

**DERWENT VIEW
HOLT ROAD
HACKNEY
MATLOCK
DERBYSHIRE DE4 2QD**



O A £585,000 No Chain

An attractive four bedroom barn conversion with around 1.6 acres and enjoying a tucked away location with fine views across the Derwent Valley.

Situated well back from any main thoroughfare, to the highly regarded Hackney hillside, Derwent View enjoys stunning views across the valley and to the countryside opposing flanks to Oker with Bonsall Moor and Stanton Moor to the west forming the horizon.

Conversion works to the gritstone barn were completed in 2009 to create an individual home with great character and style. The accommodation retains a country feel, with exposed stone and timberwork, natural floorings and high vaulted ceilings to the first floor all of which combine with the modern attractions of hardwood double glazing, oak internal joinery, granite surfaces to the kitchen and underfloor heating throughout. Excellent family living space includes an open plan 'living kitchen', separate sitting room, four double bedrooms and three bathrooms. There is room for further extension, if required, subject to necessary planning consents.

Outside there is the benefit of a grass paddock, informal garden and terrace, positioned to take full advantage of the views and southerly aspect.

The location affords ready access to the delights of the surrounding countryside, with walks from the doorstep and yet readily accessible are the market town amenities in Matlock (1.5 miles) and Bakewell (6 miles) and Chesterfield (10 miles). Even closer are a wide range of local shops and facilities in neighbouring Two Dales and Darley Dale together with the well-respected Darley Dale Primary School a short walk/drive down the lane. The cities of Sheffield Derby and Nottingham are all within daily commuting distance.

- Attractive barn conversion
- Country feel with great character and style
- Four bedrooms
- Three bathrooms
- Large living, dining kitchen
- Informal gardens and terrace
- 1.6 acre grass paddock
- Viewing highly recommended
- No Chain

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MATLOCK : 16 Crown Square, Matlock, DE4 3AT 01629 580228

ASHBOURNE : 11 Church Street, Ashbourne, DE6 1AE 01335 346246

CHESTERFIELD : Tupton Innovation Centre, Chesterfield, S41 0TZ 01246 541942

PHOTO GALLERY:



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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.



ACCOMMODATION

At the centre of the building, a hardwood stable style door opens to a flagged **hallway** with split stairs rising and falling to the principal accommodation. The character and style, which continues throughout the house, is immediately evident through internal oak joinery, feature stonework to one wall. The gallery overlooks the lower landing having oak planked floor, understairs cupboard and to a...

Cloakroom – with low flush WC and vanity wash hand basin.

Living dining kitchen – 6.81m x 3.89m (22' 4" x 12' 10") an excellent hub of the house with all day living space which links to the adjacent sitting room through twin glazed doors, and further pair of broad doors lead to the patio outside and through which truly superb views are gained across the Derwent Valley towards Oker Hill and the "toothbrush" on Bonsall Moor beyond. Craftsmen made fitted oak cupboards are complemented by black granite work surfaces in the kitchen area, which also includes a Belfast style pot sink, range style cooker with twin ovens and six burners, built-in dishwasher and washing machine. There is exposed stonework, spot lighting to the high sloping ceiling, additional Velux roof lights and picture window looking across the field. Other features include a black towel radiator, additional wall and pelmet lights, ceramic tiled floor and a single substantial beam spanning the full length of the room. To one corner, a **boiler store** houses the gas fired condensing boiler and large domestic hot water cylinder and with ample space for ancillary storage.

Sitting room – 3.76m x 3.55m (12' 4" x 11' 8") a comfortable snug, again enjoying spectacular valley views and access to the patio gardens through hardwood double glazed French doors. There is a small window to the front, single ceiling beam, three wall light points, TV recess, engineered oak floor boards and book shelving.

At the same level as the entrance hallway there is access to...

Bedroom suite 1 – 3.92m x 2.6m (12' 10" x 8' 7") the measurements not including the deep window recess and the adjoining ensuite shower room. There is a combination of ceiling and wall lights, oak display plinth and folding oak doors to the...

Ensuite shower room – being fully tiled with walk-in shower cubicle, vanity wash hand basin and low flush WC. Ceramic tiled floor, window facing the field, extractor fan and electric shaver point.

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A half flight of stairs lead to the first floor **landing** featuring exposed roof timbers, built-in cupboard at the head of the stairs and access to...

Family bath & shower room – again with feature timbers and fitted with a four piece white suite including corner shower cubicle with a full height tiled surround and curved screens, panelled bath, pedestal wash hand basin and low flush WC. Electric shaver point, ceramic tiled floor, chromed ladder radiator, extractor fan, combination lighting plus borrowed light from the stairwell.

Bedroom suite 2 – 3.34m x 2.71m (11' x 8' 11") minimum, again the measurements not including the deep window recess. There is a second window for good natural light, high vaulted ceiling, exposed purlins and door to an...

Ensuite shower room – being fully tiled, extractor fan ceramic tiled floor and a white suite including low flush WC, vanity wash hand basin and walk-in shower cubicle with thermostatic shower.

Bedroom 3 – 3.82m x 3.71m (12' 6" x 12' 2") a generous double bedroom which commands views across the valley with Bonsall Moor, Oker Hill and Stanton Moor featuring in the picturesque landscape, the hills rising above the green valley floor. There is a high vaulted ceiling with Velux roof light, additional front window plus three narrow lights to the gable wall, exposed stonework and feature timbers.

Bedroom 4 – 3.88m x 2.71m (12' 9" x 8' 11") again with a high lofted ceiling, exposed roof timbers and front facing window.

OUTSIDE

Derwent View is complemented by a patio and garden which enjoy a southerly aspect and take advantage of the splendid views. A long gated driveway leads to an area of hard standing, turning and off which there is also access to an area of paddock grazing, gently sloping to a south-west facing site.

TENURE – Freehold.

SERVICES – Mains gas, electricity and water are available to the property. Drainage is to a private septic tank. There is gas fired underfloor central heating and hardwood double glazing. No specific test has been made on services or their distribution.

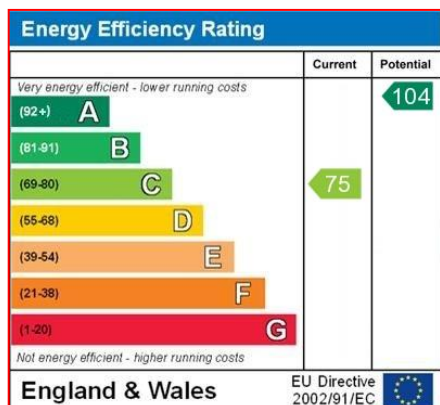
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS - From Matlock Crown Square, take the A6 north to Darley Dale. On passing St Elphins Park turn right into Greenaway Lane, follow Greenaway Lane round the bends, up the hill for around half a mile before locating Holt Road off to the left hand side. Continue along Holt Road for around 400m and after a parking area there is a gateway to Derwent View off to the left, through a levelled gravelled hard standing.

VIEWING - Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: **FTM9034**

EPC Graph



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Floor Plan



Site Plan

