



Sally Botham
ESTATES

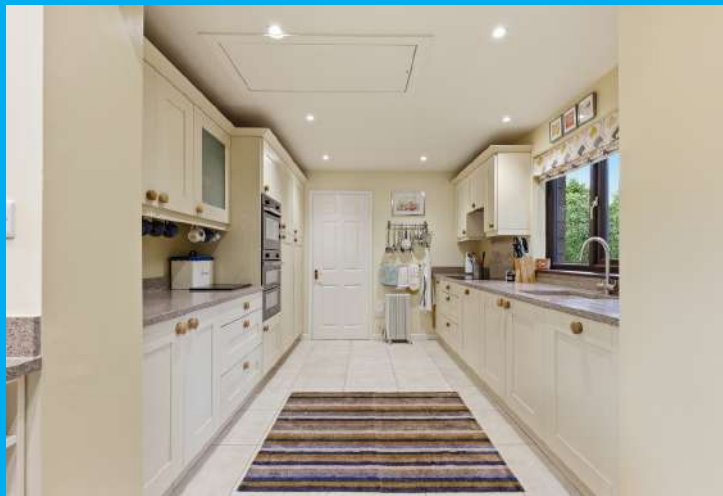
HAEG BANK
Will Shores Lane, Oker, DE4 2JL
Offers over £675,000



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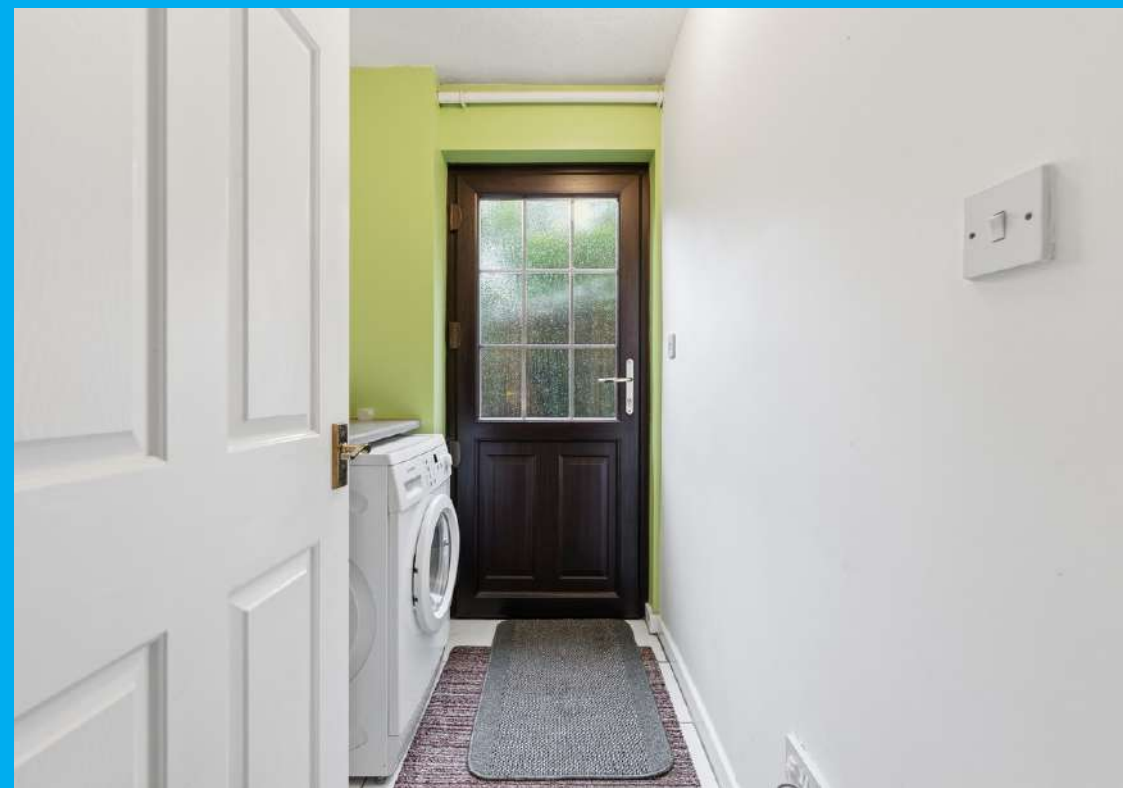














