

MILL HOUSE
8 EVERSLEIGH RISE
DARLEY BRIDGE
MATLOCK
DERBYSHIRE DE4 2JW



Guide Price £575,000 - £600,000

A character period residence in need of refurbishment and believed to offer potential for further development within the large garden plot, subject to the necessary planning consents.

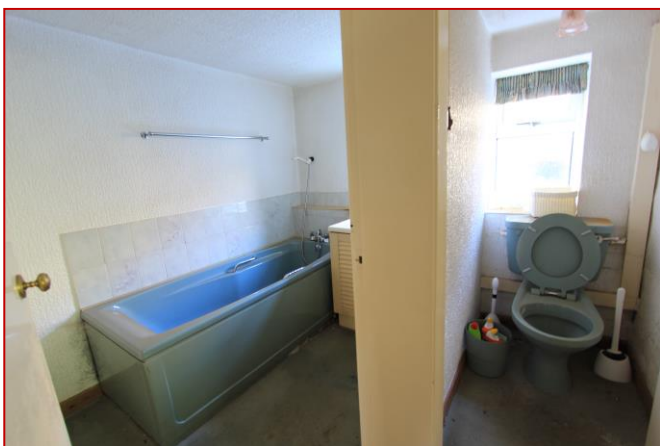
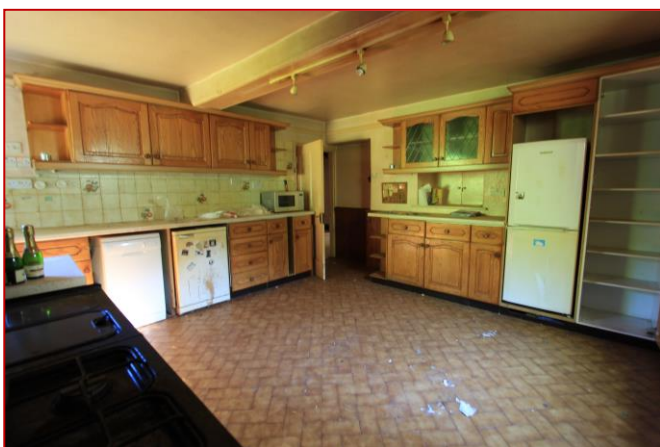
Standing within a well regarded Derbyshire Dales village, this distinctive detached residence has been extended through varying times to create an individual and quite spacious four / five bedroom home of great character. Mill House is in need of general renovation and refurbishment, an opportunity to create a distinctive and elegant property. Constructed of local gritstone beneath slates and stone tiled roofs, the house stands centrally to a large garden plot, which is currently served by a long driveway which wraps around the house. Accessed to the rear is a detached garage and store building, whilst good sized gardens lie to each side and the more formal front of the property.

The property is believed to offer further potential for development within the larger than expected grounds. Informal professional advice confirms our belief there is potential for the erection of one or two additional dwellings within the site, such opportunity all subject to achieving the necessary planning consents. The house is a truly individual home offering a rare opportunity which is well worth closer inspection.

Mills House stands central to Darley Bridge, which is well placed for respected primary schooling nearby and to the local wide range of shops and amenities within Darley Dale and Two Dales, around one mile away. There is access to good walking around the Derbyshire Dales, whilst good road communications lead to the neighbouring centres of employment to include Matlock (3 miles), Bakewell (6 miles) and Chesterfield (11 miles). The cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

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



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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.



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ACCOMMODATION

Sheltered beneath a tiled canopy, a leaded glazed panelled door at the side of the house opens to an **entrance porch** with similar leaded glazed windows, period tiled floor (with signs of settlement) and separate double glazed doors opening to a...

Dining hall – 5.65m x 4.45m (18' 7" x 14' 7") finished with a herringbone parquet floor, substantial ceiling beams, picture rails and a multi fuel cast iron stove set to a stone surround. Stairs lead off to the first floor accommodation and traditional panelled doors open to...

Sitting room – 4.25m x 4.2m (13' 11" x 13' 9") again with a herringbone parquet floor, feature fireplace, built-in cupboards, ceiling cornice and other detail. Windows to the front and side and access to the front garden.

Breakfast kitchen – 4.2m x 4.25m (13' 9" x 13' 11") fitted with a range of cupboards, drawers, work surfaces and sink unit. There is a range style gas cooker, windows to two elevations and external door to the side.

Pantry – accessed off the hall and with a range of shelving,.

Ground floor bathroom – with coloured bath and wash hand basin set to a vanity surface with cupboards beneath.

