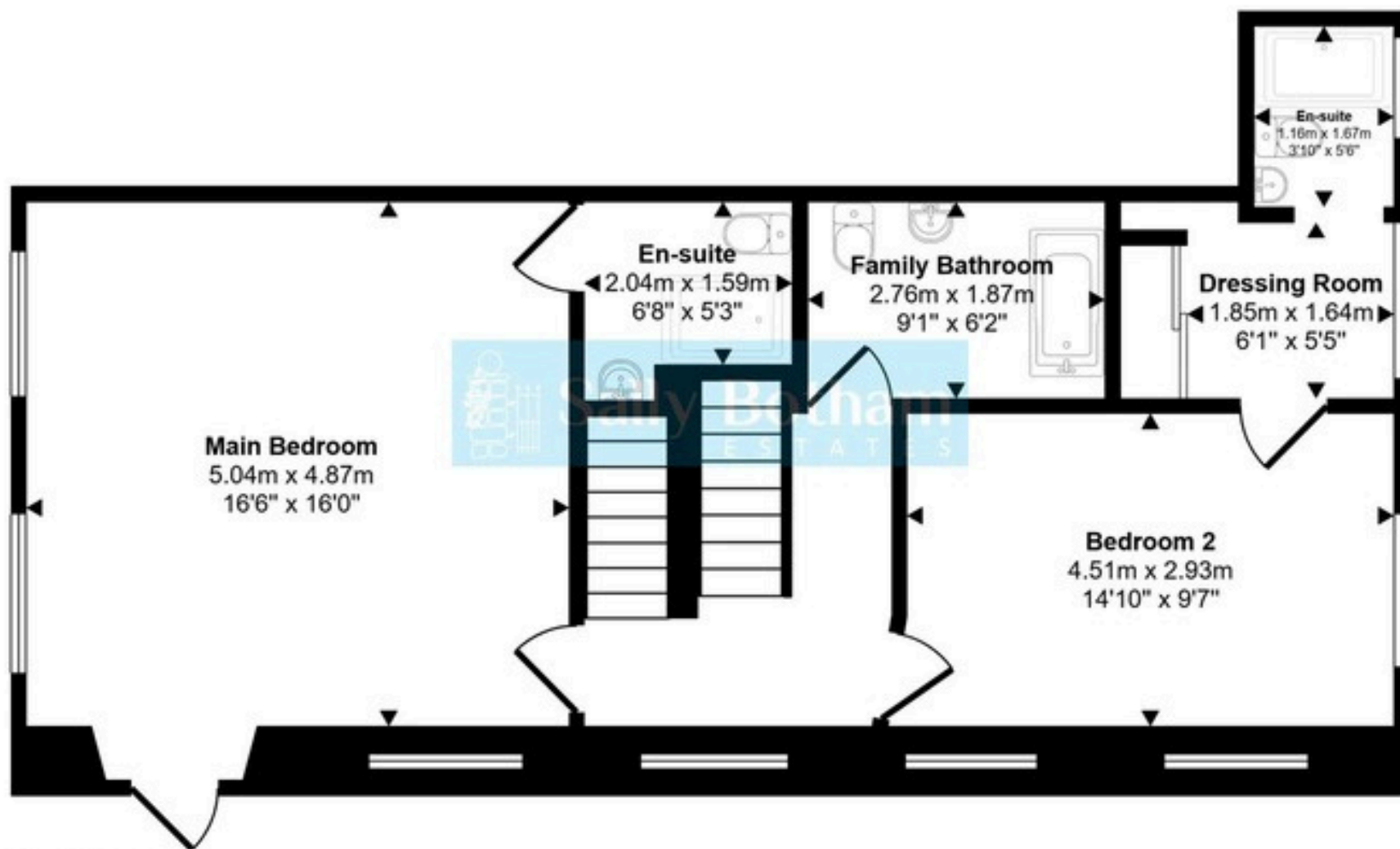
**Lower Ground Floor**  
Approx 80 sq m / 857 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Ground Floor  
Approx 132 sq m / 1417 sq ft

