



**ROWAN HOUSE
HOPTON
WIRKSWORTH
DE4 4DF**

PRICE: O/A £750,000





ROWAN HOUSE, HOPTON, MATLOCK, DE4 4DF

A SUPERIOR QUALITY AND SPACIOUS FAMILY RESIDENCE SET AMIDST APPROXIMATELY 1.5 ACRES AND OVERLOOKING CARSINGTON WATER.

Unique, superbly appointed and very well presented stone built property offering flexible, well proportioned accommodation.

Rowan House was originally part of a range of stone and tile farm buildings associated with Hopton Manor and has in more recent years been cleverly converted and extended to provide a high quality and individual house in a unique setting.

Being situated in a most delightful location on the edge of the small village of Hopton, close to Carsington Water over which it enjoys an unrivalled outlook this unique property is well placed for ready access to the popular market towns of Ashbourne, Wirksworth and Matlock as well as employments centres further afield and of course, the glorious countryside of the Derbyshire Dales and the Peak District National Park.

The excellent accommodation is propane gas centrally heated (with under floor heating to the drawing room and kitchen) and sealed unit double glazed throughout and briefly comprises, on the ground floor, reception hall, breakfast room, drawing room, dining room, study (or ground floor Bedroom Four) , comprehensively fitted kitchen, utility room and cloakroom. At first floor level magnificent master bedroom suite overlooking Carsington Water, two further double bedrooms also with reservoir views, and luxury family bathroom. Outside the property extends to about 1.5 acres in total including gardens, three grass paddocks, stone stable and stone workshop/store.

Early viewing is highly recommended.

ACCOMMODATION

An oak and leaded sealed unit double glazed front door leads to

Reception Hall 10' x 8'6" (3.05m x 2.59m) with ceramic tiled floor, single panel central heating radiator and wall light point. The hall extends the full height of the house has an exposed stone panel at upper level and Velux roof light. There is an open plan staircase to first floor level with understairs storage cupboard and inner hall off.

Breakfast Room 10' x 9' (3.05m x 2.74m) with hardwood sealed unit double glazed window, ceramic tiled floor and two wall light points. Single panel central heating radiator,

exposed stone panel at upper level, Velux roof light, arched opening to Kitchen and arched opening to

Central Lobby with ceramic tiled floor, beamed ceiling and central heating radiator.

Drawing Room 19'4" x 17'5" (5.89m x 5.31m) with magnificent brick and stone inglenook style fireplace with raised natural stone hearth and fitted log burner stove. There are two hardwood sealed unit double glazed windows and matching double opening French doors with Juliet balcony all having views towards Carsington Water. Four wall light points, under floor heating.

Dining Room 15'3" x 13'2" (4.65m x 4.01m) with oak floor, beamed ceiling, two central heating radiators, four wall light points and double opening French doors to the exterior garden terrace.

Pantry/Store situated adjacent to the dining room there is a most useful walk in shelved store with ceramic tiled floor.

Kitchen 18'8" x 9'5" (5.69m x 2.87m) with tall sloping ceiling and inset ceiling spotlights with exposed stonework pillar and panel to the end wall. Ceramic tiled floor with underfloor heating and a comprehensive range of high quality fitted units providing base and wall cupboards, drawer banks, double opening glazed display wall cupboard and central

shelving unit with spice drawers. Ample polished black granite work surfaces with inset 1.5 bowl stainless steel sink unit with mixer tap and ceramic tiled splashbacks. Integrated dishwasher and Aga range cooker with twin ovens, warming oven and grill and five burner propane gas hob. Aga extractor hood.

Study or Office 9'10" x 7'6" (3m x 2.29m) approached from the inner hall there is a full height hardwood sealed unit double glazed window overlooking the patio terrace, single panel central heating radiator, inset ceiling spotlights.

Cloakroom having ceramic tiled floor and quality contemporary fittings in white comprising low flush wc and wash hand basin all set into oak vanity unit and double opening cupboard, marble effect surround and tiled splashback. Single panel central heating radiator, in built double opening wardrobe.

