

**AMBER LODGE (WEST)  
OVERTON  
ASHOVER  
CHESTERFIELD  
DERBYSHIRE S45 0JR**



**O A £450,000**

**A Grade II Listed period home with opportunity for updating and providing generously proportioned four bedroom accommodation tucked away as part of this historic rural hamlet.**

Believed to date from the 17<sup>th</sup> century, this character stone built house is Grade II Listed, has note to its architectural and historic importance, alongside a mix of similar properties as part of the former Overton Estate. The property stands semi-detached with gardens to front and back and with an attractive Wysteria draped front elevation. A number of remedial works were undertaken just over 10 years ago to include electric wiring, plumbing and replacement roof covering. The property now offers scope for some finishing and cosmetic improvement and opportunity to create a home of great style and character.

Overton is a rural hamlet on the outskirts of the Ashover Parish, situated to the end of a no through road. The hamlet is made up of a collection of farmsteads, cottages and conversions, together with the impressive Overton Hall, similarly historic and noted for its connections with Sir Joseph Banks, the botanist who sailed on Captain Cook's expeditions.

From the doorstep there is access to surrounding, rolling countryside with countless walks and the wide recreational delights of the Derbyshire Dales nearby. Good road communications lead to the neighbouring market towns of Matlock, Chesterfield and Alfreton, with the cities of Sheffield, Derby and Nottingham all within daily commuting distance.

- Grade II Listed period property
- Opportunity to update
- Historic rural hamlet
- Wealth of character features
- Four double bedrooms
- Two bathrooms
- Gardens to front and rear
- Parking
- Viewing highly recommended



**RICS**

**MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk  
**ASHBOURNE:** 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk



## PHOTO GALLERY



## ACCOMMODATION

A broad oak ledged and braced door stands to a carved frame with period ironmongery and which opens to a **stone porchway**. There is a flagged floor, windows to the side and further door opening to a:

**Sitting Room** – 5.8m x 4.9m (19' x 16' 1") with windows to three elevations and an open doorway to an **inner hall** off which stairs rise to the first floor.

**WC and utility room** – 2.09m x 3.39m (6' 10" x 11' 2") with quarry tiled floor and window to the rear.

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**Breakfast Kitchen** – 5.6m x 3.31m (18' 4" x 10' 8") a full width room, accessed off the hallway and with window to the front and rear. An oil fired Aga forms a focal point, range of built in cupboards and a work surface.

A door leads off to a **rear lobby** and deep walk-in **pantry**. Off the lobby, a door opens to a rear:

**Porch/Sun Room** – 4.63m x 2.1m (15' 2" x 6' 9") with access to the gardens and being UPVC double glazed.

**Dining Room** – 4.84m x 4.43m (15' 9" x 14' 5") accessed off the kitchen and including a substantial stone fireplace and rustic tree beams.

From the sitting room, three steps rise to an:

**Study** – 4.6m x 3.53m (15' x 11' 6") a useful additional family room offering versatility for a number of purposes.

Taking the stairs to the first floor landing there is a deep built in cupboard, a second flight of stairs rising to the **attic room** and access to:

**Bedroom 1** – 5.75m x 4.3m (18' 9" x 14' 1") with windows to the front and side.

**Bathroom 1** – 3.21m x 1.91m (10' 5" x 6' 3") fitted with a four piece suite to include Jack and Jill sinks set to a broad vanity surface and featuring interesting glass tiling to the walls.

The main landing winds to the rear of the house where there is an **airing cupboard store** fitted with the hot water cylinder served by the Aga and provides hot water to one bathroom.

**Bedroom 2** – 4.55m x 3.23m (14' 9" x 10' 6") a generous double bedroom with front aspect window and built in wardrobe.

**Bedroom 3** – 4.48m x 3.43m (14' 7" x 11' 2") a front facing double room.

**Bathroom 2** – 1.92m x 3.08m (6' 3" x 10' 1") fitted with a white suite comprising free standing roll top bath with ball and claw feet, separate shower cubicle, low flush WC and pedestal wash hand basin. There is a tiled floor, wood panelling to half height and a wooden feature standing to the bath wall.

