



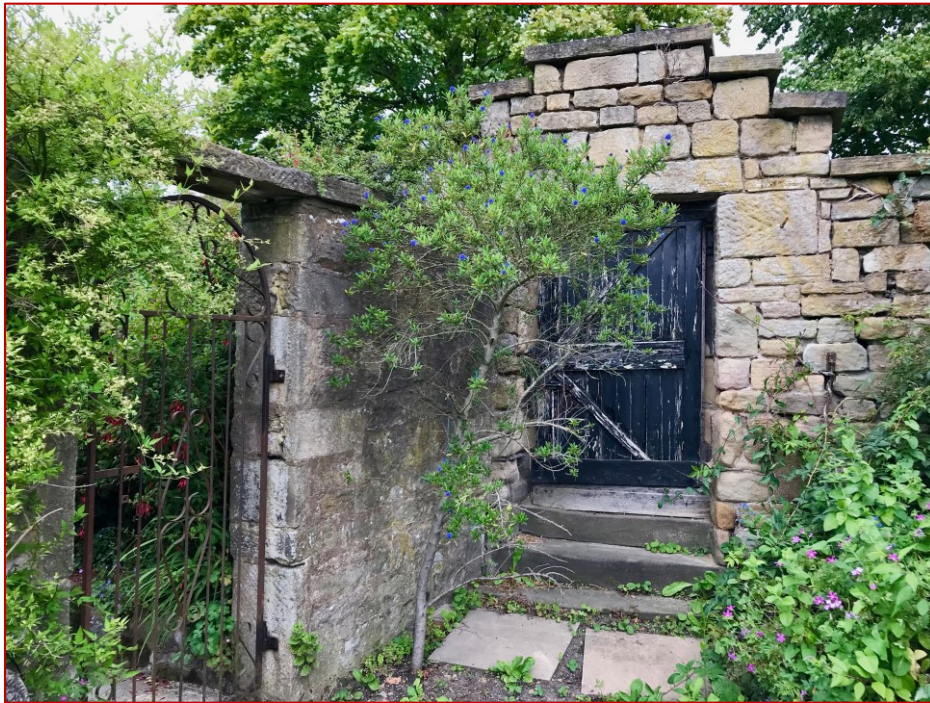
**PENZER HOUSE (and plot)
DALE ROAD SOUTH
DARLEY DALE
MATLOCK
DERBYSHIRE DE4 3BP**



OFFERS AROUND £875,000









PENZER HOUSE (and plot), DALE ROAD SOUTH, DARLEY DALE, NR MATLOCK, DE4 3BP

An elegant period home, with extensive garden and building plot holding outline planning permission for a separate dwelling, all enjoying fine views over the Derwent Valley countryside.

Penzer House dates from Circa 1819, built as part of a larger gentleman's residence and positioned to face across the meadows of the Derwent Valley to a landscape of rolling Derbyshire countryside; the view remains just as delightful today. Within the principally level and extensive garden there is the advantage of current planning consent for the erection of a separate dwelling, the proposed designs allowing for a contemporary system built eco-friendly home, substantial in its own right and offering a rare opportunity for the discerning purchaser with an extended family or those with self-build ambitions.

Built of local gritstone, the house holds the style, proportion and simple elegance of the Regency period with features throughout to include a limestone flagged hallway, original internal joinery, pine floors and sash windows together with impressive fireplaces, including one of rare Ashford black marble to the sitting room. A programme of renovation and refurbishment through recent years has seen contemporary improvements to suit today's lifestyles, superbly and sympathetically blending old with new to create a truly distinctive home.

Lying within the valley, the house benefits from a sunny south and west orientation, whilst the position of the proposed new home, takes similar benefit of the countryside views and a design to ensure retained privacy for both properties. The location also provides quite level access in and out from the main road and into the neighbouring townships, whether on foot, by car or bus. A wide range of local shops and amenities, including schools and a cottage hospital, are available in Two Dales and Darley Dale, less than one mile away whilst Matlock's larger market town facilities are around two miles. The neighbouring centres of employment include Bakewell, Chesterfield and Alfreton with links to the A38/M1 corridor leading to further afield. The cities of Sheffield, Derby and Nottingham all lie within daily commuting distance and Matlock offers a pay train service linked to the national network.

ACCOMMODATION

At the front of the house away from the roadside, a pillared **Porch** is enclosed with leaded glazed lights and a pair of glazed central doors sheltering the main entrance. The porch has a Minton tiled floor and period leaded windows with floral and bird decoration lie either side of the cut stone doorway and panelled doors.

Reception Hall – 3.8m x 3.8m (12' 5" x 12' 5") an impressive reception and circulation space with deep cornice mouldings, built in cupboard and a well preserved period limestone tiled floor.