Utility Room 10'3" x 7' (3.12m x 2.13m) accessed from the reception hall this room has ceramic tiled floor, door to the exterior front and a range of fitted units including base cupboards and shelved tall cupboards one of which houses the electricity consumer unit. There are ample oak work surfaces with appliance space beneath and there is a fitted deep glazed Belfast style sink with pillar mixer tap. Two hardwood sealed unit double glazed windows, single panel central heating radiator. The roof space above the utility room houses the propane gas fired boiler for domestic hot water and central heating.

Staircase to Spacious First Floor Landing with three wall light points and central heating radiator. Large cylinder and airing cupboard with pressurised hot water cylinder and ample slatted shelves. From the landing a large loft access hatch with folding wooden loft ladder leads to the excellent loft storage space 24'6" x 12'3" (7.47m x 3.73m) measured between the lower purlins. Being fully boarded and illuminated throughout.

Master Bedroom Suite measuring 19'2" x 17'6" (5.84m x 5.33m) overall to include the dressing area and the en suite bathroom. This magnificent room is situated at the end of the house with three hardwood sealed unit double glazed windows looking towards Carsington Water. The bedroom has inset ceiling spotlights, double panel central heating radiator and a fantastic range of high quality in built bedroom furniture providing three full height double opening wardrobes with hanging rails and shelves. Two further glazed double opening wardrobes with drawers beneath and

central dressing table unit with fitted drawers and top cupboards above, having spotlights under. There are matching bedside cabinets and headboard with twin reading lights over.

En Suite Bathroom having ceramic tiled floor and fully ceramic tiled walls and featuring contemporary fittings in white including roll edge bath with mixer tap, low flush wc and wall hung wash hand basin with vanity unit and cupboards beneath. Corner shower cubicle with glazed shower screen and mains shower control. Inset illuminated shaving mirror, towel rail radiator. Further central heating radiator and sealed unit double glazed hardwood window.

Bedroom Two 11'7" x 11'6" (3.53m x 3.50m) with tall hardwood sealed unit double glazed window overlooking the gardens, paddocks and towards Carsington Water. Double panel central heating radiator.

Bedroom Three 11'5" x 11'5" (3.48m x 3.48m) with double panel central heating radiator and tall hardwood sealed unit double glazed window enjoying a similar outlook to bedroom two.

Principal Family Bathroom having fully ceramic tiled walls and floor and contemporary four piece suite in white comprising panelled bath, wall hung wash hand basin and low flush wc and quadrant shower unit with sliding glazed shower screen doors and mains shower control. Two towel rail style radiators, shaver point.

OUTSIDE

The property has a sweeping driveway approach with, adjacent to the main entrance door, an elevated natural stone and flagged patio garden with evergreen shrub beds and borders. To the rear of the property is a further flagged terraced garden with lawns, beds and borders and an area given to vegetable production. A stone and tile workshop store and three most useful paddocks of turf which in total extend to approximately 1.4 acres all of which have separate gated accesses. There is a most useful detached stone and tile former barn/stable. Interested parties should note that planning consent has been obtained for the construction of a substantial, detached garage/home office, full details of which are available for inspection on the Derbyshire Dales District Council web site planning portal under Application No. 20/00342/FUL

SERVICES

It is understood that all mains water and electricity are

connected.

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

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in band E.

EPC RATING band E

VIEWING

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

DIRECTIONS

From Ashbourne town centre leave in a north-easterly direction along the B5035 Ashbourne to Wirksworth/Matlock road. Continue through the village of Kniveton and past the turnings for Carsington Water and Brassington. Turn left signposted Carsington Village and follow the road round to the right through Carsington and into Hopton. Continue along before turning right again to Rowan House.