A superbly presented, detached, stone-built family home occupying a slightly elevated position with a commanding far-reaching view over the delightful open countryside that surrounds the hamlet of Oker. The accommodation is set over two floors, offering: two lower-ground-floor bedrooms, shower room and utility room; two ground-floor bedrooms; family bathroom; spacious sitting room with south-facing sunroom off; good-sized dining hallway; and kitchen with garden/breakfast room extension. There are delightful, well-stocked, mature gardens surrounding the property, plus a driveway providing off-road parking and a detached garage.

Oker is a charming hamlet situated on the southern slopes of Oker Hill, offering a peaceful rural retreat just a short distance from Matlock. The village is famous for its association with the poet William Wordsworth, who was inspired to write a sonnet about the landmark 'Will Shore's Tree' atop Oker Hill. This prominent peak, once thought to be a Roman lookout point, provides breathtaking 360-degree views across the Derwent Valley and the surrounding Peak District. Despite its tranquil feel, Oker is well-connected with easy access to the amenities of nearby Matlock (2.5 miles), Bakewell (6 miles), and Chesterfield (11 miles). The hamlet is well positioned for commuters, with the A38 and M1 motorway accessible via the nearby A6, and a regular branch line rail service to Derby and Nottingham available from Matlock station.

Entering the property via a composite entrance door – with etched glass panels, bearing the name of the property – which opens to:

DINING HALLWAY

Having a front-aspect UPVC double-glazed window. The room has a high ceiling, creating a light and airy space. There is a high-level built-in storage cupboard housing a hot water cylinder, which is fitted with an immersion heater. There are night storage heaters and a BT master socket with broadband facility. An arched opening leads to:

INNER HALLWAY

Having a staircase which descends to the lower-ground-floor accommodation, there is a Velux roof light flooding the area with natural light and a borrowed light window to the sunroom. Doors open to:

SITTING ROOM

Having dual-aspect UPVC double-glazed windows, the rear window with a fine far-reaching view over the valley towards Riber Castle. The room has coving to the ceiling, downlight spotlights – controlled by dimmer switches – and a television aerial point. There is a feature fireplace with a dressed stone surround and raised quarry-tiled hearth, housing a Clearview multi-fuel stove. A broad opening leads to:

SUNROOM

A south-facing room with large UPVC double-glazed windows, taking advantage of the fine far-reaching view over the valley. The room has ceramic tiles to the floor, a night storage heater, and a borrowed-light window with bullseye panels to the staircase.

KITCHEN

A spacious kitchen with Amtico tiles to the floor and a front-aspect UPVC double-glazed window. The kitchen is fitted with a range of units in a paint-effect finish, with cupboards and drawers beneath a polished granite worksurface with a matching upstand. There are wall-mounted storage cupboards and a glass-fronted display cabinet. Set within the worksurface is a one-and-a-half bowl sink with mixer tap, and a four-ring induction hob, over which is an extractor canopy that is vented to the outside. Integral appliances include a twelve-place-setting dishwasher, fridge, and freezer. Within the kitchen is a Samsung eye-level microwave, and double oven and grill. There is a pull-out recycling bin, and an access hatch with a retractable ladder opening to a partially-boarded loft and storage space. From the kitchen, a broad opening leads to:

GARDEN / BREAKFAST ROOM

Having double-glazed windows to three aspects, overlooking the gardens and down the valley towards Riber Castle. There are Velux rooflights, flooding the room with natural light. A pair of double-glazed doors open onto the gardens to the side of the property. The room has Amtico tiles to the floor, following through from the kitchen area. Integral features include: built-in larder cupboards with fitted shelving, a pull-out larder rack, an integral wine cooler, and two wine racks. A polished granite worksurface with matching upstand creates a breakfast table overlooking the gardens. The room is illuminated by downlight spotlights and there is a night storage heater.

