



The Orchard, 12 Greenaway Lane, Hackney - DE4 2QB  
£625,000





## THE ORCHARD, 12 GREENAWAY LANE

Hackney, DE4 2 QB

This substantial stone-built, five-bedroom detached residence is offered for sale with no upward chain and occupies a highly desirable position in the sought-after parish of Hackney, Darley Dale. Enjoying far-reaching countryside views and situated just a short walk from the local primary school, the property presents an ideal opportunity for families seeking space, convenience and a village lifestyle. Set over two floors, the property offers generously proportioned and versatile accommodation throughout. The ground floor briefly comprises an inviting porch and hallway, a spacious living room, snug/home office, kitchen/diner, formal dining room, sun room, utility room and a separate WC. To the first floor are five well-appointed bedrooms, including an impressive principal bedroom with en-suite shower room and walk-in wardrobe, along with a modern family bathroom. Externally, the property benefits from low-maintenance gardens to all four aspects, featuring multiple outdoor seating areas ideal for alfresco dining and entertaining. A large driveway provides off-road parking for at least four vehicles, complemented by a substantial integral double garage. A viewing is highly recommended to fully appreciate the size, layout and excellent location of this exceptional family home.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







## Ground Floor

The property is accessed via the large front driveway which leads directly to the front entrance door and into the:

### Porch - 5' 10" x 4' 11" (1.79m x 1.51m)

With quarry tiled flooring and a classic inset coir mat, this is the perfect space for coat and shoe storage. A panelled door from here opens into the:

### Hallway - 9' 8" x 10' 10" (2.94m x 3.30m)

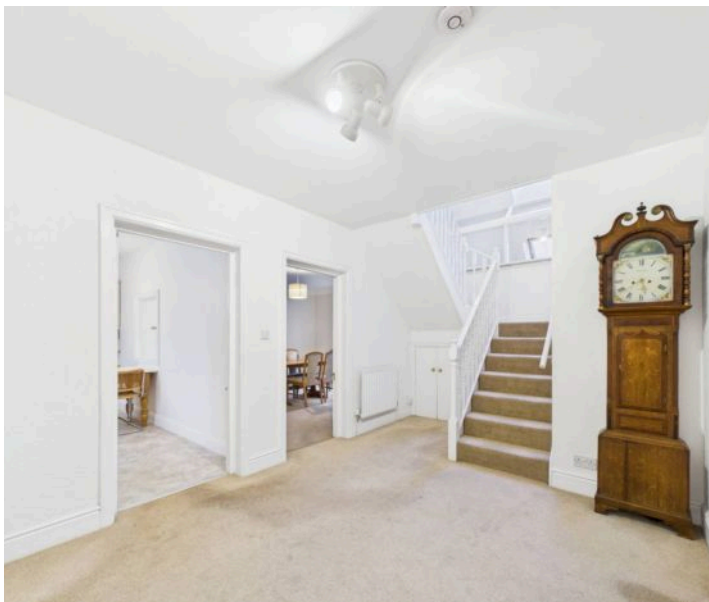
An inviting and spacious area with doors which open to the living room, snug/office, kitchen/diner, dining room and downstairs WC. There's a large under-stairs storage cupboard ideal for household items and stairs that rise to the first floor landing.

### Office/Snug - 13' 7" x 10' 0" (4.14m x 3.04m)

A versatile and comfortable room with dual aspect windows, making this the ideal snug, home office or even play room.

### Living Room - 13' 8" x 16' 10" (4.16m x 5.13m)

A bright and generously proportioned room, enhanced by dual-aspect windows that allow an abundance of natural light and enjoy a private outlook. A striking brick-built fireplace forms the focal point of the room, featuring a cast iron fire grate, marble hearth and back, complimented by a wood-effect mantel.



**Kitchen/Diner** - 13' 5" x 12' 0" (4.08m x 3.66m)

An inviting and well-appointed room enjoying a pleasant front aspect, enhanced by ceiling spotlights and attractive granite-effect floor tiling. The kitchen is fitted with a comprehensive range of light wood-effect wall, base and drawer units, some with glazed display panels, complemented by granite-effect work surfaces, a breakfast bar and a 1.5 bowl ceramic inset sink with mixer tap and contrasting black tiled splashbacks. Integrated appliances include a Hotpoint electric hob with extractor hood over, a standing-height Hotpoint electric oven with separate grill, and an under-counter CDA fridge and separate freezer. There is also space and plumbing for a freestanding dishwasher or washing machine. The room comfortably accommodates a family-sized dining table and chairs and benefits from a serving hatch opening into the traditional dining room. A part-glazed door provides internal access to the integral garage, adding further practicality.