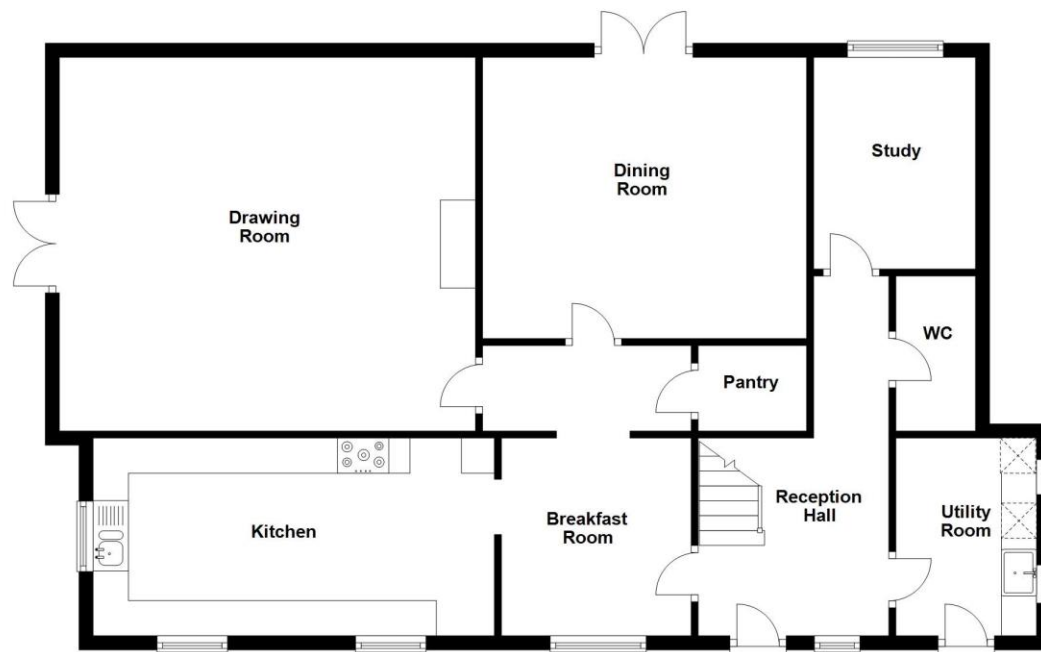
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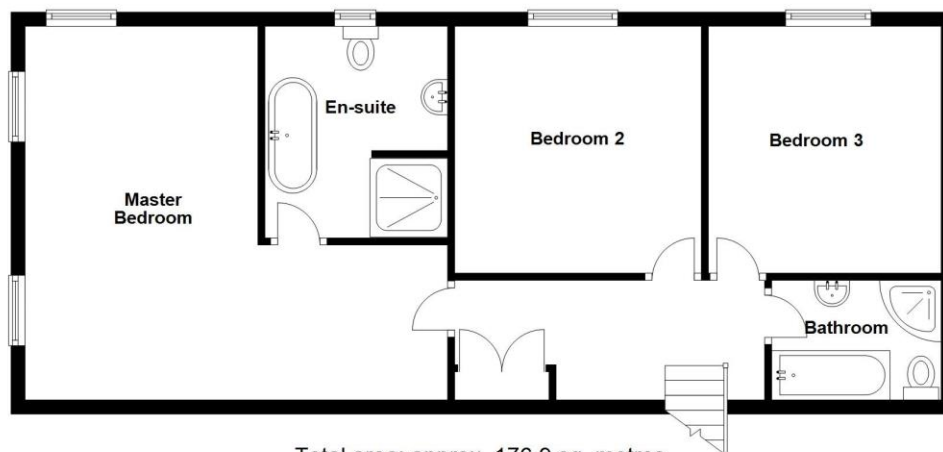
Ground Floor

