FIDLERTAYLOR

**HORNBEAM HOUSE**
**HOPTON**
**MATLOCK**
**DE4 4DF**

**PRICE: O/A £630,000**

# HORNBEAM HOUSE, HOPTON, MATLOCK, DERBYSHIRE, DE4 4DF

## A SPACIOUS AND INDIVIDIUAL, STONE AND TILE BARN CONVERSION OCCUPYING AN ENVIABLE VILLAGE LOCATION ADJACENT TO CARSINGTON WATER

**A well appointed, flexible, five bedroomed, family accommodation with garage, workshop and store**

The sale of Hornbeam House offers a rare opportunity to acquire an excellent, rural family home in a most sought after and convenient location. The property was originally part of a range of farm outbuildings associated with Hopton Manor but in more recent times has been thoughtfully converted to a high standard throughout which is now considered ideal for those seeking a rural idyll. Well placed for ready access to Ashbourne, Wirksworth and Matlock as well as employment centres further afield, Hornbeam House is within easy reach of the beautiful Derbyshire Dales countryside and also the Peak District National Park,

The accommodation is sealed unit double glazed and oil centrally heated throughout and briefly comprises guest cloakroom, extensive farmhouse style dining kitchen, walk-in pantry, utility room, sitting room, garden room. At first floor level master bedroom and guest bedroom suites both of which have en suite facility, three further bedrooms and family bathroom. Outside there is ample parking, delightful garden grounds, useful garage with workshop and further stone and tile store.

Early viewing is highly recommended.

**ACCOMMODATION**

A hardwood panelled front entrance door with bulls-eye glass pane leads to

**Entrance Vestibule** having quarry tiled floor, upvc sealed unit double glazed window and single panel central heating radiator. Beamed ceiling.

**Guest Cloakroom** having quarry tiled floor and fitments in white comprising low flush wc, pedestal wash hand basin with tiled splash back. Sealed unit double glazed window. The cloakroom also houses the free standing oil fired Worcester boiler for domestic hot water and central heating.

**Extensive Farmhouse style Dining Kitchen** having maximum overall measurements of 19’4” x 18’2” [5.89m x 5.54m] with quarry tiled floor and having a range of good quality fitted units providing base cupboards and wall cupboards with drawer bank. Ample round edge work surfaces with inset single drainer one and a half bowl sink unit with pillar mixer tap and tiled splash back. Appliance space with integrated NEFF dishwasher and integrated refrigerator. Cooker recess with fitted Toledo Rangemaster cooker having brushed stainless steel splash back and matching Rangemaster extractor hood. Two double panel central heating radiators, sealed unit double glazed window and beamed ceiling. Door off to

**Spacious walk-in under stairs Pantry Cupboard** with quarry tiled floor and fitted shelves.

**Utility Room** 8’8” x 5’7” [2.64m x 1.7m] having quarry tiled floor, fitted double opening base cupboard with worktop over and inset single drainer stainless steel sink unit. Appliance space with plumbing for automatic washing

machine. Beamed ceiling. Inbuilt pump and switch cupboard.

**Inner Hall** with staircase off to first floor level.

**Sitting Room** 18' x 15'10" [5.49m x 4.83m] plus recess with upvc sealed unit double glazed windows to front and rear thus providing a double aspect. Two double panel central heating radiators, wall light points and beamed ceiling. Attractive decorative recessed fireplace with raised stone hearth and stone cheeks. Rustic fire back and heavy timber mantel.

**Rear Hall/Garden Room** 16'1" x 4'9" [4.9m x 1.5m] with quarry tiled floor, three sealed unit double glazed windows and panelled door to the exterior rear. Attractive exposed natural stonework.

Staircase to first floor level having extensive landing with two sealed unit double glazed upvc windows and two central heating radiators.

**Master Bedroom Suite** approached from the landing via an enclosed Inner Landing and short flight of steps having overall measurements of 17'4" x 14'3" [5.28m x 4.34m] (to include the Shower Room**.** It is a double aspect room with upvc sealed unit double glazed windows to both front and rear. Double panel central heating radiator.

**En Suite Shower Room** having fitments in white comprising quadrant shower tray with fully tiled walls and sliding glazed shower screen doors, Mira electric shower control. Low flush wc, pedestal wash hand basin with tiled splash back. Upvc sealed unit double glazed window. Central heating radiator.

**Bedroom Suite Two** comprising
**Double Bedroom** 14'1" x 10'6" [4.29m x 3.2m] with exposed timber trusses, double panel central heating radiator and sealed unit upvc double glazed window. Fitted bedroom furniture comprising triple opening mirror fronted wardrobe and further double opening wardrobe with drawers beneath. Fitted pitch pine bedhead with twin over bed wall lights
.
**En Suite Shower Room** having fitments in white comprising fully tiled shower cubicle with glazed shower screen doors and electric shower control. Pedestal wash hand basin, low flush wc. Single panel central heating radiator.

**Bedroom Three** (rear double) 14'3" x 10'9" [4.34m x 3.28m] plus recess, with upvc sealed unit double glazed window, single panel central heating radiator. Feature pine panel bedhead with twin branch wall mounted reading light over and exposed timber truss.

**Bedroom Four** an 'L' shaped room measuring 10'4" x 6'4" [3.15m x 1.93m] and 6' x 7'4" [1.83m x 2.23m] with exposed timber truss and single panel central heating radiator. upvc sealed unit double glazed window overlooking the rear garden.

**Bedroom Five or Study** 10'3" x 7' [3.12m x 2.13m] with upvc sealed unit double glazed window overlooking the rear garden and double panel central heating radiator.

**Family Bathroom** three piece suite in white comprising panelled bath with mixer tap and shower handset, glazed shower screen, pedestal wash-hand basin and low flush wc.

**OUTSIDE**
Approached by the private shared driveway there is an extensive gravel forecourt parking area with driveway to in

**Integrated Garage** 18'1" x 14' [5.51m x 4.27m] with automatic up and over door, electric light and power supply and timber pedestrian access door to the rear garden. Accessed from the rear of the garage there is an adjoining additional

**Workshop Store** 8' x 6'5" [2.44m x 1.95m] again having electric light and power supply with upvc sealed unit double glazed window overlooking the rear garden.

To the rear of the property there is a good sized, private and enclosed primarily lawned garden with split level paved patio terrace and planted beds and borders. Accessible from the garden is a most useful **Stone and Tile Garden Store.**

**SERVICES**
It is understood that mains water and electricity are connected to the property. Drainage is to a shared private tank system.

**FIXTURES & FITTINGS**
Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

**TENURE**
The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

**COUNCIL TAX**
For Council Tax purposes the property is in Derbyshire Dales District Council band E.

**EPC RATING** band D.

**VIEWING**
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

FTA2504

Hornbeam House, Main Street, Hopton, DE4 4DF

Total Area: 187.0 m² ... 2012 ft²

All measurements are approximate and for display purposes only

Independent Estate Agents, Surveyors, Valuers & Auctioneers

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*Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.*