

**NETHERHALL BARN
HALLMOOR ROAD
DARLEY DALE
MATLOCK
DERBYSHIRE DE4 2HF**



O A £675,000

A superb individual family home within a highly regarded location, with fine views and a little under two acre plot.

Combining imaginative architect design with country character, this distinctive barn conversion provides an interesting and generously proportioned home. Versatile living areas are set around a galleried dining hall and includes three reception rooms, four bedrooms and three bathrooms. Enhancing the barn further is a sizeable garden plot with a southerly aspect, which commands fine views across the Derwent Valley from the lower slopes of Darley Hillside. The gardens extend to around two acres offering ample opportunity for family recreation and the keen gardener alike. All told, a rare home.

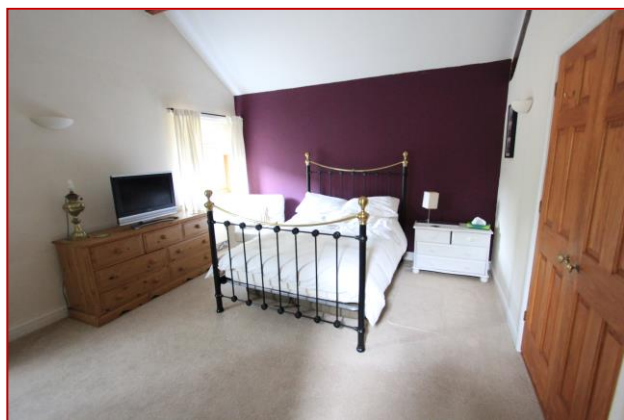
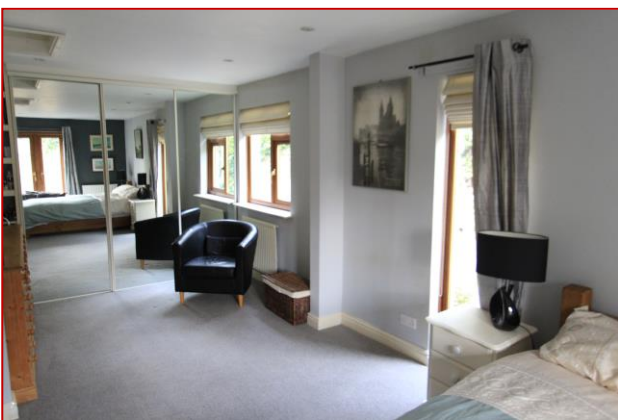
Standing just above Two Dales and Darley Dale, there is access to the wide range of local shops and amenities, whilst the market town facilities of Matlock (2 miles), Bakewell (6 miles) and Chesterfield (10 miles) are all readily accessible by road. The recreational delights of the Derbyshire Dales and Peak District countryside are all close at hand.

- Architect designed property
- Generous living space
- Highly regarded location
- Sizeable garden plot of around two acres
- Four bedrooms, three bathrooms
- Three reception rooms
- Private parking and detached double garage
- Viewing highly recommended

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ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk



PHOTO GALLERY:



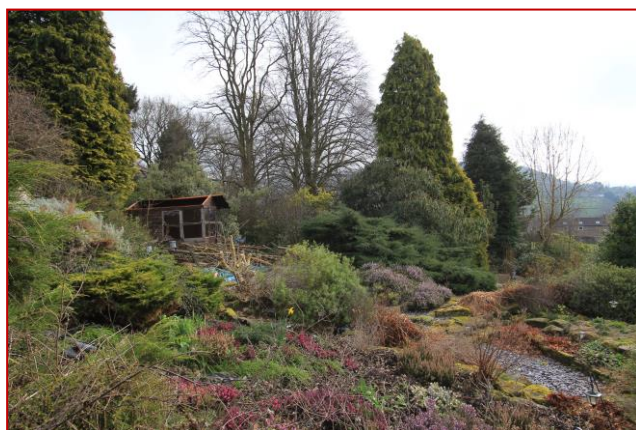
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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.



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ACCOMMODATION

Sheltered beneath a lofted porchway, a pair of cottage style and part glazed doors open to a **galleried hall** from where the character and style of this unique barn conversion is immediately evident. Exposed roof timbers span the open lofted roof, whilst pine balustrade overlook the impressive dining hall beneath. To one side, five steps rise to the upper floor...