Separate WC / Utility room – 2.36m x 2.66m (7' 9" x 8' 9") with a pot sink and integrated drainer, tiled floor, window to the side, plumbing for an automatic washing machine and external access from the drive side entrance at the rear.

Snug – 4.5m x 3.04m (14' 9" x 10') the ground floor of a two storey extension with beamed ceiling, windows to the side and rear, built-in cupboard and stairs rising to...

Bedroom 5 – 3.55m x 3.04m (11' 8" x 10') with built-in storage, windows to two elevations and accessed only from the snug below.

From the dining hall, stairs rise to the first floor **half landing** off which there is access to the bathroom and separate WC.

Bedroom 1 – 4.25m x 4.22m (13' 11" x 13' 10") with front aspect window and built-in storage.

Bedroom 2 – 4.3m x 4.25m (14' 1" x 13' 11") a front aspect double room.

Bedroom 3 – 3.75m x 3.57m (12' 4" x 11' 9") with signs of rain damage, with built-in storage and protruding bay window to the side of the house.

Bedroom 4 – 4.59m x 3.49m (15' 1" x 11' 5") maximum, an L-shaped room with side and rear facing windows and built-in storage.

OUTSIDE - From Eversleigh Rise, a drive leads along the side of the house and turning at the rear to an area of car standing and access to the **garage** and **workshop** building, principally of stone construction and providing useful storage and workshop space.

To the front of the house and close to one side are more formal gardens sheltered within mature tree lined boundaries, which provide a good deal of privacy. The gardens are principally laid to grass (currently overgrown), running parallel to the main drive a further area of garden almost level and principally laid to lawn with shrub and

low tree planting towards the rear. It is believed this area presents opportunity as a single building plot, subject to the necessary planning consents.

On the opposing and higher boundary is a further area of garden, slightly raised from the main house, perhaps offering further potential for development, again subject to the necessary consents.

DEVELOPMENT POTENTIAL – A formal approach to the local planning department has not been made with regard to planning potential. Advice from a local planning consultant confirms the house is located within the settlement development boundary of Darley Bridge, as defined under the current 2017 Derbyshire Dales Local Plan. Mill House is not a listed building and is not within the conservation area. Any agreed sale of the property at this time will not be subject to gaining planning consent. A copy of the planning consultants informal advice is available on request to interested parties.

TENURE – Freehold.

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

COUNCIL TAX – Band G

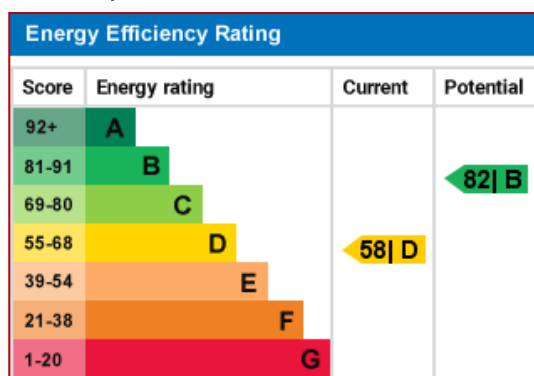
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take the A6 north to Darley Dale. After passing St Elphins Park, turn left into Old Road, continue passed Red House Stables and at the following Four Lane Ends turn left towards Darley Bridge. Cross the bridge and as the road straightens into Eversleigh Rise, just passed the Three Stags public house, Mill House can be found on the right hand side around 50m beyond the turn into Oldfield Lane.

