



£1,100,000

Matlock Road, Belper DE56 2HD

Detached House | 5 Bedrooms | 4 Bathrooms

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# Step Inside

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## Key Features

- Unique Stone Build Detached House
- Approximately 6 Acres Of Land, Paddock & Woodland
- 5 Bedrooms, 3 En-Suites
- Detached Stone-Built Twin Garage & Workshop
- Potential Annex/Garage Conversion (Subject To Planning)
- Located Between Matlock & Belper
- Parking For Numerous Vehicles
- Stunning Countryside Views
- Unique Purchase Opportunity
- COUNCIL TAX BAND E

## Property Description

Derbyshire Properties are delighted to introduce this truly unique Detached residence positioned on approximately 6 Acres of land that includes Gardens, Paddocks and Woodland. Being a very rare property type we recommend a detailed viewing asap.

## Main Particulars

Sitting in approximately 6 acres of gardens and paddocks, this detached stone-built dormer-style property offers five bedrooms, two of which are situated on the ground floor, three en-suite shower rooms, family bathroom, family shower room, spacious sitting room, family room, dining room, and fitted kitchen. Along with a detached stone-built twin garage and workshop, open barn, and timber storage sheds. Ideally located within easy reach of excellent amenities at nearby Matlock and Belper, and close to the branch line railway station at Ambergate. The property has three areas of paddock, one of which has road access. Immediately surrounding the property are delightful gardens, flagged terraces, and a driveway providing generous off-road parking for several vehicles. There is a small area of woodland. The property is ideally located between Shining Cliff Woods and Crich Woods, off the A6 trunk road heading into Whatstandwell. Whatstandwell is situated on a hillside of the picturesque Derwent Valley between the towns of Matlock and Belper, the village is surrounded by beautiful open countryside with many fine walks, and there are excellent amenities in the nearby village of Crich. Whatstandwell benefits from a branch line train station with a regular service to Derby and is located close to the A6 trunk road giving access to the towns of Matlock, Belper and Wirksworth. The cities of Nottingham and Derby are within easy commuting distance.

### Reception Hall

5.89m x 3.80m (19' 4" x 12' 6") Open to the apex of the roof, this light and spacious hallway has polished light-oak flooring, staircase rising to a gallery landing, central heating radiator with radiator cover, and rooflight windows, flooding the area with natural light. A door with decorative glazed panel opens to:

### Sitting Room

5.32m x 4.61m (17' 5" x 15' 1") Having a side aspect UPVC double glazed window overlooking the site terrace and paddock beyond, and bi-fold door opening on to a flagged front terrace and the gardens. There are two further windows flooding the room with natural light. The room has a lofty ceiling creating a light and airy space, polished oak flooring with underfloor heating, and a feature fire opening with a heavy exposed stone lintel and raised hearth, housing a Clearview multi-fuel stove. The room is illuminated by downlight spotlights and wall light points. There is a point for a wall-mounted TV, and the room is fitted with a surround sound system, which is included in the sale.

### Inner Hallway

3.30m x 1.58m (10' 10" x 5' 2") and 2.33m x 1.66m (7' 8" x 5' 5") An L-shaped hall, with a central heating radiator with radiator cover, polished oak flooring following through from the reception hallway, and a pair of doors opening to a deep built-in storage cupboard, housing the mains pressure hot water cylinder and the gas-fired boiler which provides hot water and central heating to the property.

From the inner hall doors open to:

### Family Room

Having dual aspect UPVC double glazed windows overlooking the gardens and driveway, wood-effect flooring, cornice to the ceiling, and a feature fire opening with a raised quarry-tiled hearth housing a Clearview multi-fuel stove. There is a point for a wall-mounted TV, wall lamp points, and a central heating radiator with thermostatic

valve.

#### Dining Room

3.58m x 2.67m (11' 9" x 8' 9") With a rear aspect double glazed picture window, light-oak flooring, a central heating radiator with thermostatic valve, and a broadopening leading to:

#### Kitchen

3.56m x 3.56m (11' 8" x 11' 8") Having UPVC double glazed picture windows overlooking the driveway and enjoying views of the wooded hills that surround the property. The room has ceramic tiles to the floor, and a half-glazed entrance door leading on to the rear of the property. The kitchen is fitted with a good range of shaker-style units in an oak finish with cupboards and drawers set beneath a granite-effect worksurface with a tiled splashback. There are wall mounted storage cupboards with under cabinet lighting, and glass-fronted display cabinets. Set within the worksurface is a stainless sink with mixer tap and a 4-ring ceramic hob, over which is an extractor canopy. Fitted within the kitchen is a Bosch eye-level fan-assisted electric oven, and Baumatic microwave. Beneath the worksurface is space and connection for an automatic washing machine. There is an integral drinks fridge, and fitted wine rack, as well as space and connection for an American-style side-by-side fridge freezer (The Hisense unit currently installed is included in the sale). The room has a central heating radiator with thermostatic valve.

