



£725,000

Lea Wood, Matlock DE4 5AA

Character Property | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Stunning Character Property
- Magnificent Location With Amazing Views
- Idyllic Rural Location With Great Transport Links
- Spacious Accommodation Over Three Floors
- Magical Landscaped Garden With Beautiful Brook
- Driveway, Turning Circle & Detached Double Garage
- Manicured Lawns With Stunning Scenery Surrounding
- Numerous Outbuildings & Summer Houses
- Highly Desirable Location
- Internal & External Viewing Is Essential!
- COUNCIL TAX BAND F

## Property Description

An opportunity to acquire this spacious and elegant family home located upon an idyllic plot with stunning scenery that surrounds from all angles.

## Main Particulars

Derbyshire Properties are delighted to present this elegant stone-built character home, ideally situated in the highly regarded area of Lea Wood, near Cromford. Set on an idyllic plot, this charming property is surrounded by beautifully landscaped gardens and enjoys breathtaking views of the surrounding countryside. Offering a perfect blend of period charm and tranquil setting, this home provides a rare opportunity to enjoy Derbyshire living at its finest.

The property itself is delightfully spacious with well presented rooms throughout that create space for all the family. They briefly comprise of :- side entrance porch (Extension), superb plan living kitchen (Extension), entrance hallway, guest cloakroom/WC, sitting room and living room. To the first floor a light and airy spacious gallery landing provides access to 2 double bedrooms and family bathroom. With the master bedroom having an en-suite shower facility and walk in wardrobe. The second floor also offers two further double bedrooms and WC. The property was constructed around the turn of the 18th century and is located close by to the famous Smedley's knitwear company.

We believe the property will ideally attract families and external and internal viewings are truly essential to appreciate the true beauty of this tranquil setting.

### Entrance Porch

With hardwood door to the side elevation, window to the rear elevation, wooden floor covering .

### Side Entrance Porch (Extension)

This wonderful addition to the main building is entered via hardwood door from the side elevation. Tiled. floor covering and internal door and useful coat storage alcove. window and provides access:-

### Superb Open-Plan Living Kitchen (Extension)

This lovely light and airy room has been extended to the side elevation to provide space for all the family and having windows providing stunning views across the garden and idyllic scenery beyond. The kitchen comprises of a range of 'oak' wall and base mounted units with 'granite' work surfaces incorporating a single sink drainer with mixer tap. Under counter space and plumbing for washing machine, space for fridge/freezer and numerous integrated appliances include a double oven, electric hob with extractor canopy over. Ceramic tiled floor covering, windows to the rear and side elevations, and internal door providing access to:-

### Living Room

This beautiful light and airy room has sash windows to the front elevation and a feature floor to ceiling bay window with fitted shutters to the side elevation that provides a stunning focal point and a beautiful view of the garden. Wall mounted radiators, decorative coving, original exposed floorboards and TV point. The feature focal points of the room is a cast-iron log burner surrounded by an attractive stone surround and raised hearth.

### Sitting Room

With window to the side elevation, wall mounted radiator, TV point and fitted storage cupboard. The feature focal point of the room is an open fire with beautiful cast-iron surround, tiled backdrop with matching tiled hearth.

### Inner Hallway

Located between the sitting room and Kitchen, with door providing access to the cellar.

### Guest Cloakroom/WC

With corner mounted WC, wall mounted wash hand basin, tiled floor covering, wall mounted radiator, window to side elevation and spotlight to ceiling.

### First Floor

#### Landing

Accessed via the ground floor is this light and airy gallery landing with wall mounted radiator and feature floor to ceiling 'oak' panelling. Window to the rear elevation, spotlights to ceiling and staircase to the second floor landing.

#### Bedroom 1 (Used as the Master Suite)

This beautiful room offers sash window to the front elevation and stunning bay window with bespoke window seat to the side elevation offering beautiful views across the garden and idyllic countryside beyond. Exposed floorboards, wall mounted radiator, walk-in wardrobe and internal door provides access to:-

#### En-Suite

With low-level WC, pedestal wash hand basin and large shower enclosure with mains fed shower and attachment over. Spotlights to ceiling, wall mounted electrical heater, part wall tiling.

#### Bedroom 2

With window to the rear elevation with attractive window seat. Wall mounted radiator, Oak wood floor covering, feature fireplace and fitted double wardrobe providing useful storage and hanging space.

#### Family Bathroom

Comprising of a four piece modern bathroom suite that includes a WC, pedestal wash hand basin, double bath with central mounted tap and large shower enclosure with main shower and attachment. Wall mounted double radiator, electrical shaver point, spotlights to ceiling and window to the side elevation.

### Second Floor

#### Landing

Accessed by the first floor landing with window to the rear elevation, feature 'oak' panelled wall and internal doors provides access to 2 further double bedrooms, WC and loft access point.

#### Bedroom 3

Located over the master suite with windows to the side and front elevations, that provide stunning elevated views of the surrounding countryside. Wall mounted

radiator, spotlights to ceiling, feature fireplace and fitted wardrobes.

#### Bedroom 4

Located over bedroom two with window to the rear elevation, wall mounted radiator, Oak wood floor covering and a range of fitted bedroom furniture that includes wardrobes and wall mounted storage cupboards.

#### WC

Comprising of a period style WC with pull chain, wall mounted wash hand basin. Window to the side elevation and spotlights to ceiling.

#### Outside

Front elevation - the front elevation is a well cared, low maintenance frontage with gated access to the street and side garden.

The main garden is located to the side elevation and this beautifully landscaped idyllic space will leave you breathless from the outset. The garden is approached via wooden gate from the road with a tarmac driveway providing parking and turning space for numerous vehicles that even offers a bridge over a stunning Brook. The turning space offers outside storage space, detached double stone build garage with up and over door, greenhouse and summerhouse. Leading on from this is a superb family orientated lawn with inset vegetable patch, modern outside Garden room with light, power and heating (an ideal space for business use, studio or home bar). A large greenhouse, stunning stocked flowerbeds and borders and array of mature trees with a beautiful scenic views that surround on all aspects. This part of the garden can be reached via one of two bridges over the delightful Brook that provides a tranquil viewing point and beautiful background noise.

The primary garden is located directly in front of the house and has a paved entertaining terrace, further manicured lawn with stocked flowerbeds/borders and rockery. A beautiful stonewall that looks like it was built at the same time as the house encloses the house from the road. Mature planting and a superb Wisteria provides another idyllic backdrop and point of interest. The whole garden benefits from superb scenic views that have to be seen to be believed.

#### Location

Lea Wood is a delightful village surrounded by beautiful open countryside with fine views and walks, located very close to the villages of Lea and Holloway where there are local amenities including post office butchers, doctors, primary school, pub and church. Being conveniently situated for the towns of Matlock, Alfreton and Belper and within easy commuting distance of Nottingham and Derby, with railway stations conveniently located at Cromford (1.6 miles) and Whatstandwell (2.2 miles).

#### Disclaimer

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

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