



PENZER HOUSE, DALE ROAD SOUTH, DARLEY DALE,
MATLOCK, DERBYSHIRE DE4 3BP



A most elegant period home, with a good sized and principally level garden, all enjoying fine views over the Derwent Valley countryside.

Penzer House dates from circa. 1819, and was originally built as part of a larger gentleman's residence, positioned to face across the meadows of the Derwent Valley with views to a landscape of rolling Derbyshire countryside.

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. A wide range of local shops and amenities, well respected primary school and a cottage hospital are available in Two Dales and Darley Dale, all less than one mile away, whilst Matlock's larger market town facilities are around two miles. Good road links lead along the valley are well placed for exploring the recreational delights of the Derbyshire Dales and Peak District countryside. The neighbouring centres of employment include Bakewell, Chesterfield and Alfreton, with links to the A38 / M1 corridor leading further afield. The cities of Sheffield, Derby and Nottingham are all within daily commuting distance, and Matlock offers a pay train service linked to the national network.

PRICE £700,000

PHOTO GALLERY











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, and lie either side of the cutstone doorway and panelled doors.

Reception hall – 3.80m x 3.80m (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 4.73m (21' 9" x 15' 6") 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 southerly 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 a 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 – 4.73m x 4.40m (15' 6" 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 – 3.71m x 3.51m (12' 2" x 11' 6") 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 – 1.84m x 3.51m (6' 1" x 11' 6") 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 cistern, 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 lead off to...

Bedroom 1 – 6.63m x 4.73m (21' 9" x 15' 6") a generously proportioned room with secondary glazed sash windows, one to the south overlooking the gardens and to 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 – 4.73m x 4.40m (15' 6" x 14' 5") 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 – 4.73m x 3.51m (15' 6" x 11' 6") 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 towel radiator, illuminated vanity mirror, windows to the side and rear.

Shower room – 2.13m x 2.32m (7' x 7' 7") fitted with a glazed walk-in double width shower cubicle with tiled surround and dual spray shower fitting. 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 handrail and simple painted spindles, rise to the second floor **galleried landing**, with natural light flooding through a broad Velux roof light. There is access to the eaves and painted panel doors to:

Shower room – 2.92m x 1.32m (9' 7" x 4' 4") 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.