Sitting room – 5.87m x 5.10m (19' 3" x 16' 9") open at the corner stairs and the reception hall and again featuring revealed roof timbers. Chapel style windows follow the roof lines and allow excellent natural light and views across the gardens to the east and south where the panorama stretches across Two Dales and towards Oker, Bonsall Moor and Masson Hill across the valley. A stone fireplace with rustic timber mantel and supports sites an open fire. Also accessed off the reception hall through traditional panelled doors are three of the bedrooms.

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Master bedroom 1 – 6.37m x 2.75m (20' 11" x 9' 1") the measurements not including the range of full width, deep built-in wardrobing. This generous double bedroom has access to two roof voids, windows to the front and French doors to the gable wall opening to a morning terrace. The master bedroom is separated via an inner hallway off which a half flight of stairs lead to a...

Bathroom – fitted with a white suite to include low flush WC, pedestal wash hand basin and panelled bath having mixer shower above. There is a vanity mirror, Velux roof light and additional obscure glazed window. Towel radiator.

Bedroom 2 – 3.11m x 2.77m (10' 2" x 9' 1") a good double bedroom with front facing window, roof void access and built-in double wardrobe.

Bedroom suite 3 – 3.98m x 3.82m (13' 1" x 12' 1") a further good sized double bedroom with built-in double wardrobe, window to the side and the benefit of additional dressing room and ensuite facilities.

Ensuite bathroom – fitted with a modern white suite to include panelled bath with mixer shower and glazed screen above, fitted low flush WC and wash hand basin with low level cupboards and vanity surface. Side by side chromed towel radiators and ceramic tiling to the walls and floor.

Dressing room – 1.75m x 1.62m (5' 9" x 5' 4") offering useful ancillary space and including Velux roof light and wall mounted gas fired combination boiler which serves the central heating and hot water system.

From the **galleried hall** a half flight of stone steps descends to the **lower ground floor** where the accommodation is set around a...

Central dining hall – 4.78m x 3.60m (15' 8" x 11' 10") the principally glazed rear elevation includes French doors and glass roof allowing excellent natural light and views directly to Oker Hill and Bonsall Moor beyond. There is a flagstone floor and external access to a walled terraced garden.

Breakfast kitchen – 5.30m x 5.10m (17' 5" x 16' 9") a generous space with ample room for daily dining and again with the benefit of good natural light with French doors to the side. The kitchen is fitted with an extensive range of cupboards and drawers with oak grain fronts and marble effect work surfaces. There is a composite 1½ bowl sink unit, plumbing for a dishwasher, eye level double oven, black ceramic induction hob with steel extractor hood above. To one corner a door opens to an **inner hall** off which there is access to...

WC / Utility room – 1.96m x 1.84m (6' 5" x 6' 1") fitted with a low flush WC and pedestal wash hand basin, together with plumbing for an automatic washing machine set beneath a built-in plinth above which there is position for a tumble dryer. A further door from the **inner hall** leads to the...

Basement store – 3.40m x 3m (11' 2" x 9' 10") with three steps from the enclosed hall and fitted with cupboards, works surfaces and shelving. A wall mounted gas fired boiler provides secondary hot water for part of the house.

Living room – 5m x 4.67m (16' 5" x 15' 4") a more recent extension to the house providing impressive additional living space which continues with similar character incorporating exposed roof timbers to high lofted ceilings and full height glazing to each side. French doors open to the delightful patio and gardens beyond. As a further feature of the room a solid fuel cast iron stove is set to a black tiled hearth.

Bedroom suite 4

A third bedroom with ensuite facilities, ideal for guest space or those who prefer level access to kitchen and living facilities.

Bedroom - 3.71m x 2.96m (12' 2" x 9' 9") a good double room with two windows providing views across the walled terrace and far reaching to the opposing flanks of the Derwent Valley.

Ensuite shower room – fitted with a white suite to include low flush WC, pedestal wash hand basin and corner shower cubicle with thermostatic shower fitting. A shelved recess provides linen storage and there is ceramic tiling to the floor and half walls. Extractor fan, obscure glazed window, chromed towel radiator.