**Dining Room** - 13' 4" x 14' 11" (4.07m x 4.54m)

A further well-proportioned reception room with rear aspect windows enjoying views over the well-maintained garden. Ideally suited for use as a formal dining room, the room benefits from a traditional serving hatch to the kitchen/diner. An internal door provides access to the adjoining:

**Sun Room** - 9' 7" x 7' 0" (2.93m x 2.14m)

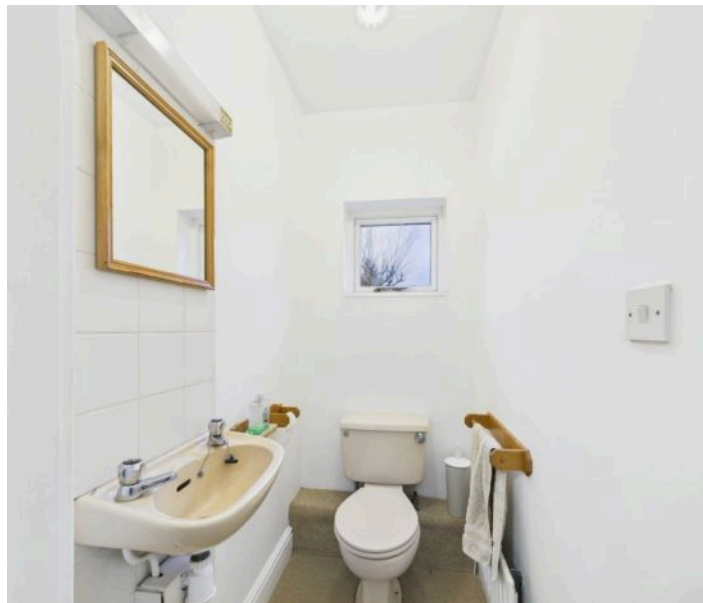
A bright and airy room featuring quarry tiled flooring, a Velux roof light and rear aspect sliding doors providing direct access to the rear garden. Additional internal windows overlooking the mid-landing further enhance the sense of light and space.

**Downstairs WC** - 3' 3" x 5' 1" (1.00m x 1.54m)

With a front aspect window and fitted with a low level flush WC and wall hung wash hand basin.

**Utility Room** - 7' 10" x 6' 8" (2.39m x 2.02m)

Accessed via the integral double garage, this room has white tiled flooring and is fitted with wood effect wall and base units which are complimented by granite effect worktops and a stainless steel butler style inset sink. Fitted







shelving offers further practicality and there's space and plumbing for a free-standing washing machine and fridge (currently in situ). A part glazed door with side window provide direct access to the rear garden.

### First Floor

Stairs from the main hallway rise to a bright mid-landing, where internal windows overlook the sun room, allowing an abundance of natural light to flow through the space. A second staircase continues to the first-floor landing where there's a Velux roof light and doors lead to all five bedrooms and the family bathroom. The landing also benefits from a spacious walk-in airing cupboard with fitted shelving (0.82m x 2.58m), housing the Alpha E-Tec Plus 38 boiler and providing excellent storage for linen and towels. Towards the far end of the landing is a thoughtfully designed dressing area with a fitted desk, creating an ideal space for getting ready or alternatively a useful home office nook.

### Bedroom One - 13' 8" x 14' 6" (4.17m x 4.43m)

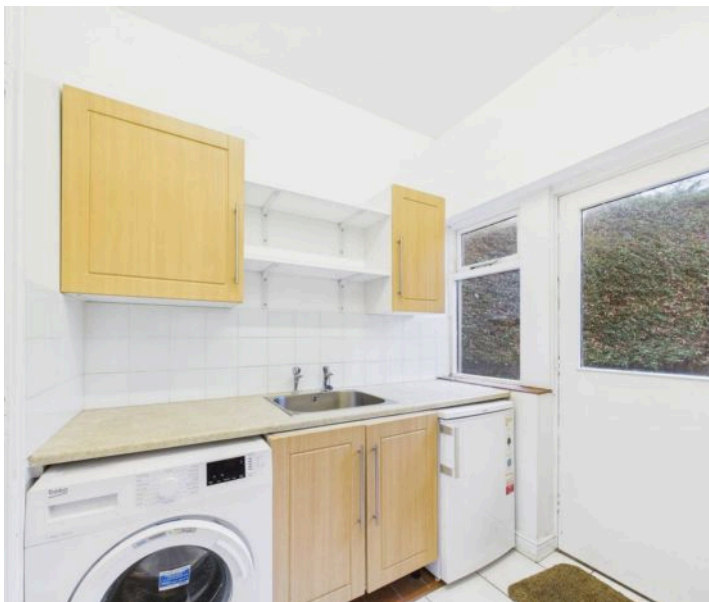
A particularly spacious and light-filled bedroom, featuring a front aspect window that enjoys picturesque countryside views in the distance. The room offers ample space for a range of bedroom furniture and benefits from direct access to both a walk-in wardrobe and a well-appointed en-suite shower room, creating a comfortable and practical principal suite.

