

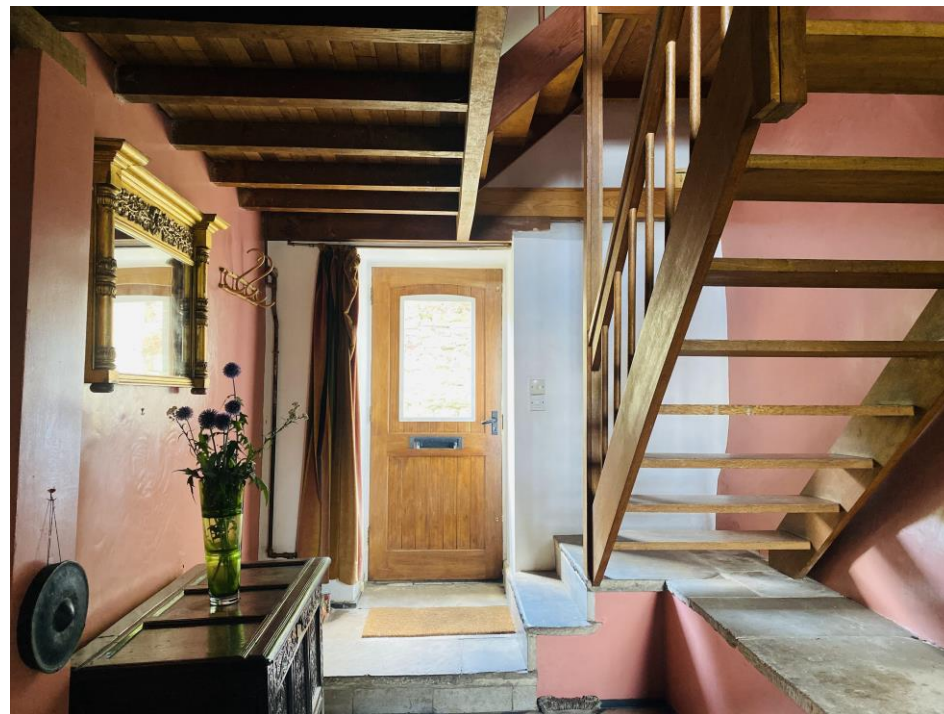


**TOWN END HOUSE
HOPTON
DE4 4DF**

PRICE: £730,000











TOWN END HOUSE, HOPTON, MATLOCK, DE4 4DF

A charming, period Grade II Listed Detached stone built six bedroomed country residence dating back to the 17th century, retaining many fine original features including stone mullion windows, fireplaces and exposed beams.

Standing on an extensive plot extending to approximately 2.25 acres comprising formal gardens, vegetable garden and orchard, woodland and paddock. The plot also includes a stable with hayloft, additional ancillary buildings and two car ports. With its extensive plot the property is likely to appeal to those wanting to keep animals and generally indulge in the good life.

The property has been a family home to the current owners for over fifty years. Improvements have been made to the property over the years, much of its charm has been retained and the property now offers tremendous scope and potential for further modernisation and adaption to suit the purchasers own requirements and taste. The property has oil fired central heating and briefly comprises entrance hallway, farmhouse kitchen, dining room, sitting room, utility room, cloakroom, larder/coal store and indoor workshop. To the first floor are four bedrooms and a family bathroom. To the second floor is a spacious attic room with two further bedrooms.

Occupying an idyllic semi rural location within the sought after hamlet of Hopton, nestled in the hillside and enjoying delightful views across the surrounding countryside towards Carsington Water. Hopton is located on the edge of the Peak District National Park amidst picturesque countryside that features Carsington Water, offering opportunities for fishing and water sports. Within the neighbouring Carsington village there is a Primary School and The Miners Arms public house. There are many stunning countryside walks right from the doorstep, whilst remaining within easy access of the neighbouring towns of Wirksworth, Matlock and Ashbourne. Additionally, the village is conveniently located within commuting distance of Derby City Centre.

ACCOMMODATION

A partly glazed door opens into the

Entrance Hallway with stone flag threshold and black and white tiled floor. Heavily beamed ceiling, fitted stone thrawls, double panel central heating radiator and oak staircase off to first floor level. Secondary double glazed small pane window overlooking the side courtyard. A connecting door between this room and the dining kitchen is of ledged pine and includes glazed panel.

Farmhouse Kitchen 5.02m x 4.94 (16'6" x 16'2") having heavily beamed ceiling, tiled floor and stone mullion small pane secondary double glazed window with window seat beneath overlooking the orchard and side garden area. Central heating radiator and fitted log burner range style stove. Double drainer stainless steel sink unit, base and wall cupboards, large mahogany worktop.

Dining Room 4.9m x 3.26m (16'1" x 10'8") with beamed ceiling, stone mullion small pane secondary double glazed window to the front with deep cill and further small pane secondary double glazed window to the side. Four wall light points, double panel central heating radiator and feature period corner fireplace with cast iron inset, open grate, carved stone surround and stone hearth.