OUTSIDE

Aside from the unique character of Netherhall Barn, a further defining feature is the delightful garden and grounds which are believed to extend to around two acres in total. Patio terraces are positioned adjacent to the house to take full advantage of the views and southerly aspect. Gravel and shale pathway meander through informal shrub borders planted with a host of heathers, evergreens and other planting which create pockets of interest and colour throughout the seasons. There is a level lawned playing area closer to the house, whilst within the lower boundary there is a larger lawn gently sloping and again incorporating mature border planting, central displays with low growing shrubs and specimen trees. There is the inclusion of water features, rose garden and others; all of which takes full advantage of the gently sloping site and an orientation facing principally south.

Serving the house is a driveway from Hallmoor Road shared with two neighbouring properties until turning off to a private drive, parking area and **detached double garage**.

TENURE – Freehold.

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

COUNCIL TAX – Band G.

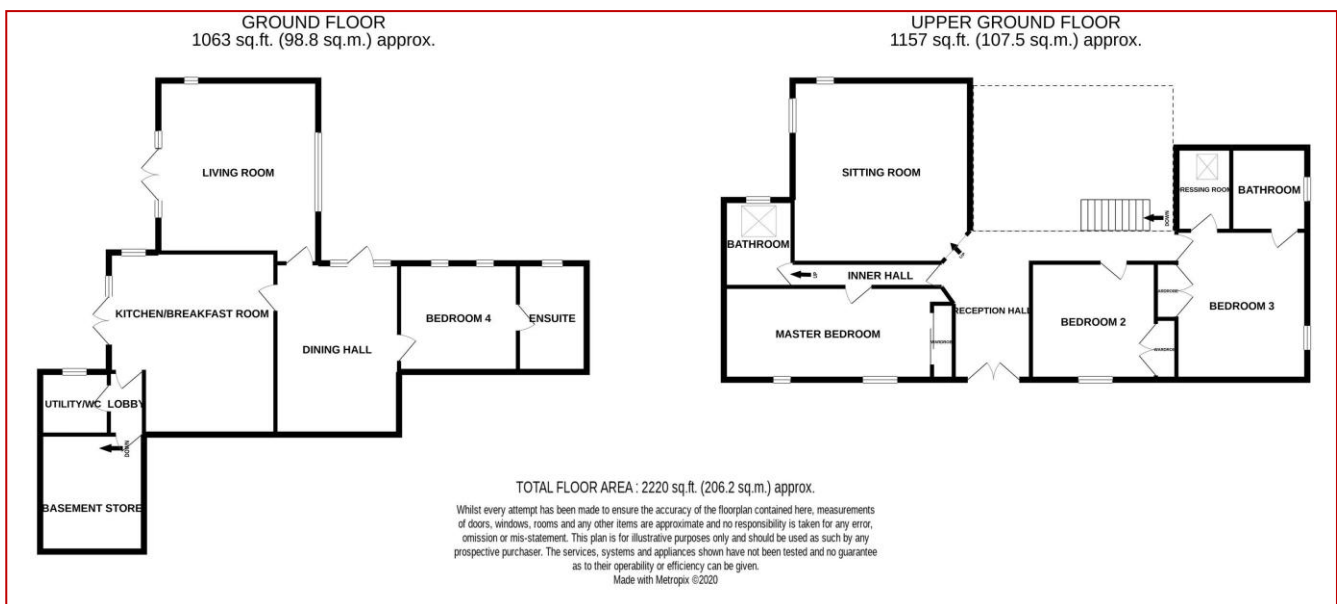
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock, take the A6 north to Darley Dale. On entering Darley Dale, turn right at the crossroads opposite the Co-Op stores, into Chesterfield Road, turn second left into Park Lane. Rising up the hill continue around the sharp left and up into the start of Hallmoor Road. Locate the driveway to Netherhall Farm on the left hand side (yellow grit bin), after approximately 40m is Netherhall Barn. For viewing, turn sharp left along the drive towards the garage.

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

Ref: FTM 9765

Floor Plan



EPC GRAPH

