

6 BURNETT LANE  
HACKNEY  
MATLOCK  
DERBYSHIRE DE4 2PY



○ A £350,000

Imaginatively adapted and extended to a contemporary style, a two / three bedroom character home commanding stunning views. The property is principally refurbished yet requiring completion, in part.

Standing to a highly regarded location, which commands stunning views from above the valley, this renovated and principally refurbished semi-detached property offers an opportunity to complete a project and create a home of some distinction. Starting life as a semi-detached bungalow, the house has been extended and adapted to create a stylish two storey home. The ground floor incorporates open plan living space with oak floors, excellent natural light and distant views, complemented by a separate living or work room or the versatility of a spacious third bedroom. At first floor level, the extended loft features a striking glazed gable to one of two double bedrooms, complemented by one ensuite and a spacious family bathroom.

An unexpected wish to sell the property means the project is unfinished in places and a highly recommended internal inspection will reveal the rare opportunity presented.

- Extended, refurbished and renovated in part with some works remaining
- Contemporary style
- Stunning views
- Open plan living
- Master suite with glazed gable
- Roof terrace
- Large gardens
- Viewing highly recommended



## 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.





## LOCATION

Standing at the heart of Hackney, which occupies the hillside which follows the valley between Matlock and Darley Dale, the property enjoys a favourable location and affording panoramic south westerly aspect. Matlock's town centre facilities lie around one mile away with the local amenities of Darley Dale and Two Dales a similar distance. Good road communications lead to the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton, whilst the delights of the surrounding Derbyshire Dales countryside are all close at hand.

## ACCOMMODATION

A broad open porchway to the centre of the house shelters the main entrance where a panelled and glazed door opens directly to the...

**Dining kitchen** – 6.45m x 5.58m (21' 2" x 18' 4") measured overall, an open plan room, which also has a broad open doorway to the adjacent sitting area, and roof light allowing good natural light. The kitchen is fitted with a range of oak fronted cupboards and drawers with work surfaces which integrate a 1½ bowl stainless steel sink unit and four ring gas hob. There is an under counter oven, steel extractor fan, integral dishwasher, refrigerator and freezer. As with other rooms through the property, there are stunning views across the Derwent Valley meadows with Oker Hill mid way, Bonsall Moor and Stanton Moor in the west. The room is finished with oak plank flooring, which continues through to the...

**Sitting area** – 6.24m x 3.08m (20' 6" x 10' 1") incorporating an extension to the original property, again enjoying excellent distant views to the front and additional natural light through a roof light above. A solid fuel stove stands to a granite hearth and to the gable wall a glazed external entrance which leads to and from the rooftop terrace above the garage and hillside gardens.

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**Bedroom 3 / living room** – 6.05m x 3.20m (19' 10" x 10' 6") a generously proportioned room with windows to the rear and side facing the gardens. The room is accessed off the dining area.

**Utility / cloakroom** – 1.64m x 3.08m (5' 5" x 10' 1") with a fitted low flush WC and wash hand basin set to a wood grain effect tiled plinth. There is a vertical hung radiator, ceramic tiled floor and plumbing for an automatic washing machine.

From the dining area, stairs rise to the first floor **galleried landing**, with glazed panels to oak posts (**NOTE:** glass panels are required to complete the stair balustrade, the panels are not being fitted by the seller). Off the landing, there is access to the hillside gardens at the rear of the house and also to...