From the inner hallway, further doors open to:

BEDROOM THREE

With dual-aspect UPVC double-glazed windows with views over the open fields towards Bonsall Moor. The room has an electric night storage heater and a fitted picture rail.

BEDROOM FOUR

Having a side-aspect double-glazed window with similar views to bedroom three. The room has a good range of built-in wardrobes providing hanging space, storage shelving, and storage drawers. There is an electric night storage heater.

FAMILY BATHROOM

A partially-tiled room with a Velux rooflight window and ceramic tiled floor. Suite with: extra-large panelled bath with mixer taps, handheld shower spray, and a concertina shower screen; contemporary semi-countertop wash hand basin, with storage cupboards and pull-out basket drawers beneath, and a fitted illuminated mirror and bathroom cabinets over; dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator and a shaver point.

From the inner hallway, a half-turn staircase descends to:

LOWER-GROUND-FLOOR HALLWAY

Having an electric night storage heater, a useful deep under-stairs storage cupboard with a light, and doors opening to:

BEDROOM ONE

With side-aspect double-glazed windows overlooking the driveway and with views towards Bonsall Moor. The room has an electric night storage heater, and a good range of built-in wardrobes providing hanging space, storage shelving, and storage drawers. There are matching bedside cabinets.

BEDROOM TWO

Having a double-glazed window with similar views to bedroom one. The room has wood-effect laminate flooring and a night storage heater.

FAMILY SHOWER ROOM

With a front-aspect window with obscured glass, ceramic tiles to the floor, and suite with: quadrant shower cubicle with wet-wall style boarding and a mixer shower; dual-flush close-coupled WC; and wash hand basin with illuminated mirror over and storage drawers beneath. There is a chrome-finished ladder-style towel radiator, and an extractor fan.

UTILITY ROOM

Having a half-glazed UPVC entrance door opening onto the front of the property. The room has a range of built-in storage cupboards, and a worksurface with an inset stainless sink, beneath which there is space and connection for an automatic washing machine. There are ceramic tiles to the floor.

OUTSIDE

The property is approached via a gravel driveway, which provides off-road parking for two vehicles and gives access to the garage.

The main entrance door is approached via a flagged pathway from the lane. The pathway continues around the side of the property to a delightful well-stocked garden with lawned areas, gravelled seating areas, and sculpted borders that are well-stocked with a good variety of flowering plants, shrubs, and ornamental trees, designed to give colour and interest throughout the year. To the top of the garden is a timber garden shed with a veranda seating area, taking advantage of the southerly aspect and the far-reaching views. To the rear of the property is a further area of garden with a gravelled seating area and borders, again well-stocked with flowering plants and ornamental shrubs. There is an aluminium greenhouse. From the garden, an access door opens to a storage space beneath the sunroom.

The property has outside lighting, water, and power supplies.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property. The property is fitted with photovoltaic solar panels.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

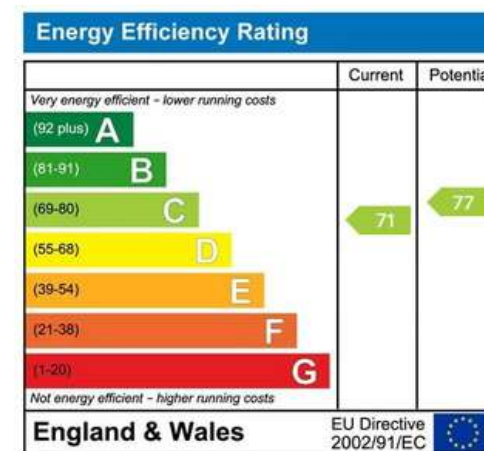
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

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

DIRECTIONS

Leaving Matlock Crown Square along the A615 towards Bakewell: at the first roundabout, turn left along the A6 signposted Derby. At the traffic lights, turn right and immediately right again along Matlock Spa Road. Follow the road for 1.2 miles to the hamlet of Oker. Will Shores Lane can be found on the right-hand side, where the property is located on the right.