Front Sitting Room 6.42m x 4.53m (21'1" x 14'10") having natural oak boarded floor, secondary double glazed small pane stone mullion window overlooking the paddock opposite with window seat. Beamed ceiling and double panel central heating radiator. A particular feature of the room is the vast Derbyshire stone fireplace with brick hearth having Hoptonwood stone inset panel and fitted Clear View cast iron room heater stove. There are stone trimmed recesses to each side of the fireplace. A stone framed ledged oak panelled door which has a lintel bearing

an inscribed date of 1666 leads through to the kitchen and a half glazed and panelled door leads to the front of the property.

Rear Utility 4.96m x 3.37m (16'3"x 11'1") overall to include cloakroom. Having quarry tiled floor, free standing oil fired boiler for domestic hot water and central heating and secondary double glazed small pane window again overlooking the side courtyard. This room features an extensive stone thrawl, wooden shelving and has a deep glazed Belfast sink with hot and cold supply and there is also plumbing for an automatic washing machine. Double panel central heating radiator.

Ground Floor Cloakroom with further thrawls, quarry tiled floor to match the remainder, central heating radiator, low flush wc and wall mounted wash hand basin. Fitted scrubbed pine double opening shelved cupboard.

From the dining kitchen a further ledged pine door with glazed panel leads to the **Rear Passageway** with stone flagged floor with doors leading to the workshop and

Larder/Coal Store 2.33m x 1.5m (7'8" x 5') again having stone flagged floor, stone thrawl and fitted shelves. Small pane window.

Workshop 3.9m x 2.52m (12'10" x 8'3") with stone and blue brick floor with drain, original stone salting trough, fitted slatted shelves and small pane glazed side window. This room houses the electricity consumer unit. Three stone steps lead up to the door to the exterior rear and the paved courtyard and car port area.

Staircase to First Floor Level with galleried landing having oak floor and staircase off to second floor level. Central heating radiator and small pane window.

Bedroom 4.98m x 3.67m (16'4" x 12') an extremely pretty original cast iron fire grate set into stone surround with quarry tiled hearth. Central heating radiator and secondary double glazed window looking towards the orchard and kitchen garden and having stone cill.

Inner Landing with in built shelved cupboard with sliding door and cupboard above.

Bedroom 4.5m x 4m (14'9" x 13'2") having heavily beamed ceiling, ledged pine door with glazed panel, small pane secondary double glazed side window again enjoying views over the orchard. Stone cill. This room has an in built cylinder cupboards with slatted shelves over, shelved recess and wardrobe cupboard with sliding door and cupboard above.

Bedroom (front) 4.9m x 3.5m (16'1" x 11'6") with heavily beamed ceiling, secondary double glazed stone mullion window to the front with window seat beneath and further secondary double glazed small pane window also with window seat to the side. The front window enjoys views over the paddocks opposite and towards Carsington

Water whilst the side window looks towards the orchard. The room has heavily beamed ceiling, single panel central heating radiator and two wall light points. There is a massive original chimney breast with stone fireplace recess, period cast iron grate and salt cupboard to one side.

Central Landing Area 3.9m x 2.26m (12'9" x 7'5")

Bedroom (front) 4.58m x 4.1m (15' x 13'6"). Again, this room has a stone mullion small pane secondary double glazed window to the front overlooking the fields opposite and towards Carsington Water and has window seat beneath. There is an ornate cast iron period fire grate set into cut stone surround with timber mantel and stone hearth.

Bathroom with fitments in white comprising panelled bath, pedestal wash hand basin and low flush wc. Central heating radiator and small pane window to the front.

At second floor level there is an extensive suite of attic rooms comprising

Landing 5.1m x 2.8m (16'9" x 9'2") with small pane secondary double glazed window and wide arched opening to

Attic Room 5.1m x 5.2m (16'9" x 17'1") with central heating radiator and small pane secondary double glazed window. A door leads to an inner landing off which there is a loft access door and a further pine door to

Attic Bedroom One (front) 5.1m x 3.5m (16'9" x 11'6") with stone mullion secondary double glazed small pane window to the front again enjoying views towards Carsington Water with further secondary double glazed small panel side window with views to the orchard. Single panel central heating radiator and wash hand basin set into pine vanity units behind which is a large walk in shelved linen cupboard housing the electric water heater.

Attic Bedroom Two 5m x 3.7m (16'5" x 12'2") being situated at the opposite end of the house the window in stone surround overlooks the orchard and a further window with stone sill and having leaded small pane glazed panes looks towards the woodland to the rear. Pretty period cast iron fire grate set into stone surround with stone hearth, double panel central heating radiator, range of in built wardrobe cupboards and shelves. Wash hand basin set into vanity unit with double opening cupboard beneath.

OUTSIDE

The property is situated in a prominent position on the edge of the village of Hopton, fronts onto the road through the village and occupies a site of about 2.25 acres in total.