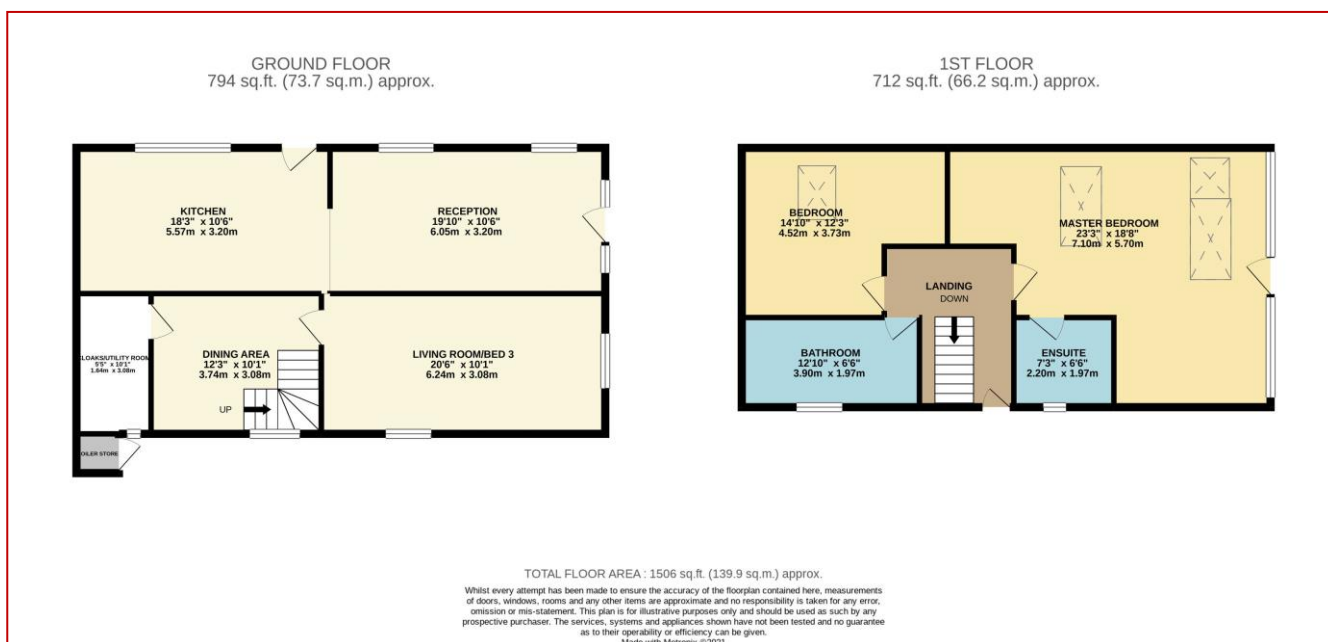
**Master bedroom 1** – 7.10m x 5.70m (23' 3" x 18' 8") average, the measurement not giving the full extent of the room which extends deeply into the eaves at the front and into a hobby / dressing area to one side. An imaginative design includes a principally glazed gable window, with external door potentially to a Juliette balcony where there is an illuminated overhang to the roof line (**NOTE:** the proposed Juliette balcony will not be supplied by the current owner, although appropriate fixing bolts are fitted in readiness). Deep modern roof lights ensure full advantage is taken of the south westerly aspect and valley views.

**Ensuite wet / shower room** – 2.20m x 1.97m (7' 3" x 6' 6") with full height ceramic tiling to the walls and wood grain tiling to the floor and shower area, which also have a glazed screen and dual shower spray. There is a low flush WC, wall hung wash hand basin with under drawer storage, illuminated mirror, grey towel radiator and obscure glazed window.

**Family bath and shower room** – 3.90m x 1.97m (12' 10" x 6' 6") the bathroom not complete, but fitted with a double end bath to a tiled surround and with similar complementary tiling to half height around the room and full height to a wet shower area to one corner. The shower fittings, shower screen, radiator, wash hand basin and WC will not be fitted prior to sale.

**Bedroom 2** – 4.52m x 3.73m (14' 10" x 12' 3") a good double bedroom with similar valley views.

## FLOOR PLAN



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## OUTSIDE

From the foot of Burnett Lane, a tarmac drive rises quite steeply, at the head of which is an...

**Open garage** – 7.3m x 4.15m (24' x 13' 7") providing useful dry storage, being part block and timber lined.

At the rear an enclosed **store** – 4.15m x 1.8m (13' 7" x 5' 11")

From the head of the drive, steps rise to house level, the elevated position taking full advantage of the open views which span from Masson Hill in the south to Stanton Moor in the west. The flagged pathways lead to the front porch entrance and to the side of the house and a secondary entrance into the living area. At this level, there is a broad paved terrace formed on the roof of the garage and from here a modest lawn gently raised to attractive stone walls. The remaining hillside garden offers opportunity for further landscaping and towards the top a level area sites a timber shed. There are mature trees providing shelter and privacy at the boundary perimeter.

**TENURE** – Freehold.

**SERVICES** – All mains services are available to the property. There is the benefit of a gas fired central heating boiler and background floor heating to the ground floor, and uPVC double glazing. No specific tests has been made on the services or their distribution.

**EPC RATING** – Current F33 / Potential B88

**COUNCIL TAX** – C

**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 Bakewell Road before turning first right by Twiggs into Dimple Road. Rise up the hill keeping left into Hurds Hollow and continue to the end. At the junction with Old Hackney Lane turn right then immediately left into Farley Hill, then left again onto Hackney Road. Proceed for around 400m where Burnett Lane can be found rising up to the right hand side. No. 6 stands above the road on the left hand side, approximately 30m up the lane. For initial viewings, it is advisable to park on Hackney Road and walk the short distance up the hill.

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

Ref: FTM10050

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