#### Bedroom 1

4.34m x 3.00m (14' 3" x 9' 10") With a side aspect UPVC double glazed window offering delightful views over the garden and paddock to the wooded hills of the Derwent valley. The room has a central heating radiator, downlight spotlights, and architectural feature lighting. A panelled door opens to:

#### En-Suite

2.33m x 1.18m (7' 8" x 3' 10") Having ceramic tiles to the floor, side aspect double glazed window with obscured glass, and suite with double-width shower cubicle having mixer shower with monsoon overhead spray and handheld shower spray, contemporary wash hand basin with storage cupboard beneath, and dual flush concealed cistern WC. There is an illuminated mirror with shaver point, chrome finish ladder-style towel radiator, and an extractor fan.

#### Bedroom 2

3.56m x 2.98m (11' 8" x 9' 9") With side aspect double glazed windows with similar views to bedroom one, light wood-effect flooring, built-in wardrobes providing hanging space and fitted shelving, a central heating radiator with thermostatic valve, and a panelled door opening to:

#### En-Suite

1.80m x 0.90m (5' 11" x 2' 11") Having a shower cubicle with mixer shower, wash hand basin, and WC.

#### Galleried Landing

3.80m x 1.45m (12' 6" x 4' 9") Open to the hallway and illuminated by the rooflight windows, there is an air conditioning unit providing heating and cooling to centre of the house. Panelled doors open to:

#### Bedroom 3

5.09m x 1.42m (16' 8" x 4' 8") and 5.20m x 3.64m (17' 1" x 11' 11") An L-shaped room built into the shape of the roof, with a UPVC double glazed arched tilt and turn window overlooking the driveway. There are further rooflight windows with superb views of the wooded hills that surround the property. The room has a central heating radiator with thermostatic valve, access door into the eaves space where there is storage, and a built-in storage cupboard. A door leads to:

#### En-Suite

2.12m x 1.97m (6' 11" x 6' 6") With a rear aspect rooflight window, and suite with quadrant shower cubicle with Mermaid style boarding and mixer shower, contemporary wash hand basin with waterfall tap and storage cupboard beneath, and dual flush close coupled WC. There is a central heating radiator with thermostatic valve, illuminated mirror, and extractor fan.

#### Bedroom 4

Again, built into the shape of the roof with an arch topped, gable end, tilt and turn window, with superb views over the garden and paddocks and the wooded hills of the Derwent valley. There is a further rear aspect rooflight window flooding the room with natural light, eaves storage spaces, and a central heating radiator with thermostatic valve.

#### Bedroom 5

3.24m x 2.74m (10' 8" x 9' 0") With a rear aspect double glazed dormer window overlooking the railway line and the wooded hills beyond. The room has a central heating radiator with thermostatic valve.

#### Family Shower Room

2.63m x 2.08m (8' 8" x 6' 10") Having a rear aspect rooflight window, and suite with double-width shower cubicle with Mermaid style boarding and mixer shower with monsoon rain shower head; semi-countertop wash hand basin with storage cupboard beneath; and dual flush close coupled WC. There is a chrome finish ladder-style towel radiator, and an extractor fan.

#### Outside

The property is approached via a pair of electrically operate gates which open to a driveway which opens out to provide ample parking for several vehicles and gives access to:-

#### GARAGE AND WORKSHOP:

a detached stone-built building consisting of: GARAGE ONE 6.50m x 3.55m having an up and over vehicular access door, power and lighting. Sited within the garage is a mains boost water boosting system for the property and the workshop.

A broad opening leads to: WORKSHOP 6.50m x 3.43m having power, lighting, fitted workbench, front aspect double glazed windows, and a personnel door.

A further opening leads to: GARAGE TWO 6.50m x 3.50m with an up and over vehicular access door, power and lighting.

To the side of the driveway is a good-sized area of garden, mainly laid to lawn, enclosed by stone walls and high hedging, and having a rockery border with mature shrubs and a fine mature copper beech tree. There is an ornamental pond fed by a natural spring. Immediately to the front of the property is a flagged terrace, taking advantage of the southerly aspect, and giving access to the entrance door. The driveway continues around the front of the property to a further area of garden with mature trees and a further flagged terrace with a hot tub and garden bar. Within the garden area is a TIMBER

POTTING SHED 3.60m x 2.50m having power and lighting. Beyond the garden is a good-sized area of paddock, part of which has been levelled to facilitate a marquee, sports area, etc. The paddock has an access gate onto the main road. To the far end of the paddock is a small, wooded area creating a haven for wildlife. From the driveway a further 5-bar gate opens to a second area of paddock with an OPEN-FRONTED BARN 5.00m x 4.00m.

The property has outside lighting on PIR sensors, outside power and water supplies.

#### Services & General Information

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Mains electricity and water are connected to the property. Drainage is via a private system. Heating and hot water are supplied by propane gas.

To the far end of the property a personnel gate leads on to an access lane owned by the water authority, from where you can get over a footbridge to the canal. Beyond the access lane is a further area of woodland in the ownership of the property. Within the second paddock is an inspection chamber to an underground service of the water authority, who have a right of inspection when required.

The property is fitted with a substantial CCTV security system with remote viewing; the full details of which will be given to the purchaser.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.









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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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