

**MAYFIELD HOUSE
22 EVERSLEIGH RISE
DARLEY BRIDGE
MATLOCK
DERBYSHIRE DE4 2JW**



O A £535,000

A superbly presented detached period stone built family home within a highly regarded village location.

This most attractive stone built residence provides well balanced and versatile three/four bedroomed accommodation which blends the important function of a family home with a distinct quality and style. The house is complemented by a long drive which leads through a deep front garden, excellent for family recreation, and setting the house well back from the roadside.

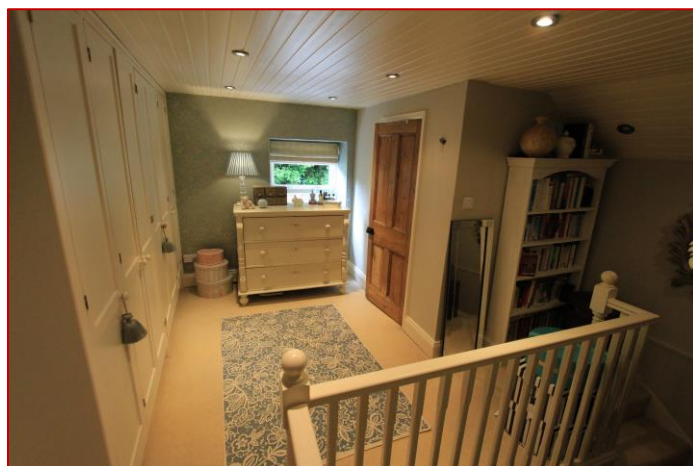
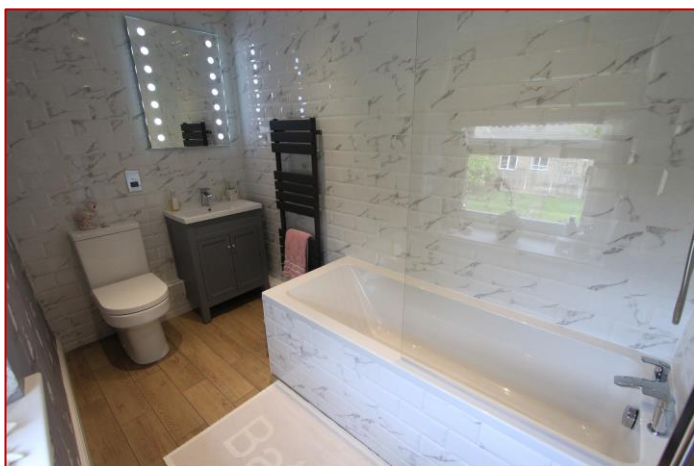
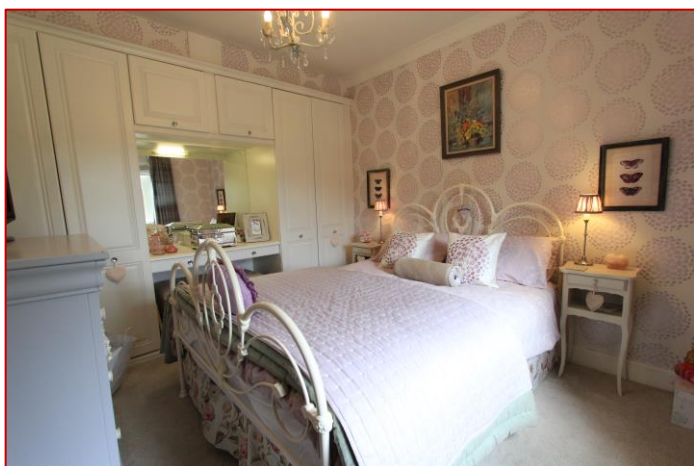
South Darley boasts a well respected primary school, public house and church whilst in neighbouring Darley Dale and Two Dales there are a wide range of shops and other facilities which include general stores, newsagent, post office, pharmacy and new Health Centre. Nestling amongst the delights of the Derbyshire Dales countryside and just outside the boundaries to the Peak District National Park, good road communications lead to the neighbouring centres of employment to include Matlock, Bakewell and Chesterfield whilst the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

- Period stone built property
- 3/4 Bedrooms
- Highly regarded village location
- Garden room
- Boot/utility room
- Garden shed/workshop
- Viewing highly recommended



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ACCOMMODATION

Garden Room – 2.65m x 2.65m (8' 9" x 8' 9") forming an impressive entrance to the house and doubling as a delightful sun room overlooking the front gardens, this principally glazed stone and slate building provides a valuable and pleasant sitting area. With tiled floor, mat well and elegant panelled and part glazed door opening to the:

Central Hall with black and cream tiled floor, deep corniced ceiling, dado rail and lattice cover to the central heating radiator. Stairs lead off to the **first floor** and stripped pine doors open to the reception rooms and kitchen.

Sitting Room – 5.32m x 2.98m (17' 6" x 9' 9") featuring a period marble fire surround with solid fuel grate and black granite hearth. The deep corniced ceiling includes a decorative ceiling rose, combination ceiling and wall lights and a front aspect window.