Sitting Room – 6.63m x 4.74m (21' 7" x 15' 5") accessed off the reception hall through a traditional six panel door set within a panelled casement which are evident throughout the house. Stylish yet sympathetic decor complements the elegance of the room which features ceiling mouldings, picture rails and broad sash windows allowing excellent natural light from south and westerly directions, looking across the gardens and with views across the neighbouring fields and valley hills. As a focal point to the room, a magnificent Ashford marble fireplace houses a modern Scandinavian log stove.

An inner hallway with continuation of the limestone floor, has stairs leading off to the first floor, access to the ancillary rooms at the rear and also to the:

Dining Kitchen – 4.8m x 4.4m (15' 7" x 14' 4") tastefully finished with a good range of hand painted cupboards and drawers complemented by oak block work surfaces. Integral appliances include eye level oven and microwave, induction hob with contemporary extractor above and fridge. There is ample space for daily dining creating an excellent room for informal entertaining. The sash window overlooks the gardens and the original pine floor is sanded and waxed.

Off the inner hall, a rear lobby opens to a:

Pantry with stone thralls and wooden shelving, flagstone floor and window to the rear.

Scullery – 3.7m x 2.85m (12' 1" x 9' 3") featuring a preserved stripped pine butler's cupboard and an additional high level cupboard to the opposing side of the chimney breast beneath which is the freestanding gas fired boiler. A multi-paned sash window faces the rear and again there are broad pine floorboards plus an adjoining door to the

Utility Room – 1.88m x 2.85m (6' 2" x 9' 3") with red and green quarry tiled floor, plumbing for an automatic washing machine and a pot sink to one corner. There is external access to the rear and door off to a:

WC with high flush pan, continuation of the quarry tiled floor and window to the side.

Rising from the **ground floor** hallway stairs, with broad mahogany handrail and 1930s style balustrade, lead to a broad **galleried landing** with good natural light and a built in airing cupboard store which houses the hot water cylinder and provides linen storage. There is ample room for occasional furniture and traditional panelled doors leading off to:

Bedroom 1 – 6.63m x 4.83m (21' 7" x 15' 8") a generously proportioned room with secondary glazed sash windows, one to the south overlooking the gardens and in the west enjoying the fine views to Oker, Wensley and Bonsall Moor beyond. The room features a high corniced ceiling and a Hopton marble fire surround is inset with a cast fire with raised basket, warming plinths and floral tiled panels.

Bedroom 2 – 4.85m x 4.51m (15' 9" x 14' 8") a second double bedroom with picture rails, period cast fireplace with painted surround and mullion sash secondary glazed window overlooking the gardens.

Bathroom suites are accessed off an inner lobby and include;

Luxury Bathroom – 4.02m x 3.46m (13' 2" x 11' 3") fitted with a contemporary suite to include freestanding bath with detached tap and pencil shower fitting. There is a freestanding sauna, low flush WC, bidet and wash hand basin which are all fitted to a tiled surround concealing the plumbing. Chrome tile radiator, illuminated vanity mirror and windows to the side and rear.

Shower Room with a glazed walk-in double width shower cubicle with tiled surround and dual spray shower fitting and chrome towel radiator.

Cloak Room with low flush WC, wall hung wash hand basin and obscure glazed window to the rear.

From the broad first floor stairs, with mahogany hand rail and simple painted spindles, rise to the **second floor landing**, again galleried and with natural light flooding through a broad Velux roof light. There is access to the eaves and painted panel doors to:

Shower Room fitted with a modern white suite to include low flush WC, pedestal wash hand basin, walk-in glazed shower cubicle having slate effect ceramic tiling to ceiling height.

The landing extends through an open doorway with doors leading off to:

Bedroom 3 – 4.8m x 4.36m (15' 7" x 14' 3") overall. An L shaped room with roof light, secondary glazed window. The room is expertly plastered around the beams and with soft lines at the ceiling to wall junctions.

Bedroom 4 – 4.9m x 3.35m (16' x 10' 10") with Velux roof light and a partitioned wall with low door beneath painted ceiling timbers to the:

Study – 3.26m x 4.9m (10' 7" x 16' 1") utilised as a study, but with options for a number of purposes, there are twin arch windows framing the meadow views and the hills of Oker, Wensley and the toothbrush on Bonsall Moor in the distance.

OUTSIDE

A sweeping gravelled drive leads from the roadside through a tall stone wall and to an area of car standing/turning. The garden extends to around ¾ of an acre, principally level and laid to grass with deep shrub and flower borders plus mature trees to the boundary providing interest, privacy and shelter. The south western boundary is formed by a maintained low hedge take full advantage of the views across the adjoining fields and beyond.