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

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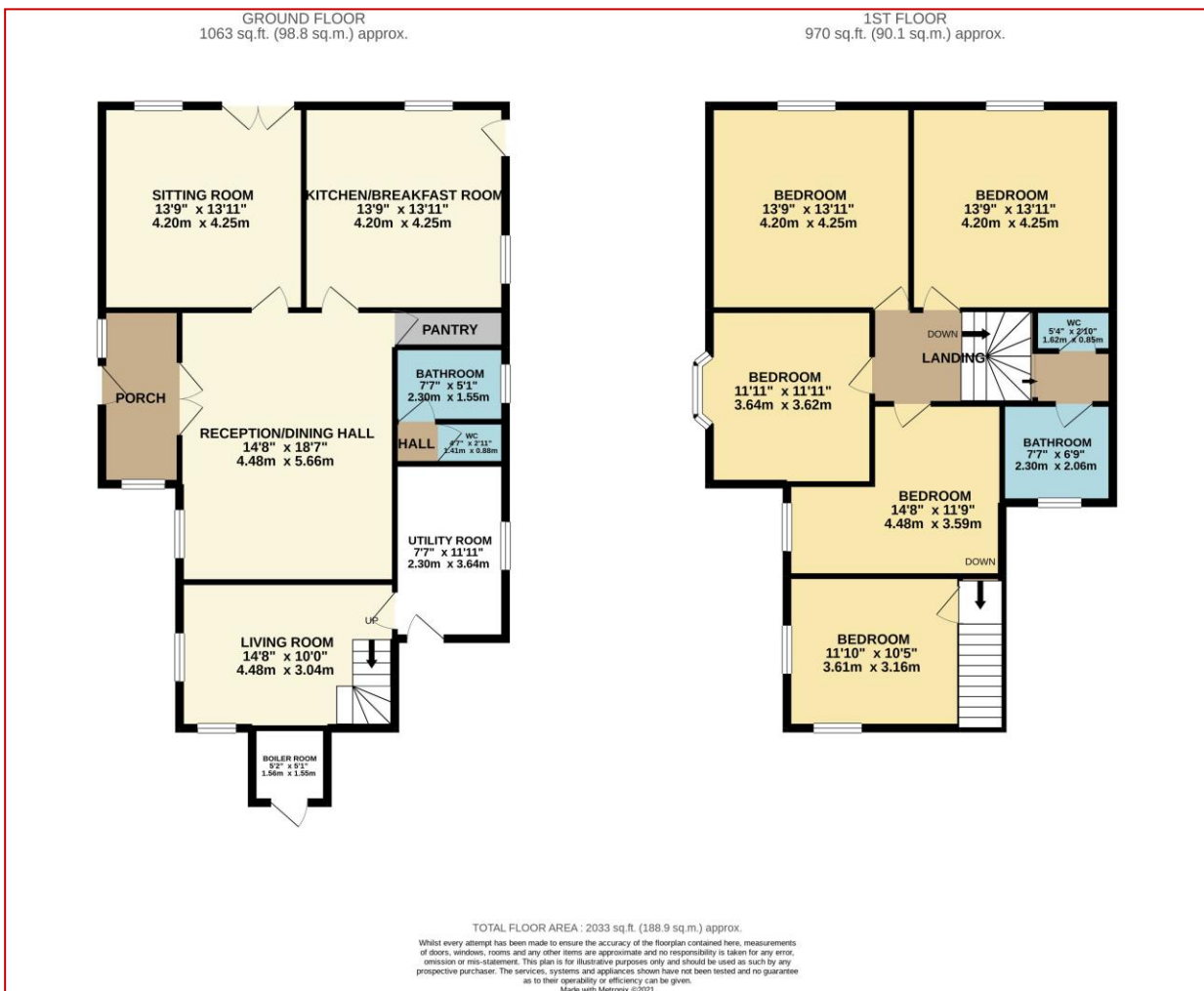
EPC Graph



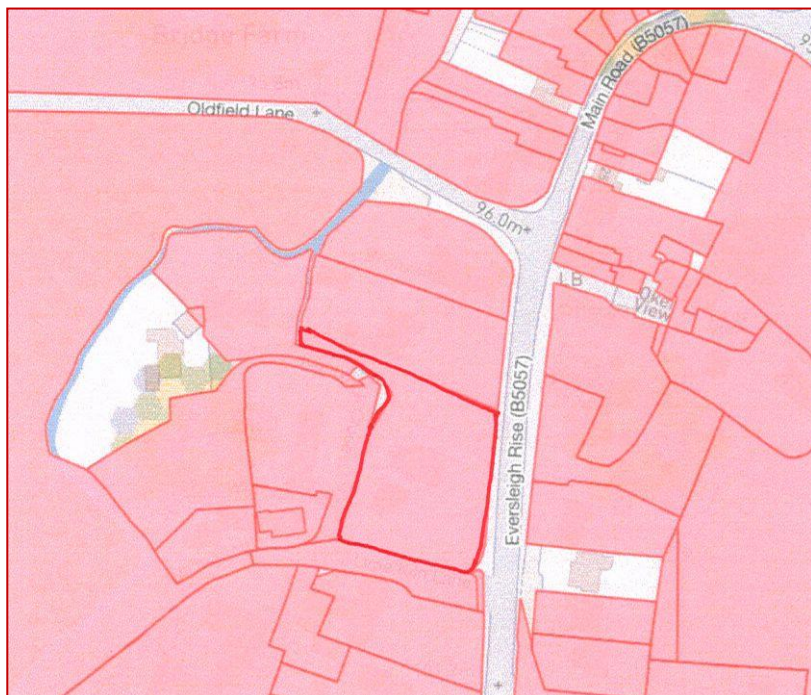
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Floor Plan



Site Plan



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