From the landing, stairs rise to...

**Bedroom 4** – 5.7m x 4.74m (18' 7" x 15' 5") featuring exposed roof timbers, a substantial front aspect room.

## **OUTSIDE**

Fronting the property, a walled garden with shrub borders and an attractive Wisteria draped to the house. The large gardens are found at the rear, principally laid to grass and enjoying a level site. To the side of the house, private hardstanding for car parking and two stone built garden / tool stores in the rear yard.

**TENURE** – Freehold.

**SERVICES** – Mains gas, electricity and drainage are available to the property. The property benefits from a private water supply, similar to the neighbouring dwellings. No test has been made on services or their distribution.

**COUNCIL TAX** – Band F.

**EPC** – not required as Grade II Listed.

**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** – Leave Matlock on the Chesterfield Road, passing Matlock Golf Club and continue to Slack Hill. Half way down Slack Hill turn right, as signed Overton, onto a narrow lane. Continue on this road for approx.

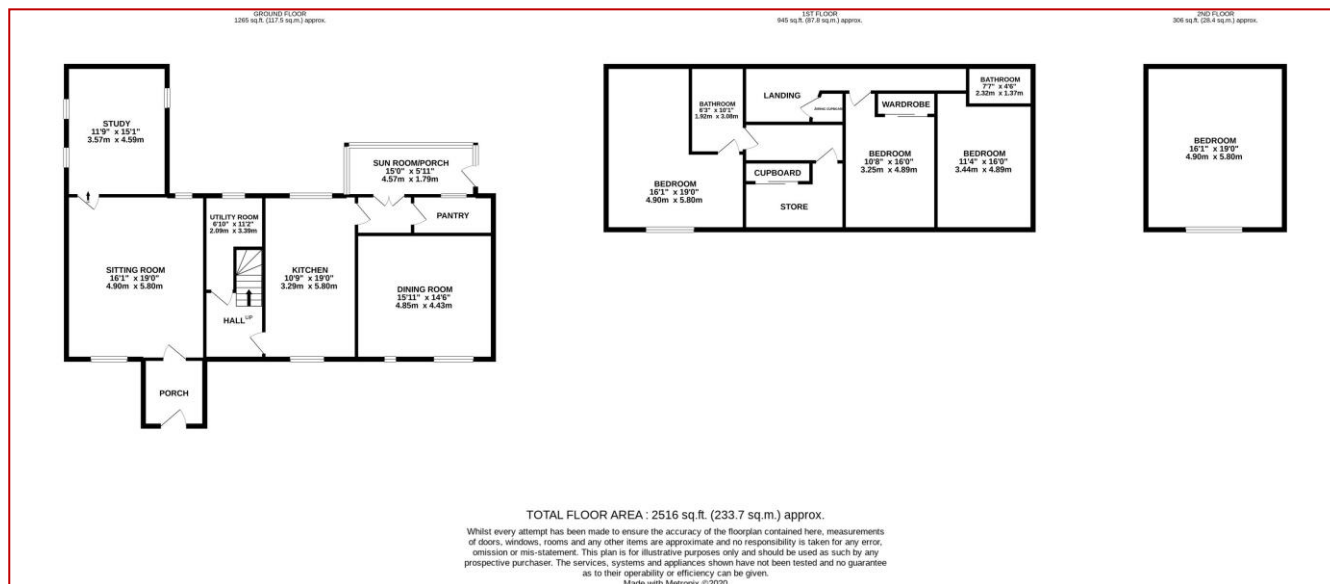
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one mile before reaching the small hamlet of Overton. At the junction with Gin Lane, turn right and Amber Lodge West can be found on the right hand side, the subject property being the left of the pair.

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

**Ref: FTM9827**

## FLOOR PLAN



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