To the rear of the house, a gated courtyard with raised drying yard and **outside storage**. The extensive gardens provide ample opportunity for the keen gardener, landscaping and for development according to the planning consent granted.

Note: as part of the planning consent granted, there is provision to amend and adapt the entrance from the roadside to ensuring improved visibility and general access.

The Plot

A substantial single building plot within around one third of an acre of level garden land enjoying an enviable location looking across adjoining fields within the Derwent Valley.

Providing an opportunity to build a new build home of some distinction, outline planning consent is granted for a single dwelling under planning reference 18/00924/OUT for which indicative drawings propose a single dwelling, potentially providing a home in excess of 2,000²ft of living space plus garage with studio/workshop above.

The garden plot is situated well back from the roadside yet conveniently accessed from the valley's main A6 trunk road and easily separated from the main house offers opportunity for a truly independent dwelling with all the same benefits of the convenient location for future resale.

TENURE – Freehold.

SERVICES – All mains 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.

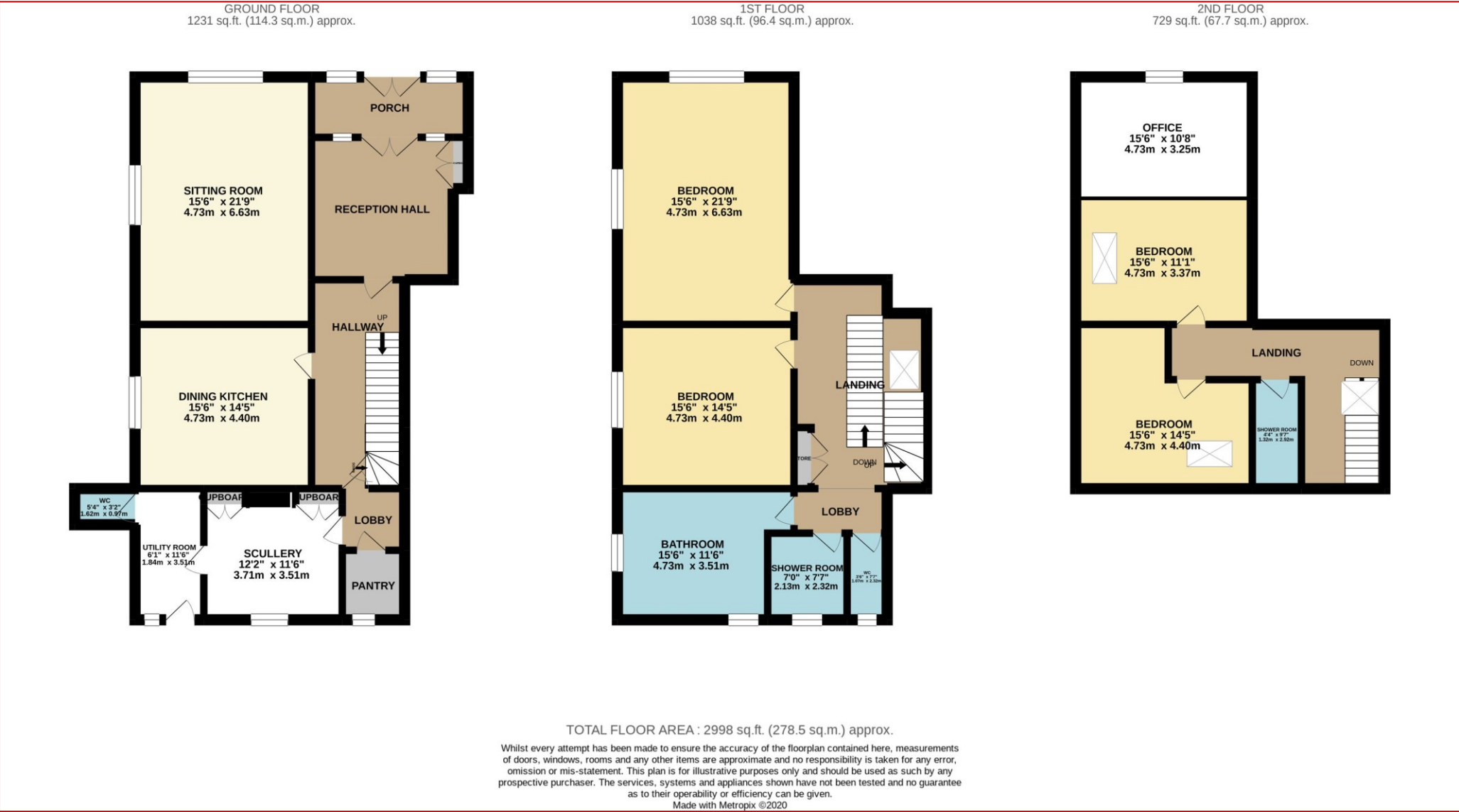
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take the A6 north towards Darley Dale. On reaching St Elphins Park to the right hand side, pass the entrance for Shand House on the left before locating the private driveway to Penzer House around 40m further on the left hand side.