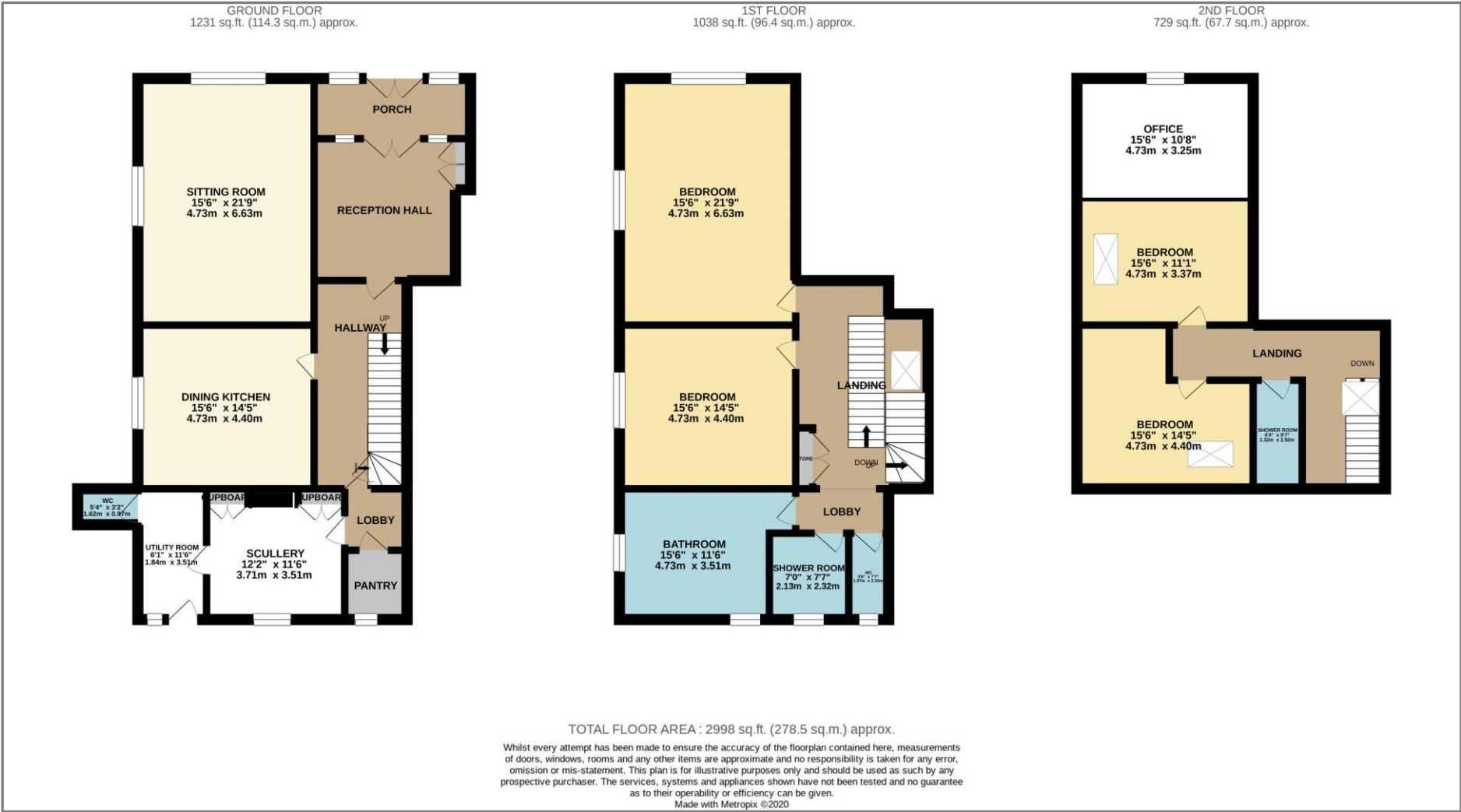
The landing extends through an open doorway with doors leading off to...

Bedroom 3 – 4.73m x 4.40m (15’ 6” x 14’ 5”) 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 – 4.73m x 3.37m (15’ 6” x 11’ 1”) with Velux roof light, and a partitioned wall with low door beneath painted ceiling timbers to the...

Study – 4.73m x 3.25m (15’ 6” x 10’ 8”) utilised as a study, but with options for a number of purposes. There are twin arch windows framing the meadow views, with the hills of Oker, Wensley and the toothbrush on Bonsall Moor in the distance.

FLOOR PLAN



OUTSIDE

A sweeping gravelled drive leads from the roadside through a tall stone wall and to an area of car standing and turning. The adjoining gardens are principally level and laid to grass with deep shrub and flower borders. The south western boundary is formed by a maintained low hedge, which allows full advantage to be taken of views across the adjoining fields, Oker Hill and beyond.

To the rear and side of the house, an open gravelled courtyard, offers additional useful space, and altogether the gardens provide ample opportunity for the keen gardener, family recreation and further landscaping, if required.

Note: the recently and expertly redesigned roadside boundary wall ensures excellent access in and out. The entrance is shared with the adjoining plot, upon which there is planning consent for a new single dwelling. The outline planning consent shows for a home no more than 1 ½ storeys high, further details available on request, and it is expected such a new build home will complement Penzer House and the neighbouring properties.

TENURE – Freehold.

SERVICES – All mains services are available to the property, which enjoys the benefit of gas fired central heating and part sealed unit double glazing. No specific test has been made on the services or their distribution.

EPC RATING – TBC Current / Potential

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 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: FTM10244



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
www.fidler-taylor.co.uk

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.