Disclaimer

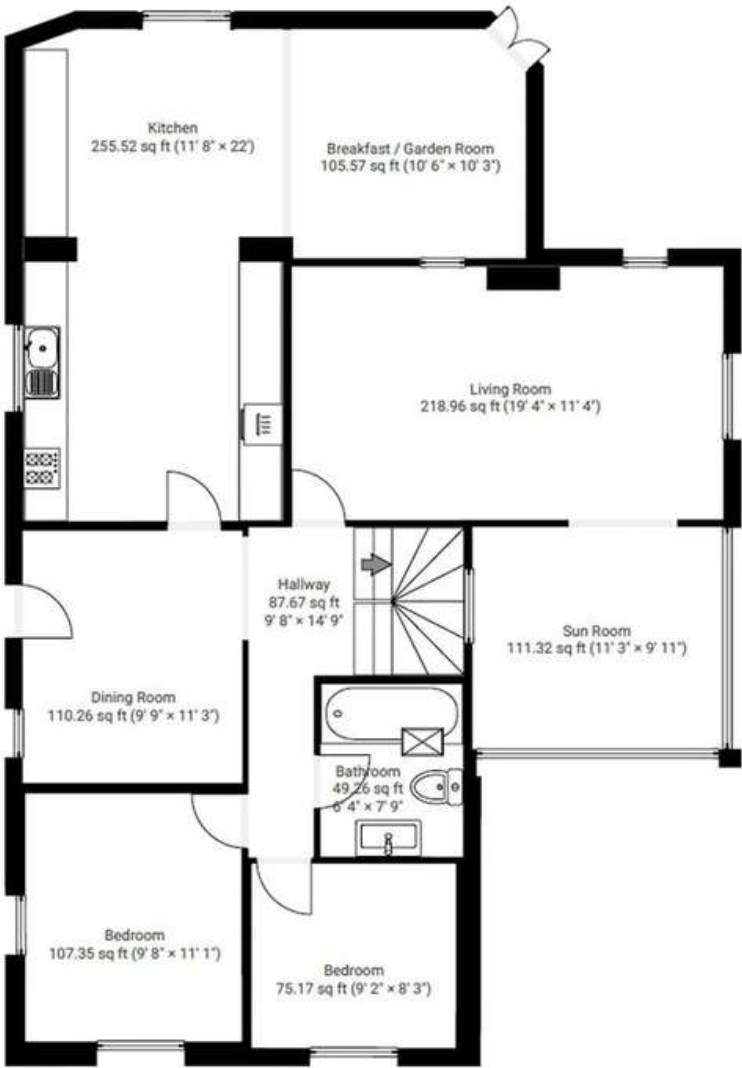
All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor 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.

Haeg Bank, DE4

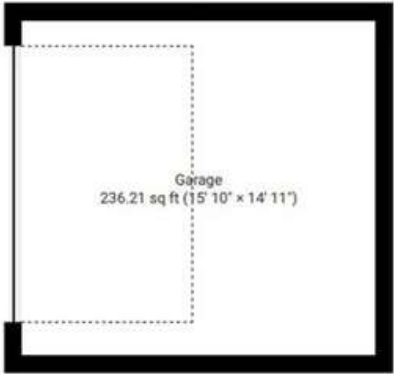
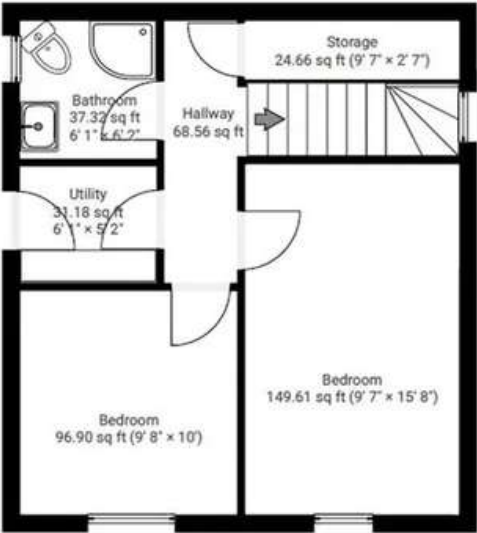
DETAILS