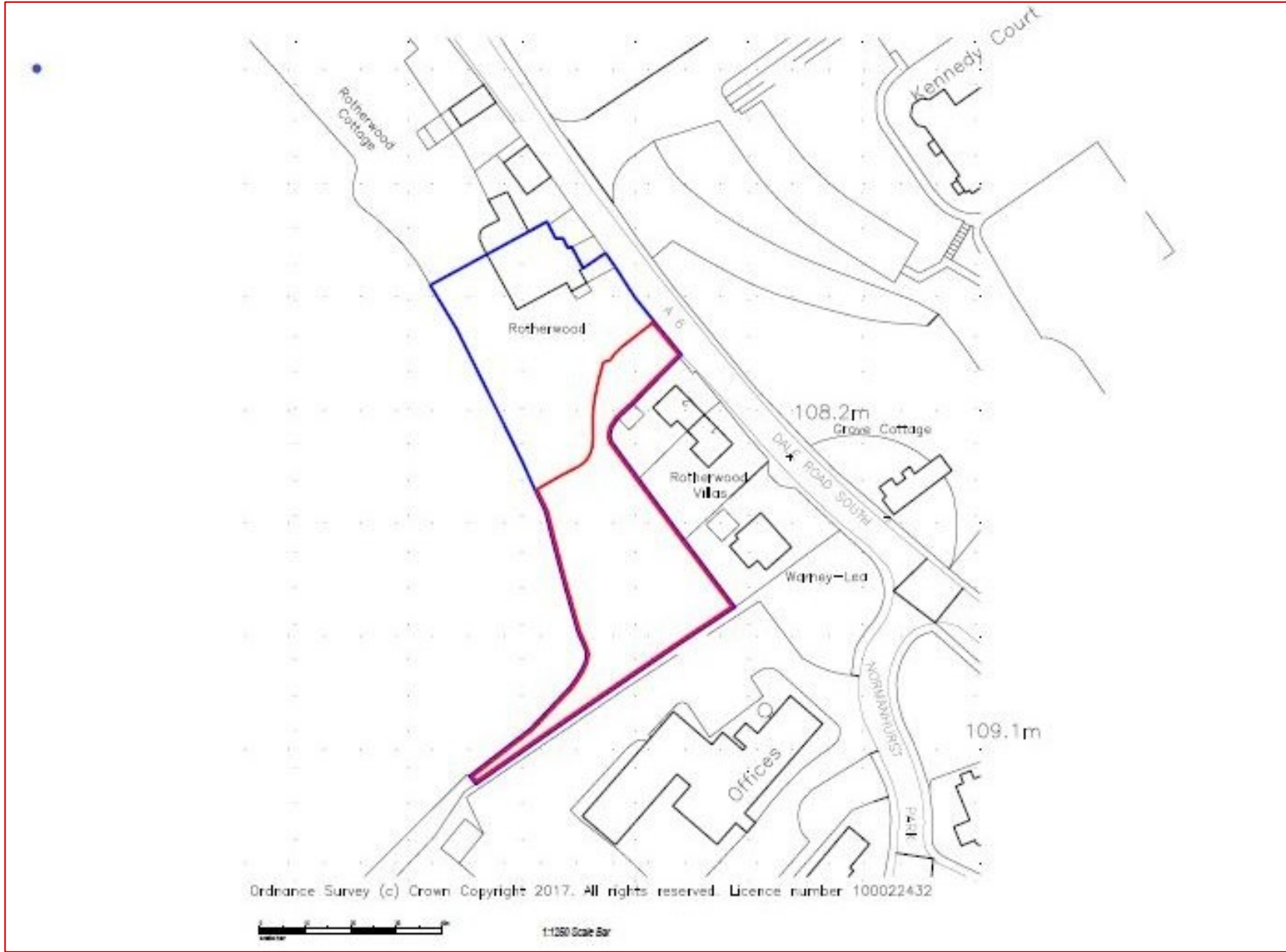
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9826

Floor Plan



Site Plan





Independent Estate Agents, Surveyors, Valuers & Auctioneers

Distinctive Homes for Discerning Purchasers

Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT
Telephone 01629 580228

also at

ASHBOURNE 01335 346246
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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.