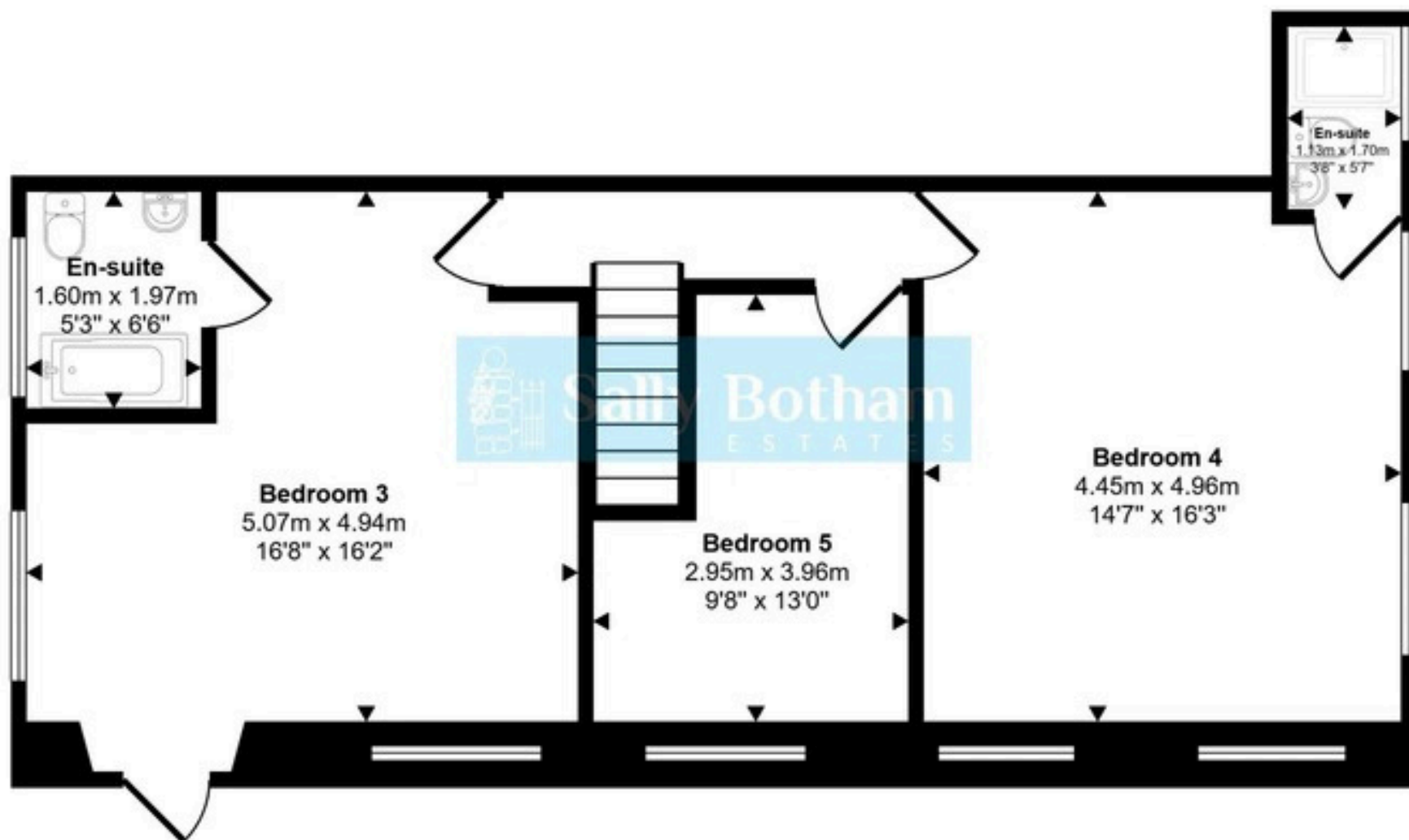
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## First Floor