Total area: 1764.60 sq ft

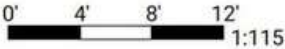
▼ Ground Floor TOTAL AREA: 1120.48 sq ft



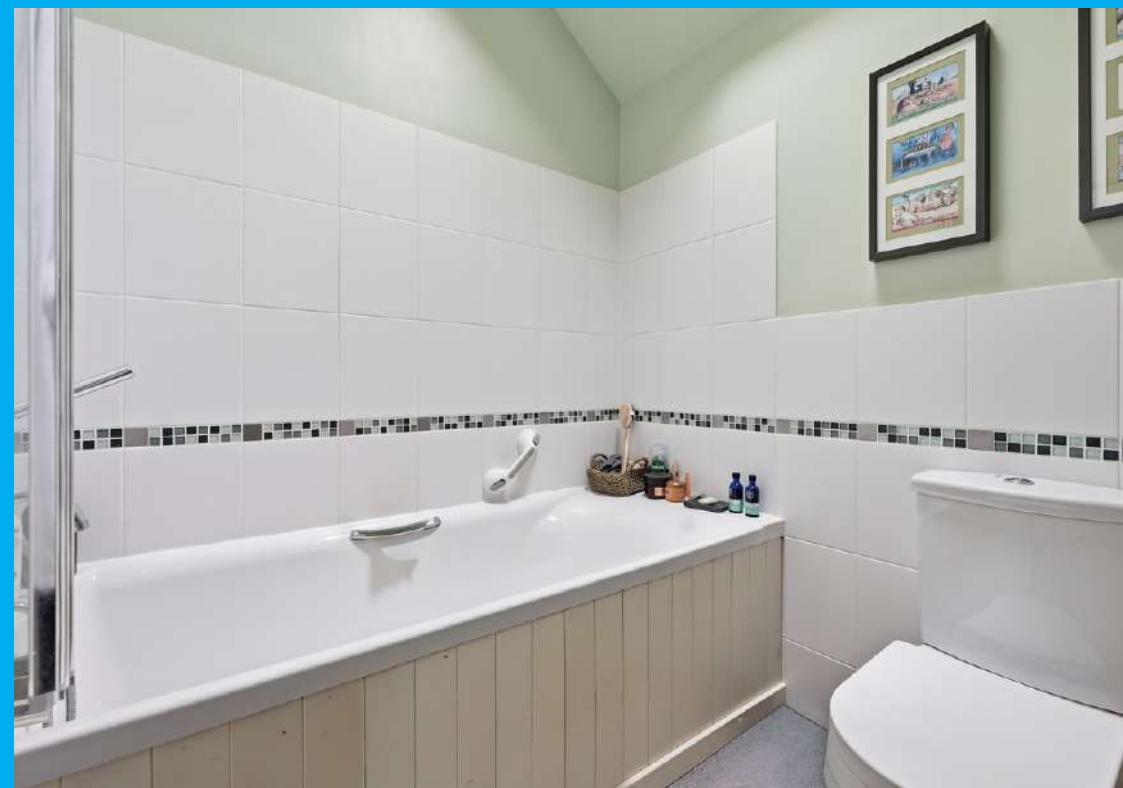
▼ Lower Ground TOTAL AREA: 644.12 sq ft



This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.

















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