

**HIGH TREES
BRUNSWOOD ROAD
MATLOCK BATH
DERBYSHIRE DE4 3PA**



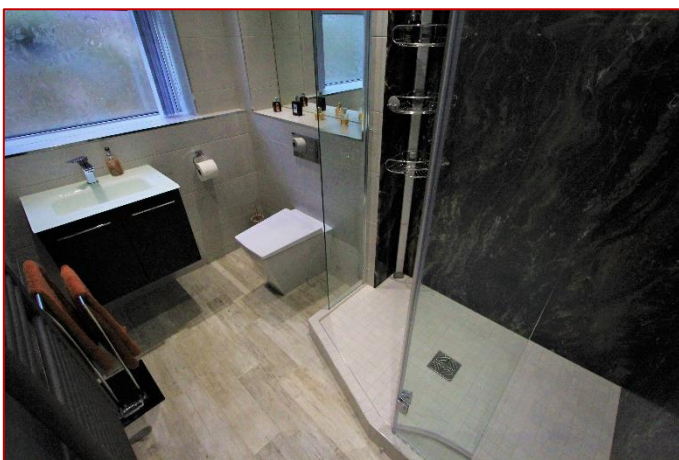
O A £525,000

A highly individual family home providing generously proportioned and well appointed living space with contemporary open plan style and panoramic views across the surrounding valley landscape.

Enjoying an elevated location to the hillside above Matlock Bath, this particularly unique home can only be truly appreciated by closer inspection. The property stands across three floors, albeit the upper two floors providing the extended and adapted living and bedroom accommodation not only from a quality contemporary finish, spacious rooms and open plan living but also excellent use of glazing to provide ample natural light and inspiring views. With extensive living space allowing versatility to suit most family requirements whether it is for guest space, teenager independence or play rooms for younger families. Externally the gardens have been landscaped for ease of maintenance and outdoor entertaining, again making the most of the hillside location.

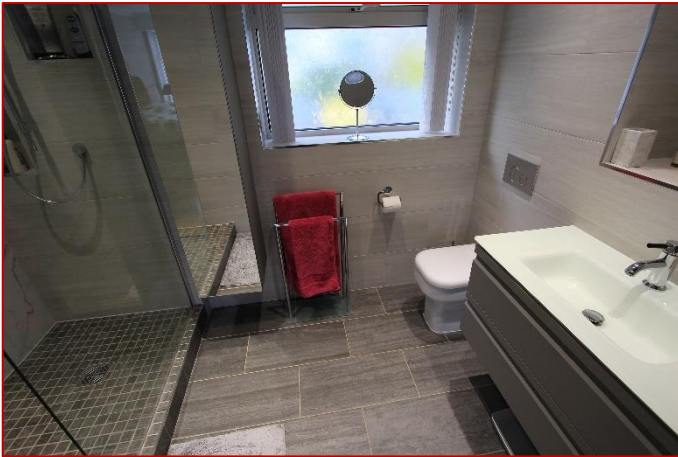
Matlock Bath is a popular village, the upper slopes providing a beautiful vista and access to excellent walking in and around the Derbyshire Dales. Good road communications also lead to the neighbouring centres of employment both in Matlock and nearby Bakewell, Chesterfield and Alfreton with the cities of Sheffield, Derby and Nottingham all lying within daily commuting distance.

- Contemporary open plan style to the ground floor
- Extensive and versatile living space
- First floor reception/sitting area
- Master en-suite with gym/dressing room
- 4/5 Bedrooms in total
- 3 Recently upgraded Shower Rooms
- Integral double garage
- Landscaped gardens
- Truly superb views
- Viewing highly recommended



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ACCOMMODATION

From the front of the property, a three quarter glazed door opens to a stepped **entrance hall** at **lower ground floor** level. A personnel door opens to an:

Integral Double Garage – 5.9m x 4.91m (19' 5" x 16' 2") with remote control up-and-over door, electric, power and light.

The entrance hall has a tiled floor, low level and ceiling lighting. At the top of the stairs, part glazed panelled doors open to a **reception hallway**, split level with low stone walls and three steps leading to the **upper ground floor** accommodation. The hall is finished with an engineered oak floor and combination spot lighting. The upper ground floor is designed with an impressive open plan to the principal living areas.

Sitting Room – 6.55m x 5.12m (21' 6" x 16' 10") a dramatic living space with front facing, full width balcony seating area, with composite decking, taking advantage of the truly stunning views. The principally glazed south facing wall looking across roof tops of the village and towards fields which rise up the valley sides to Starkholmes, Willersley and the woods of Black Rock on the far horizon. Two further windows to the side provide contrasting views and additional natural light. Again there is an engineered oak floor, stone chimney breast and open stairs, with glass and steel balustrade, leading to the first floor.

Living/Dining Area – 5.83m x 3.47m (19' 2" x 11' 5") being open plan to the sitting room with ample space for formal dining and lounging. A pair of French doors open to a composite oak decked balcony.

Breakfast Kitchen and Utility Room – 4.46m x 2.65m (14' 8" x 8' 9") again with a contemporary style, and part separated into three areas. The main **kitchen area** is fitted with modern cupboards and drawers, a high gloss white finish topped by granite work surfaces. There are similar wall and full height cupboards and integral appliances to include eye level oven, refrigerator, dishwasher, induction hob plus a one and a half bowl composite sink unit in grey.

The **breakfast area** includes a large island of matching cupboards and granite surface creating a breakfast bar with ample seating around and providing excellent additional storage.