A six bar gate set between stone gate peers provides vehicular access at the side of the property which in turn leads to vehicle parking and turning area and onto a stone and slate car port with central paved yard and further open fronted tiled loggia over the workshop door. There is a natural limestone patio terrace. The car port measures 4.89m x 2.89m (16'1" x 9'6") whilst the loggia measures 6.8m x 2.03m (22'4" x 6'8").

Standing towards the rear of the courtyard and car standing area is an extremely useful sandstone and tile former farm outbuilding 8m x 3m (26'3" x 9'10") (approximate measurements) with double opening doors to the end to facilitate vehicle storage and two barn style pedestrian doors to the front with flanking windows.

Adjacent to this is a detached brick and tile former stable 4m x 2.5m (13'2" x 8'3") with stone flagged floor and loft over which is accessed externally via a flight of stone steps, these steps also lead to the area of natural woodland.

On the western side of the house there are further extensive areas of garden with large well stocked orchard, lawns with flower and shrub borders, vegetable garden, with polytunnel.

Rear Paddock extending to approximately 1.414 acres or thereabouts the rear paddock provides an excellent area of grazing ideal for utilisation as a pony paddock as it has the benefit of a mains water trough.

Located between the paddock and the gardens and house is a bank of mature natural woodland.

SERVICES

It is understood that mains water and electricity are connected. Drainage is to a tank system located opposite.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band G.

EPC RATING – NOT REQUIRED

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS

mass.dream.elsewhere

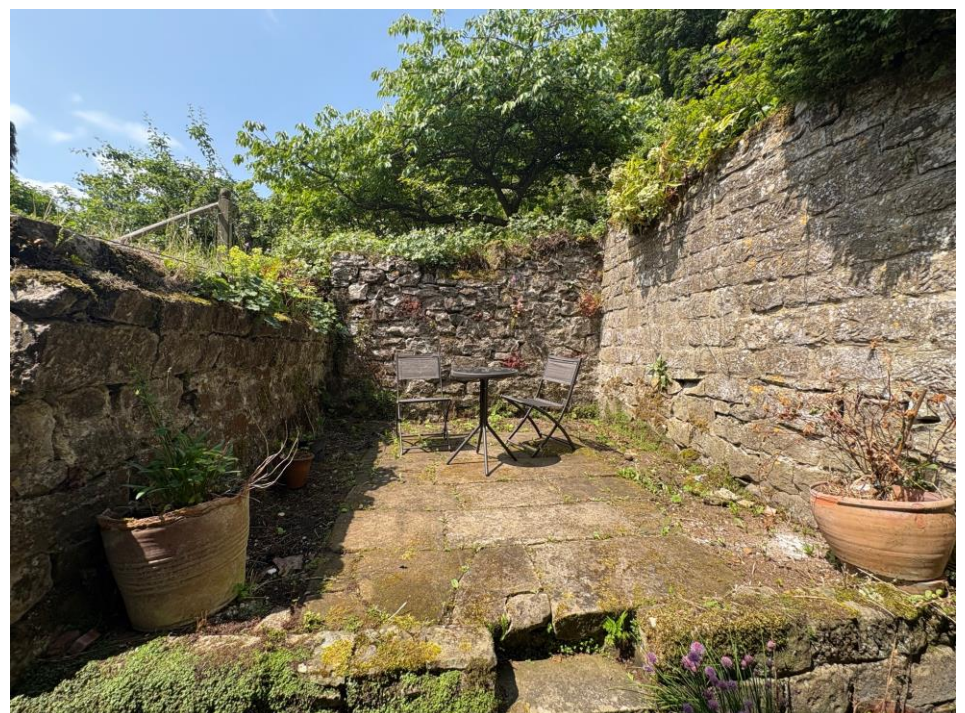
Ref FTA2762



















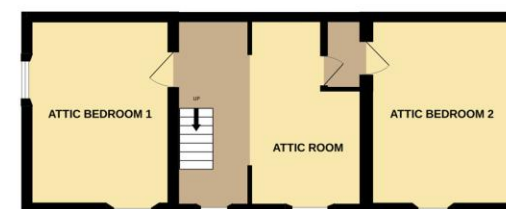
GROUND FLOOR
1223 sq.ft. (113.7 sq.m.) approx.



1ST FLOOR
1237 sq.ft. (114.9 sq.m.) approx.



2ND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 3147 sq.ft. (292.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025



Track

Twig's
Plantation

Almshouses

Tudor Cott

Barnwood

Wood B

212.9m

Townend
House

1

4

Poppy Cottage

Silver
Birches

The Lilacs

Henmore Grange

Tinkerbell

Pond
O

LB

MS

0m 15m 30m 45m

© Crown copyright and database rights 2025. OS AC0000813445



Independent Estate Agents, Surveyors, Valuers & Auctioneers

Distinctive Homes for Discerning Purchasers

11 Church Street, Ashbourne, Derbyshire, DE6 1AE

Telephone 01335 346246

also at

MATLOCK 01629 580228

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.