Dining Room – 4.03m x 3.04m (13' 3" x 9' 11") similarly front facing with corniced ceiling and centre rose, boarded floor with a painted finish and as a focal point to the room, a decorative iron fireplace with tiled cheeks and wooden surround is set above a black slate hearth. To one side, a built in storage cupboard.

From the hall, a part glazed and stripped pine door opens to a living kitchen area forming an L shape overall, creating an excellent hub of the house and all day family living space.

Kitchen Area – 3.97m x 6.14m (13' 1" x 20' 2") fitted with an extensive range of quality cupboards and drawers including a combination of oak block and white marble work surfaces. There is a modern 1½ bowl pot sink, integral low level oven, refrigerator, freezer and dishwasher, five ring gas hob together with additional full height storage cupboard. A gas fired Rayburn provides additional cooking facility and the luxury of background winter heat. An oak box window seat is set beneath the rear facing window, and further storage provided to a deep under stairs **pantry store**.

Dining and Living Area – 7.1m x 2.64m (23' 4" x 8' 8") adjoining the kitchen and with excellent natural light through two Velux roof lights, a rear facing window and a fully glazed external door leading to the walled patio garden. The living area includes similarly glazed French doors and a front facing window, set within an older part of the house which retains painted beams to the ceiling. The whole area is finished with modern oak floors and a door leads off from the side **entrance hall** which has stairs leading to the **guest bedroom**.

Off the opposing side of the kitchen, a pine cottage door opens to a:

Boot/Utility Room – 3.8m x 2.87m (12' 6" x 9' 5") an excellent utility area with external door to the rear, high window to the side and finished with polished grey granite tiled floor. There are low level cupboards with work surfaces and stainless steel sink unit, plumbing for an automatic washing machine and to one corner an enclosed **WC**.

From the central hall, stairs rise to a **galleried landing** with corniced ceiling, dado rails, window to the side, access to the **roof void** and a walk in **boiler store** ideal for linen and other storage and siting the gas fired boiler and hot water cylinder.

Bedroom 1 – 3.62m x 3.04m (11' 11" x 9' 11") a good double bedroom with front facing window looking along the drive and to the tree lined fields beyond. There is an excellent range of built in storage with full height wardrobes, high level cupboards and knee hole dressing table.

Master Bedroom Suite, presently used as a master suite whilst incorporating a room which could be used as guest bedroom 4 which has separate access from the side hall.

Master Bedroom 2 – 4.06m x 3.1m (13' 4" x 10' 2") again front facing with distant views towards the slopes of Hackney and Matlock Bank in the distance. Built in cupboard, corniced ceiling and stripped pine door adjoining:

Dressing Room (Guest Bedroom 4) – 4.12m x 4m (13' 6" x 13' 2") overall. Fitted with an extensive range of cupboards and wardrobes to one wall and with stairs which lead from the side hall. The room measurements include an:

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En-Suite Shower Room with a white tiled floor and gloss tiled walls in pastel shades and being fitted with a modern white suite to include low flush WC, wash hand basin with deep drawer storage and a walk-in shower cubicle.

Bedroom 3 – 3.15m x 3.06m (10' 4" x 10' 1") a smaller double room with corniced ceiling and rear aspect window.

Family Bathroom as with the remainder of the house, finished with a particular quality and style. A three piece white suite includes a low flush WC, vanity wash hand basin above a low level cabinet and a panelled bath with glazed screen and dual spray mixer shower. There is an illuminated mirror, integral speakers to the ceiling, wood grain effect tiled floor, contrasting marble effect ceramic tiling to two walls and grey towel radiator.

OUTSIDE

From Eversleigh Rise, attractive wooden gates (electronically controlled) open to a long gravelled drive which leads to a pebbled hardstanding (and turning area) by the house and with additional hardstanding off to one side. The drive dissects the large front garden which is principally laid to lawn, ideal for family recreation and incorporating mature shrub and flower borders set around a stone paved patio. There is a **timber potting shed/store** and access off to a side walled patio garden, easily enclosed for safe pet or child play. Here there is a substantial **garden shed/workshop** and pathway to the rear providing additional external storage opportunities.

TENURE – Freehold.

SERVICES – All main services are available to the property which benefits from gas fired central heating and UPVC double glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band E.

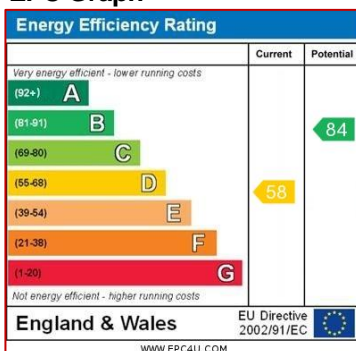
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take the A6 north to Darley Dale turning left by the Co-op into Station Road. Follow the road across Darley Bridge, around the bends and continue into Eversleigh Rise. No. 22 can be found on the right hand side identified by the agents For Sale board.

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

Ref: FTM9625

EPC Graph



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Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 944 SQ.FT.
(87.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 697 SQ.FT.
(64.8 SQ.M.)
TOTAL APPROX. FLOOR AREA 1641 SQ.FT. (152.5 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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