The **utility area** is similarly fitted with white cupboards and granite work surfaces, includes an additional composite sink unit, space for a tall freezer and plumbing for an automatic washing machine. A concealed gas fired combination boiler serves the central heating and hot water system.

The whole area is finished with a cream gloss tiled floor with underfloor heating and off the kitchen, a door opens to the **rear UPVC porchway**, which has been recently replaced, leading to the flagged patio and terraced gardens.

Continuing at the upper ground floor level, from the reception hall, is access to:

Shower Room with a contemporary finish to include full height ceramic tiling, mirrored recess, wood grain plank effect ceramic tiled floor and granite style dry boarding to a broad tiled shower cubicle. The shower cubicle has glass screens and thermostatic mixer shower. There is also an opaque glass wash hand basin above a double-doored cabinet, fitted low flush WC, dual fuel ladder radiator, automatic low level lighting, downlighting, extractor fan and electric wireless controlled under floor heating.

Guest Bedroom 4/Study – 3.61m x 2.68m (11' 10" x 8' 10") offering opportunity for a variety of purposes, being of double bedroom proportion and with ceiling mounted downlights and rear facing window looking towards the terraced gardens and woodland beyond.

Snug/Hobby Room – 2.66m x 2.56m (8' 9" x 8' 5") with full height glazing to the south facing wall allowing similar views across the slopes which rise towards Starkholmes and Riber. Also formerly utilised as ground floor bedroom 5.

The first floor is accessed via a flight of open tread stairs to a **galleried sitting area** set beneath a sloping ceiling with Velux roof light and picture windows allowing further natural light to each side. The area makes an excellent reading, hobby or teenager TV space.

Three steps rise to an **inner landing** with doors off to:

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Master Bedroom Suite 1 – 4.32m x 4.29m (14' 2" x 14' 1") a spacious double bedroom enjoying similar far reaching views to the front and excellent natural light. There are built in wardrobes with sliding mirrored doors, ceiling fan light, laminate flooring and openings off to the **gym/dressing room** and **en-suite shower room**.

En-Suite Shower Room – including a fitted low flush WC, glass topped wash hand basin above drawered cupboards and a double width walk in shower cubicle with tiled floor. Contrasting full height tiling and dry-board walls blend with the remaining room. There is also dry boarding to the ceiling for ease of maintenance, dual fuel ladder radiator, light sensing low level lighting, heated mirror and wireless remote control underfloor heating.

Gym/Dressing Room – 6.17m x 2.68m (20' 3" x 8' 10") providing excellent private space off the master suite with full height windows taking advantage of the distant views together with an additional rear facing window, laminate floor and access to the **roof void**.

Family Bathroom finished with a double width walk-in shower having tiled floor, dry boarding to one wall and fixed glazed screen. The remainder of the walls are fully tiled and there is the benefit of underfloor heating to wood grain plank effect tiled floor. Contemporary vertical radiator, fitted low flush WC, glass top wash hand basin incorporating a broad vanity surface, two drawers, light sensing low level lighting, heated mirrored recess with shaver point and downlighting.

Bedroom 2 – 2.66m x 2.42m (8' 9" x 7' 11") maximum. A double bedroom with rear aspect facing the terraced gardens.

Bedroom 3 – 3.5m x 3.46m (11' 6" x 11' 4") a good double bedroom with side views above neighbouring roof tops towards Bolehill in the distance.

OUTSIDE

Enjoying a hillside position, the plot has been recently landscaped for ease of maintenance and incorporates a number of terraces to take advantage of the southerly aspect and truly superb views. To the lower ground level are two small lawns with stone flagged patio and built in store. Steps rise to the upper ground level which incorporates a decked terrace off the living area, finished with glass and steel balustrade. Similar flagged pathways lead to the rear, spanning the full width of the house with further seating areas. From here, a flight of central steps leads between terraced planting with central arbour and levelled seating areas sheltered beneath the trees at the top. Here there is also a **summer house** to a further decked terrace commanding spectacular panoramic views over the roof tops.

High Trees is accessed via a private driveway shared with the neighbouring property. The drive leads across the front of High Trees with a pedestrian and vehicular right of way in favour of the neighbour. The drive provides ample carparking and access to the integral double garage.

Note: This property is being offered for sale for a relation of a member of staff of the selling agents.

TENURE – Freehold.

SERVICES – All main services are available to the property which benefits from gas fired central heating and UPVC double glazing. There is electric underfloor heating to the kitchen and shower rooms and there is also the benefit of Hive heating control. No test has been made on services or their distribution.

COUNCIL TAX – Band F.

EPC RATING – C.

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.

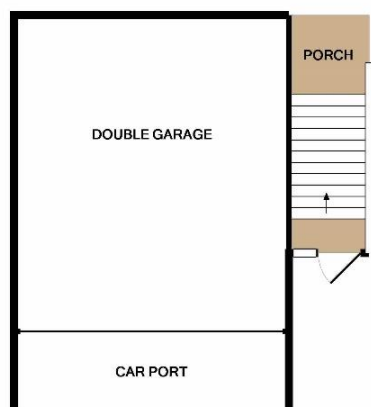
DIRECTIONS – From Matlock Crown Square, take the A6 travelling south towards Matlock Bath. On reaching Matlock Bath, turn right opposite the Midland Hotel into Holme Road. Rise up the hill, do not turn into Brunswood Road at the first right but bear left before taking the second right turn. Rise up the hill and at the top, the drive to High Trees can be found off to the left hand side.

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

Ref: FTM9579

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Floor Plan



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1369 SQ.FT.
(127.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1061 SQ.FT.
(98.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2909 SQ.FT. (270.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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