### Walk In Wardrobe - 7' 0" x 8' 3" (2.14m x 2.52m)

With a Velux roof light and featuring two fitted wardrobes with sliding doors, offering excellent storage, and a handy fitted desk, perfect as a dressing space.

### En-suite Shower Room - 5' 7" x 6' 9" (1.69m x 2.06m)

A bright room with Velux roof light, mostly tiled and thoughtfully designed with a low-level WC, bidet, and wall-hung wash hand basin. A recessed shower cubicle with mains shower, double tray, and bifold glass door provides a practical yet quirky bathing space.



**Bedroom Two** - 15' 8" x 10' 4" (4.77m x 3.14m)

A generously-sized double bedroom with a front aspect window overlooking the nearby primary school, offering a pleasant outlook. Bright and airy, the room provides ample space for a range of bedroom furniture, making it a comfortable and versatile space for family or guests.

**Bedroom Three** - 13' 4" x 10' 3" (4.07m x 3.13m)

Another good sized double bedroom with a front aspect window and views similar to those of bedroom two. Spacious enough for a range of large bedroom furniture.

**Bedroom Four** - 9' 8" x 10' 3" (2.95m x 3.12m)

A slightly smaller room than bedrooms two and three, yet still of comfortable double proportion. It has a front aspect window with a pleasant outlook, providing plenty of natural light and making it a bright and practical space.

**Bedroom Five** - 11' 7" x 6' 6" (3.52m x 1.99m)

A single-sized bedroom with a rear Velux roof light, allowing gentle daylight to fill the room. Versatile in use, it is ideal for a single bed or nursery, but would also make a convenient study or home office.

**Family Bathroom** - 10' 5" x 7' 1" (3.17m x 2.17m)

A well-appointed bathroom with partially tiled walls and a rear Velux roof light providing lots of natural light. The room features a decorative tiled panel bathtub with mains shower over, low-level flush WC, bidet, and wall-hung wash hand basin. Additional space is available for a freestanding storage unit if desired.







### **Garden**

The property enjoys full access around its circumference, allowing the gardens to be enjoyed from every angle and maintained to the highest standard. At the front, the spacious driveway is complemented by a pebbled seating area, partially enclosed by stone walling and mature hedgerow for privacy. To the rear, a generous paved patio and additional pebbled area create the perfect setting for outdoor dining and entertaining, surrounded by conifers, walls, and hedgerow to provide a secluded and private atmosphere. An elevated rockery with a further paved seating area offers a charming spot for a morning coffee or quiet relaxation. To one side of the property, a timber shed is positioned on an elevated base, providing useful garden storage, while the opposite side features a large paved patio, ideal for entertaining guests, outdoor activities, or a children's play area. With its thoughtfully designed and versatile outdoor spaces, this home offers both practicality and lifestyle appeal.

### **Double garage**

A spacious double garage with multiple points of access, including front bifold doors, a pedestrian door, and internal access via the kitchen. The garage is fitted with power and lighting and includes an outdoor tap for added convenience. A rear window allows natural light to fill the space, and the fuse board is also located here. Additionally, a door provides direct access to the utility room, making this a practical and versatile space for both vehicles and storage.

### **Driveway**

At the front of the property there is a spacious driveway which provides off-road parking for at least four vehicles.







## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band G which is currently £3887 per annum.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. 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

If entering Matlock on the A6 from Wirksworth, at the first roundabout take the first exit onto Bakewell Road, towards Darley Dale, and continue along this road for approximately 1.5 miles. Turn right onto Greenaway Lane and follow the road around to the left, passing the primary school on the left hand side. The Orhcard, 12 Greenaway Lane can be found just after the primary school on the right hand side, as identified by our For Sale board.





Floor 0



Floor 1



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

222 m<sup>2</sup>

2389 ft<sup>2</sup>

Reduced headroom

5 m<sup>2</sup>

53 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





## GRANT'S OF DERBYSHIRE ESTATE AGENTS

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