

APARTMENT 12 SYDNOPE HALL  
TWO DALES  
MATLOCK  
DERBYSHIRE DE4 2FN



**£400,000**

**A high calibre first floor apartment within the historic and well regarded Sydnope Hall.**

Enjoying the rare merits provided by this distinctive country house conversion with extensive formal grounds and a stunning countryside setting, this well appointed three bedroom apartment provides quality and style throughout. The apartment is generously proportioned and complemented by truly delightful gardens and grounds all maintained for the benefit of the occupants. Panoramic views are gained across adjacent pasture and to the countryside which flanks the Derwent Valley running south. There are the added benefits of resident and visitor parking, together with a private single garage.

Sydnope Hall stands well back from the main thoroughfare, yet well placed for access to a wide range of local shops and facilities within Two Dales and Darley Dale around one mile away. The attractions of the Derbyshire Dales and Peak District countryside are on the doorstep. Good road communications lead to the neighbouring market towns of Matlock, Bakewell and Chesterfield, and the cities of Sheffield, Derby and Nottingham are all within daily commuting distance by road and Matlock also boasts a pay train station linked to Derby and the national rail network.

- Grade II listed Hall
- First floor apartment
- Distinctive character and elegant proportions
- Master bedroom with ensuite facilities
- Two further bedrooms and family bathroom
- Single garage
- Residents and visitor parking
- Extensive and well maintained communal grounds
- Panoramic views
- Viewing highly recommended

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PHOTO GALLERY:



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## FLOOR PLAN



## ACCOMMODATION

At ground floor level a communal door shared between no. 12 and 12a opens to the stairway. Apartment 12 is located on the first floor where a door leads off the landing to a **reception hallway** from where the style and elegance of the apartment is immediately evident. The hall features deep corniced mouldings and dado rails, a multi-paned sash window overlooking the front courtyard and the hall extends to provide access to the principal accommodation. Taking the accommodation in an anti-clockwise manner from the entrance...

**Bedroom 3** – 2.92m x 4.18m (9' 7" x 13' 9") a double bedroom with secondary glazed multi-paned window.

**Bathroom** – 2.75m x 3.12m (9' x 10' 3") fitted with a four piece white suite to include a Victorian style pedestal wash hand basin, low flush WC and bath to a fitted wooden surround with panelled sides, in-built mirrors and recessed lighting. There is a separate walk-in shower cubicle and double doors opening to a line store which houses the hot water cylinder.

**Master bedroom 1** – 5.13m x 3.13m (16' 10" x 10' 3") a good double bedroom with sash window allowing views across the neighbouring rooftops and to the fields above Ladygrove and to the far hills of Bonsall Moor beyond. There are built-in wardrobes and an...

**Ensuite shower room** – with broad corner shower cubicle, low flush WC and pedestal wash hand basin. Ceramic tiled floor, secondary glazed window.

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**Bedroom 2** – 4.08m x 2.94m (13' 5" x 9' 8") a doubler room with sash window overlooking the courtyard gardens and with a good range of built in wardrobes and storage.

**Breakfast kitchen and utility** – 4.27m x 3.12m (14' x 10' 3") the utility area including useful built-in storage cupboards, one with plumbing for an automatic washing machine. The kitchen is similarly fitted with a range of modern cupboards and drawers, with work surfaces which incorporate a 1½ bowl pot sink. There is an integral extractor canopy above a ceramic hob, eye level oven and grill, integral fridge. There is ample space for a breakfast table and the room enjoying excellent natural light with sash windows to both south and west elevations. Concealed to a floor cupboard is the gas fired condensing boiler which serves the central heating and hot water system.

**Sitting room** – 6.80m x 4.14m (22' 4" x 13' 7") a formal room of elegant proportion with decorative coved mouldings, combination ceiling and wall light points, dado rails and as a focal point to the room a living coal gas fire set above a grey slate hearth and marbled resin surround. Windows overlook the Hall's formal gardens and to the woods beyond Ladygrove Brook.

**Dining room** – 4.51m x 4.76m (14' 10" x 15' 7") offering versatility either for formal dining, study or perhaps a third guest bedroom. There are secondary glazed windows to both front and rear, dado rails, corniced ceiling and access to the roof void.

## OUTSIDE

There is access to the communal gardens, which wrap around the main apartment building. To the front there is a spacious courtyard with ample parking for home owners and visitors. The apartment also have the benefit of a **single garage**, which is fully boarded to provide a good storage / loft area accessed via a drop down ladder. The apartment has the benefit of a useful storage room within the main hall.

**TENURE** – Leasehold. Held on a 999 year lease from April 1991, with a ground rent of £10 per annum. A service charge of £350 per calendar month covers building insurance, water rates, maintenance of common parts and the ground and other communal costs and is paid to the management company, Sydnop Hall Apartments Limited, which is made up of owners. Each owner has a share in this management company.

The property is currently tenanted under a rolling monthly periodic tenancy. It is agreed that notice for vacant possession will be served once a sale is agreed, if not before.

**SERVICES** – Mains electricity is available to the property, water is from a private supply and drainage is to a private treatment plant maintained under the service charge. LPG gas is from a shared tank.

**EPC** – Not required as the building is Grade II listed.

**COUNCIL TAX** – Band F

**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 take the A6 north to Darley Dale, turning right opposite the Co-Op onto Chesterfield Road. From Chesterfield Road rise up Sydnop Hill and turn right into Sydnop Hall after around 1½ miles.

**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228. **Ref: FTM9835**

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