

**ASHLEIGH
MIDDLE LANE
TANSLEY
NR MATLOCK
DERBYSHIRE DE4 5GD**



O A £350,000

An elegant stone built semi-detached house with good sized gardens, outside studio and far reaching views.

Built of natural stone beneath a blue slate roof the house features an elegant bay window to the front, recent garden room extension, studio outbuilding and good sized mature gardens. The house is situated on the rural fringes of Tansley around half a mile from the village and around two miles to the market town facilities of Matlock, combining countryside living with convenient access to daily amenities.

Internally the house is presented to a pleasing standard, providing three reception rooms, three bedrooms and two bathrooms. The loft is part converted to provide hobby space with some potential for a fuller conversion, subject to the necessary consents and approvals. Mature gardens are informally landscaped, set behind hedged boundaries whilst the driveway provides ample car standing. A further feature is an outside study, suitable for a variety of purposes, whether the home worker, hobby space or teenager's den.

Delightful views are gained across the nearby Derbyshire hills and good road communications lead to the neighbouring towns of Alfreton, Chesterfield and Bakewell.

- Elegant semi detached property
- Good sized gardens
- Outside studio
- Far reaching views
- Three reception rooms
- Three bedrooms
- Two bathrooms
- Ample car standing
- Mature gardens
- Viewing highly recommended



RICS

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ACCOMMODATION

A decorative glazed UPVC front door with fan light, opens to a **reception hallway** from where the elegant character and style which continues throughout the house is immediately evident. There are high corniced ceilings, original architrave and deep skirtings together with an impressive Minton tiled floor. Stairs lead off to the **first floor** and a panelled door opens to a useful **understairs store** with coat hanging and black and white quarry tiled floor. Similar panelled doors lead through the ground floor accommodation.

Sitting Room – 4.06m x 3.68m (13' 3" x 12' 1") the measurements not including the deep bay window being UPVC double glazed looking across the front gardens and with superb views beyond the hedge boundaries towards the rolling hills above the Derwent Valley. Again there are deep plaster coved mouldings, ceiling rose and as a focal point to the room, a contemporary feature marble fireplace and hearth in cream.

Dining Room – 4.06m x 3.57m (13' 3" x 11' 7") plus 2.96m x 1.25m (9' 7" x 4' 1") where the room extends at the rear. Corniced ceiling, centre rose, rear aspect window and a modern cut stone fireplace is set to a raised cream marble hearth with matching inset. A pair of slim glazed doors open to the:

Garden Room – 3.94m x 3.12m (12' 9" x 10' 2") a recent extension to the house providing a delightful additional sitting area being glazed to three sides giving views across the rear side and front gardens and including similar views towards Ribblesdale landscape.

Kitchen – 3.06m x 2m (10' x 6' 6") fitted with a range of oak fronted cupboards and drawers plus work surfaces which incorporate a 1½ bowl sink unit. There is a free standing electric cooker, extractor hood and ceramic tiled floor.

A decorative UPVC double glazed door allows access from the drive at the rear whilst there is an additional **utility** area with similar low level cupboard, work bench and the floor standing oil fired condensing boiler which serves the central heating and hot water system.

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From the hallway, stairs with turned oak newel posts and spindles rise to a **galleried landing** which has access off to the **loft**. The loft is partially boarded to create a useful storage or hobby space and perhaps offers further potential for conversion.

Family Bathroom fitted with a modern white suite to include panelled bath, wash hand basin set above a low level cabinet and low flush WC. To one corner a built in airing cupboard, with traditional panelled doors, houses the foam lagged hot water cylinder. There is a rear facing window, electric shaver point and complementary splash back tiling.

Master Bedroom 1 – 4.08m x 3.08m (13' 4" x 10' 1") a good double bedroom retaining a corniced ceiling, feature painted cast iron fireplace, built in clothes cupboard and a side facing window looking across adjacent fields. A door opens to the:

En-Suite Shower Room fitted with a four piece suite to include bidet, low flush WC, pedestal wash hand basin and broad walk in shower cubicle. The room is finished with full height stylish black and grey ceramic tiling.

Bedroom 2 – 3.7m x 3.7m (12' 1" x 12' 1") maximum. A front facing room commanding improved views to the front with south and westerly aspects with Ribber Castle immediately to the front, Masson and Bonsall Moors behind and through to Stanton Moor for the sunsets in the west.

Bedroom 3 – 2.4m x 2.22m (7' 9" x 7' 3") a pleasant single bedroom allowing good natural light and similar distant views to the front.

OUTSIDE

Ashleigh stands to a generous garden plot sheltered within mature beech hedging from the lane sides together with a number of mature trees within the boundary providing additional interest and shelter. The front garden includes a broad patio and pedestrian pathway from the lane, the remainder principally laid to lawn which continues around the garden room to the side. The larger rear garden is, again, laid to informal lawn with herbaceous borders. There is a timber garden shed and oil tank which serves the central heating. Vehicular access approaches from the side which opens to an area of car standing and turning.

Off the drive at the rear of the house is a stone built **studio**, imaginatively created from a former garage and including an electric roller garage style door which opens to a porch which, in turn, leads to the:

Studio Room – 5.48m x 3.60m (17' 10" x 11' 8") including three UPVC double glazed windows, similar entrance door and additional window. The whole room is finished with dry board lining and a similar ceiling with inset lighting. An excellent space for home work, hobbies or teenager's den.

An adjacent stone building houses an outside **WC**.

TENURE – Freehold.

SERVICES – Mains electricity is available, water is from a bore hole, drainage to a septic tank, central heating is oil fired and UPVC double glazing. No 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 Causeway Lane proceeding through Matlock Green and rising up towards Tansley. On entering the village continue rising along Nottingham Road before turning left by Matlock Garden Centre onto the B6014. After around 400m, locate Middle Lane on the right hand side and Ashleigh is the first property.

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

Ref: FTM9783

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Floor Plan

