



£1,000,000

Bracken Lane, Matlock DE4 5AS

Farm House | 4 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Spectacular Farm House Set Within 2.7 Acres
- Stunning Converted Barn
- External Garden Room
- Magnificent Location With Amazing Views
- Ample Parking & Private Secluded Driveway Entrance
- Beautifully Presented Throughout With Quality Fixture & Fittings
- Highly Regarded Village Location
- Detached Garage/ Stabling & Outbuildings
- Viewing Absolutely Essential

Property Description

Bracken Lane Farm, a place where countryside charm meets something truly special. A rare opportunity to acquire this beautifully renovated traditional farmhouse, dating back to Georgian times and once forming part of the Nightingale estate. Occupying a sought-after rural position on the edge of the highly regarded village of Holloway, this unique home offers character, history, and an exceptional lifestyle setting. This exceptional property comprises a three-bedroom detached stone-built farmhouse, a detached annex with stabling, outside bar and spectacular award-winning landscaped gardens, all set within approximately 2.7 acres.

Main Particulars

A rare opportunity to acquire this beautifully renovated traditional farmhouse, dating back to Georgian times and formerly owned by the Florence Nightingale family, occupying a sought-after rural position on the edge of the highly regarded village of Holloway.

This exceptional property comprises a three-bedroom detached stone-built farmhouse, garden room, a detached annex, stabling, all set within approximately 2.7 acres. The property boasts spectacular landscaped gardens, creating a stunning and private outdoor environment. A standout feature is the outdoor area which includes a hot tub and bar—perfect for entertaining, relaxing, and enjoying the beautiful countryside surroundings.

This unique home will appeal to families, with equestrian / small holding interests, or buyers seeking flexible living arrangements from the addition of superbly converted barn. Offering an enviable lifestyle in a picturesque setting, this is a property that must be viewed to be fully appreciated.

Reception Hall

Entered via a hardwood door, this beautifully presented and welcoming space immediately showcases the character of the home. A standout feature is the handcrafted Amtico floor with intricate central detailing. Additional features include a bespoke staircase, exposed stone walling, radiator, recessed ceiling lights, and a window with bespoke shutters.

Shower Room

Fitted with a modern three-piece suite comprising WC, pedestal wash hand basin, and a large shower enclosure with mains-fed shower and attachment. The room is finished with ceramic wood effect flooring, a heated towel rail, extractor fan, and a double glazed obscured window with bespoke shutters.

Superb Open Plan Living Kitchen/Diner

Kitchen Area

A stunning bespoke shaker-style kitchen with quartz work surfaces incorporating a Belfast sink with mixer tap. There is a freestanding gas range with extractor hood over, an integrated dishwasher and a matching dresser unit. The space benefits from ceramic flooring, recessed ceiling lights, wall-mounted shelving, radiator, and windows with bespoke shutters to the rear and side elevations.

Living Area

Flowing seamlessly from the kitchen, this space continues the ceramic flooring and enjoys a large window framing superb countryside views. Features include a cast-iron multifuel fire, set within the original Georgian stone surround and raised hearth. There is a radiator, TV points, and recessed ceiling lights.

Snug

A cosy and inviting room with views across the gardens and countryside, enhanced by bespoke shutters. The focal point is a cast-iron log burner set within an attractive surround and raised stone hearth with exposed backdrop. Additional features include two radiators and a TV point.

Utility Room

Located off the kitchen and fitted with matching units and work surfaces incorporating a sink with mixer tap. There is space and plumbing for a washing machine and tumble dryer, additional space for a fridge/freezer, wall-mounted shelving, radiators, and ceramic flooring. A stable door provides access to the rear garden, alongside windows to the front and side elevations and a useful storage cupboard containing the gas boiler and services.

First Floor Landing

Accessed via a bespoke staircase, the landing offers space for a study area and features a window with bespoke shutters and an exposed stone wall, adding charm and character.