Approx. 107.9 sq. metres



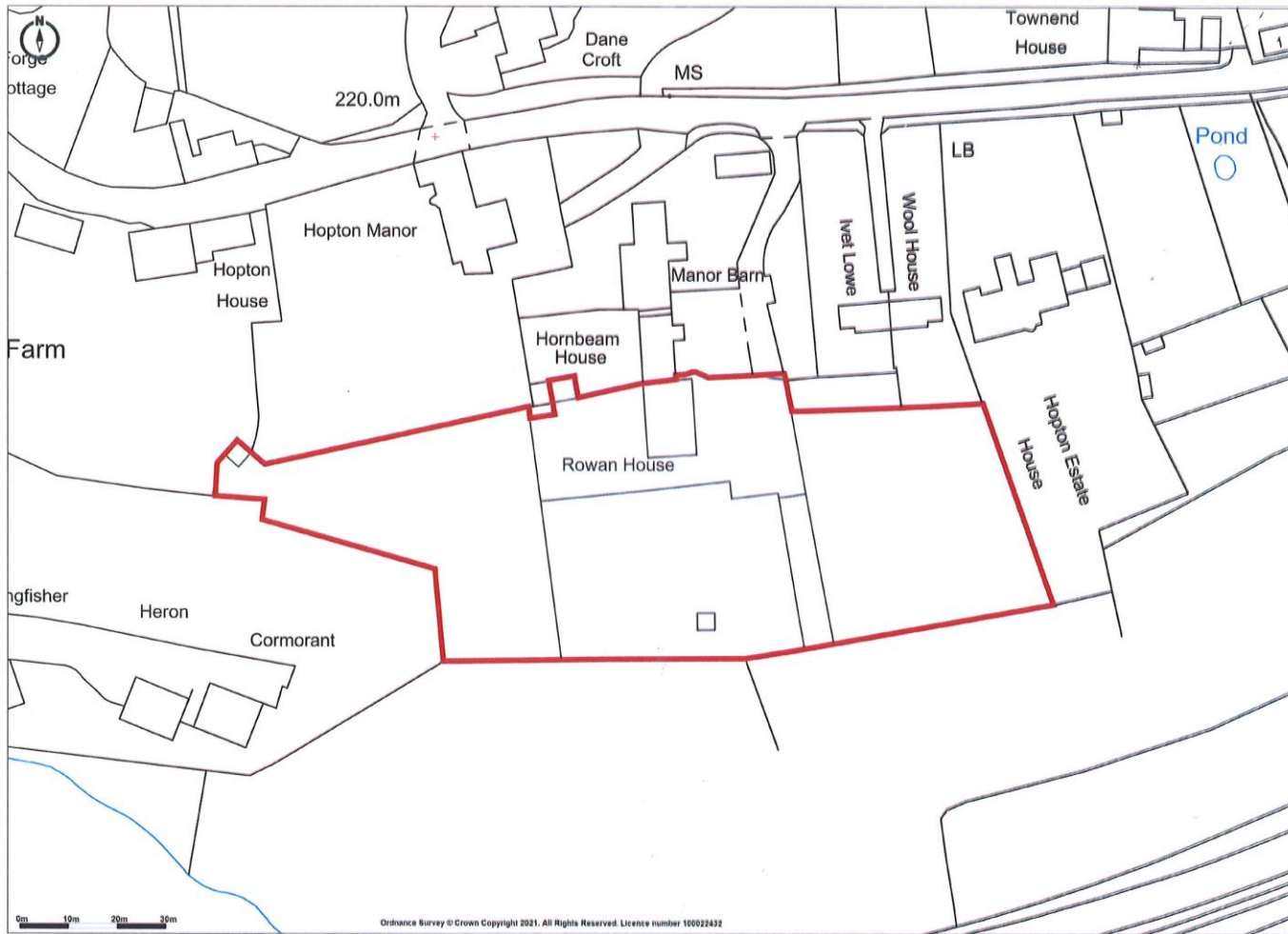
First Floor

Approx. 69.0 sq. metres



Total area: approx. 176.9 sq. metres

Rowan House, Hopton, Matlock, Derbyshire, DE4 4DF





Independent Estate Agents, Surveyors, Valuers & Auctioneers

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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.