Approx 70 sq m / 757 sq ft

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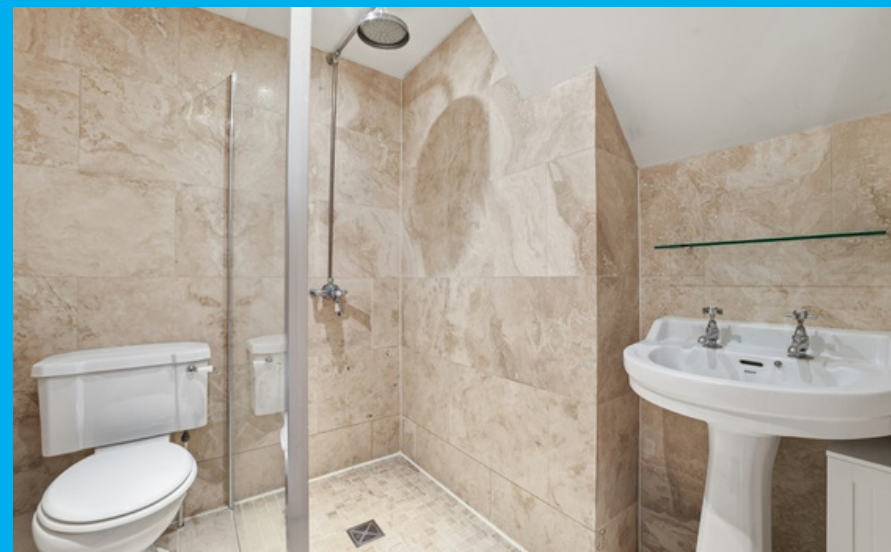


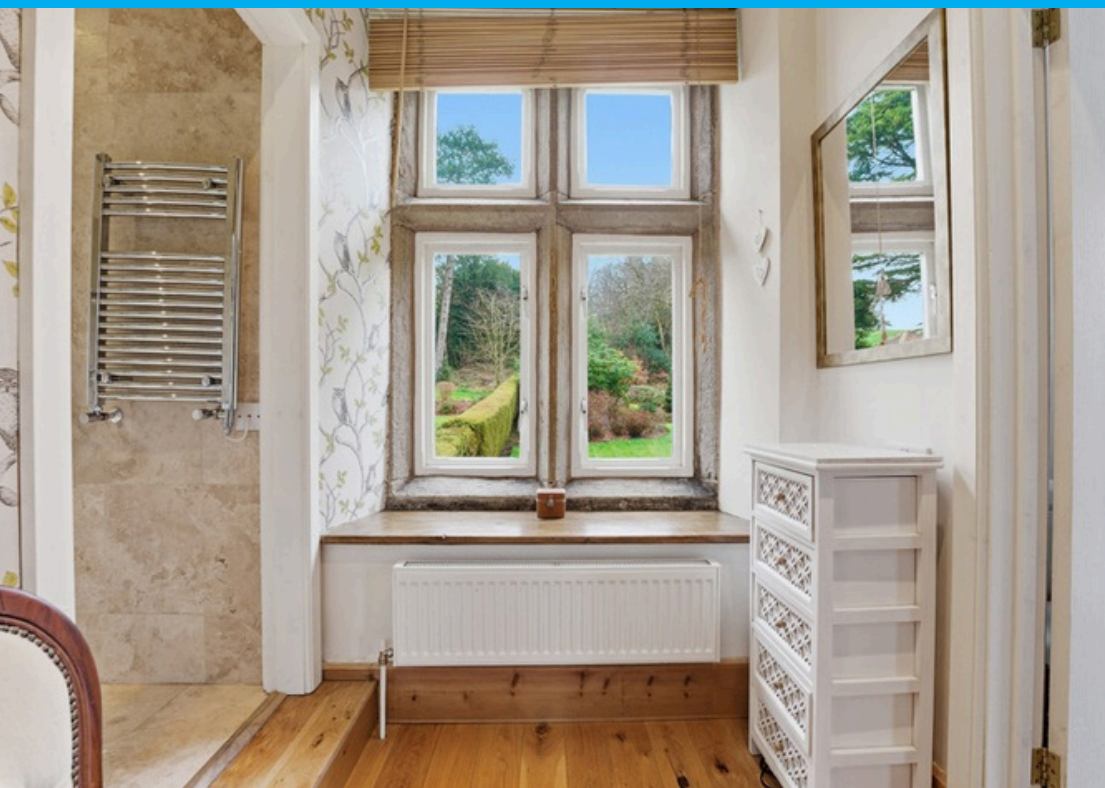
**Second Floor**  
Approx 71 sq m / 761 sq ft