Bathroom

Comprising a three-piece suite including - WC, pedestal wash hand basin, and a panelled bath with mains-fed shower over and glass screen, finished with porcelain tiled walls, vinyl flooring, heated towel rail, extractor fan, and a double glazed obscured window with shutters.

Bedroom 1

A spacious double bedroom with a window to the rear elevation enjoying spectacular countryside views, radiator, and TV point.

Bedroom 2

A dual-aspect double bedroom with windows to the rear and side elevations, both offering beautiful views over the gardens and surrounding countryside, radiator and TV point.

Bedroom 3

A well proportioned bedroom with windows to the side and rear elevation. There is a, TV point, radiator and space for bedroom furniture.

Outside

Garden Room

A recently converted stone outbuilding offering a versatile space ideal for entertaining or a home office /hobby room. The room benefits from large bi-folding doors opening onto the garden, a rear window, decorative tiled flooring, power and lighting.

Bar

Constructed from timber and located next to the garden room is this useful outside bar that services the main terrace.

Detached Annex

This beautifully renovated annex presents an ideal opportunity for those looking for additional accommodation or a business opportunity while enjoying a stunning countryside setting.

Entrance

Accessed via a hardwood door from the side elevation, the property opens into a light and contemporary reception space. This welcoming area benefits from bespoke

built-in storage and stylish wood-effect flooring, setting the tone for the accommodation throughout.

Ground Floor Shower Room

A superbly appointed and modern shower room comprising a low-level WC, vanity unit with inset sink, and a shower enclosure with wall-mounted electric shower, finished with recessed ceiling lights, an extractor fan, and a chrome heated towel rail.

Kitchen

Fitted with a range of wall and base-mounted shaker-style units, complemented by modern flat-edged work surfaces which incorporate a sink and drainer and mixer taps and splash-back. Additional features include wall-mounted shelving, a radiator, under-counter space for a fridge, and a breakfast bar seating area positioned beneath a feature window overlooking the garden terrace.

Living Area

A cosy yet bright living space enjoying superb countryside views via a rear-facing window. The room also features wood effect flooring, a wall-mounted radiator, TV point, and a hardwood door providing direct access to the side terrace.

First Floor Bedroom

A staircase leads to the bedroom which can also be accessed via a separate entrance from the outside, this impressive double bedroom boasts a pitched roof ceiling, exposed floorboards, and a large window framing uninterrupted countryside views.

Private Outdoor Terrace

A wonderful secluded terrace space, currently featuring a large hot tub with lighting and power, alongside a seating area. This tranquil setting enjoys elevated countryside views, making it perfect for relaxation or guest enjoyment.

Detached Garage

A single garage with a up and over door positioned off the parking area.

Gardens

The property is set within extensive and beautifully maintained gardens, featuring well-stocked planted borders, a generous patio area ideal for outdoor dining and entertaining, and a formal lawn complemented by a wide variety of flowers, shrubs, and mature trees. Additional features include a charming pond, rockery, and a woodland area, all connected by a network of pathways leading from the courtyard to the annex and driveway. The grounds enjoy stunning long-distance rural views, creating a peaceful and picturesque setting.

To the rear of the property, a driveway provides access to the garage, ample parking area, stable block, land, and annex. There is generous parking available for multiple vehicles, including space for trailers.

Orchard

Positioned just below the stable block and open to the garden is a delightful orchard, planted with a variety of fruit trees.

Outbuildings & Land

Stable Block:

A traditional stone-built stable block comprising two stables with unique feeding troughs, each measuring 3.69m x 3.24m, both benefiting from traditional stone flooring sets, power, and lighting. The building also benefits from having had planning consent in the past for conversion into a home office, offering excellent versatility.

Mower Shed

A modern prefabricated building suitable for lawn tractors and garden machinery.

Grassland:

Situated to the side of the property, the grassland consists of a main field with vehicular access from the primary parking area, along with a natural water supply. A secondary access gate leads directly from the stable block. The land is free-draining and well-suited for grazing livestock and horses.

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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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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