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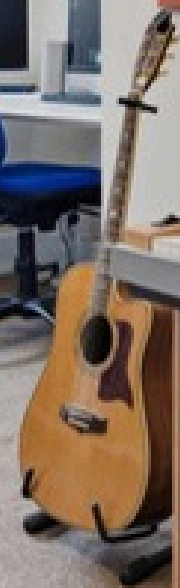
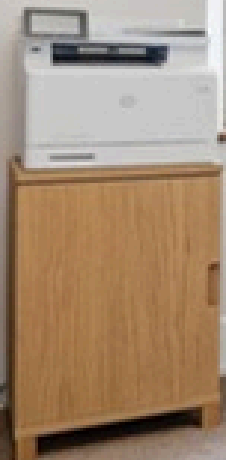




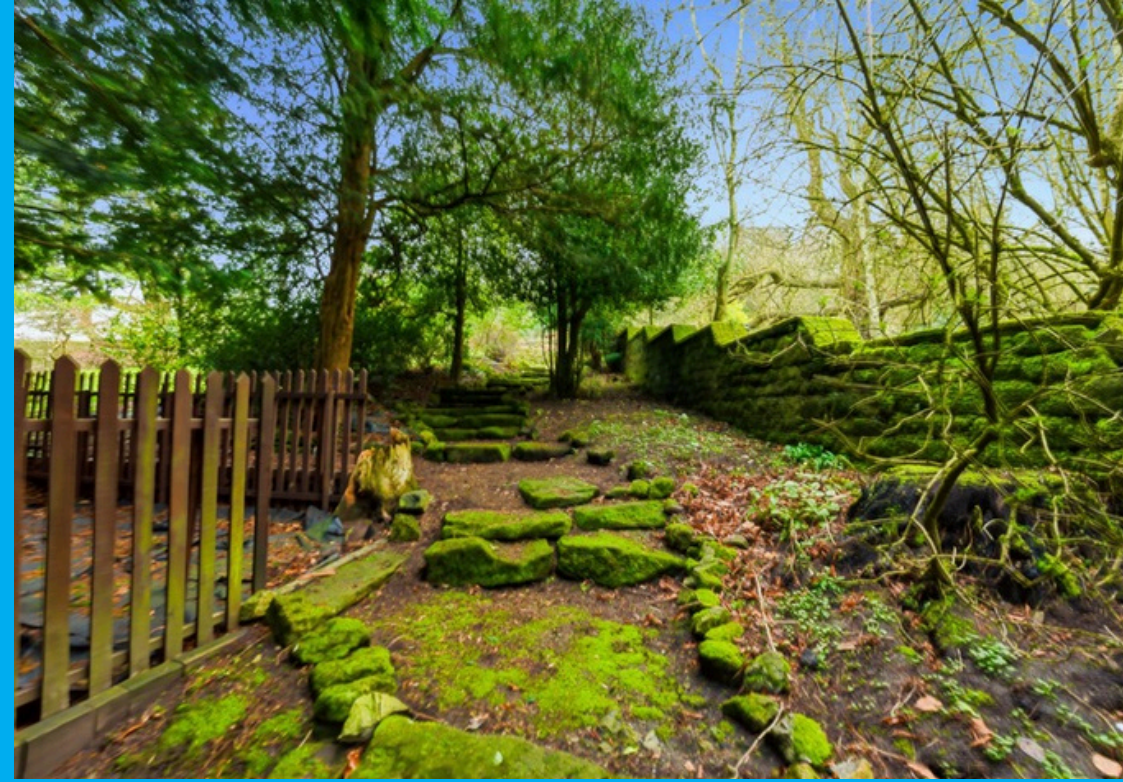




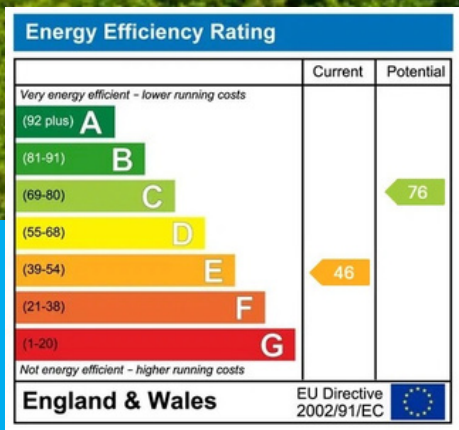












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