

Lea Wood, Lea Bridge, Matlock. DE4 5AA

£595,000 Freehold

FOR SALE



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PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this true rarity to the open market. Built on the site of the old hat factory (1770) is this substantial detached chalet style house occupying a beautiful and private plot and benefiting from exceptional countryside views (Built between 1960-70 as a self build).

The property is set well back from the road and enjoys a peaceful location, it can be seen as a naturalist's paradise with an extensive garden and immediate access to a network of country paths

Lea Wood is a small hamlet of houses in the tree lined valley of the River Derwent and within the Lea Bridge Conservation Area. Lea Wood is situated between the villages of Crich, Lea and Holloway with the popular towns of Cromford, Wirksworth and Matlock a short distance away offering an array of amenities. We believe the property would ideally suit a family and an early internal inspection is absolutely essential to avoid disappointment.

FEATURES

- Detached Chalet Style House
- 3 Double Bedrooms
- 2 Bathrooms
- Superb Grounds With Stunning Views
- Close To Cromford, Lea & Holloway
- Extremely Sought After Location
- Rare Property Listing
- Ideal Family Purchase
- View Absolutely Essential!
- COUNCIL TAX BAND E



ROOM DESCRIPTIONS

Location

Located in the hamlet of Lea Wood, the wood is one of the best examples of ancient woodland in the area. Wild daffodils and bluebells flower here. The area is a haven for those who enjoy the outdoors, with direct access to the High Peak Trail, mature woodlands and canal-side walks. There is a great local pub, post-office and general store and fabulous local butcher. You can take a walk down the Cromford Canal, which is part of the Derwent World Heritage site and lies less than half a mile away. The Cromford Mills complex is 1.5 miles on foot.

Reception Hall

1.97m x 3.97m (6' 6" x 13' 0") Entered via a sealed unit double glazed door with adjoining obscured window from the front elevation, open plan wooden staircase to the 1st floor landing, internal doors provide access the living room, dining room and study. Wall mounted radiator, under stairs storage alcove and telephone point.

Study (Potential 4th Bedroom)

2.55m x 3.30m (8' 4" x 10' 10") With double glazed window to front elevation, wall mounted radiator and internal door accessing the downstairs double bedroom (bedroom three).

Bedroom 3

4.05m x 3.29m (13' 3" x 10' 10") Located on the ground floor and offering super potential for an elderly or teenage relative. Double glazed floor to ceiling window, solid wood floor covering, wall mounted radiator and internal door accessing and en-suite shower facility.

En-Suite

1.20m x 2.09m (3' 11" x 6' 10") Comprising of a modern three-piece suite to include WC, circular wall mounted wash hand basin, and large shower enclosure with mains fed shower attachment over. Tiling to walls, wall mounted extractor fan, double glazed obscured window, wall mounted radiator and wooden floor covering.

Dining Room

2.46m x 3.66m (8' 1" x 12' 0") Located between the kitchen and lounge/dining room is this light airy room with double glazed window and door to the rear elevation providing stunning countryside views. Wood floor covering decorative wall lighting, wall mounted radiator and double internal doors accessing the lounge and internal door access access in kitchen.

Living Room

3.93m x 6.52m (12' 11" x 21' 5") With feature double glazed bay window to the rear elevation offering stunning views, additional large double glazed bay window to the front and side elevations, wall mounted radiators, TV point, and decorative wall lighting. The feature focal point of the room is a cast-iron log, burning fire set up upon a raised stone hearth.

Kitchen

3.80m x 2.64m (12' 6" x 8' 8") Mainly comprising of range of matching wall and base mounted units with roll-top work surfaces with under cupboard lighting and tiled splashbacks. Double stainless steel sink drainer unit, undercounter space and plumbing for a slimline dishwasher, space for Aga, feature exposed stone wall, wood floor covering, undercounter space and plumbing for washing machine and large double glazed window framing the garden and countryside view beyond. Internal door lead to side entrance hallway and WC.

Boot Room

1.49m x 2.06m (4' 11" x 6' 9") With double glazed sealed unit door to the side elevation with obscured glass, storage alcove, space for fridge/freezer, wood floor covering and internal door accessing the downstairs WC.

WC

1.50m x 0.94m (4' 11" x 3' 1") With low-level WC, wall mounted wash hand basin, double glazed obscured window and wood floor covering.

First Floor

Landing & Reading Area

1.94m x 2.10m (6' 4" x 6' 11") Accessed via the main entrance hallway with feature double glazed window to the rear elevation and internal doors providing access to 2 further double bedrooms and family bathroom.

Bedroom 1

3.93m x 4.26m (12' 11" x 14' 0") With large double glazed window to the rear elevation framing the countryside views beyond, wall mounted radiator and fitted wardrobes providing ample storage/hanging space. A feature port hole style window to the side elevation.

Bedroom 2

3.64m x 3.38m (11' 11" x 11' 1") Double glazed window to the front elevation, wall mounted radiator and in built storage cupboard providing additional storage area and small doorway accesses a loft area that could be converted into an additional usable space.

Bathroom

2.55m x 2.11m (8' 4" x 6' 11") Comprising of a three-piece white suite to include WC, pedestal wash hand basin and panelled bath with shower attachment over. Part tiling to walls, wall mounted radiator, double glazed obscured window and linen storage cupboard.

Outside

The property is located via a approximately 100 meter driveway that is owned by the property as well as the bridge that is over a beautiful stream located close to the main road. (The neighbouring property has right of access).

At the end of the driveway the property offers a double width parking area providing parking for approximately 3/4 vehicles. The front and side elevations are well cared for and landscaped with lawns with stocked borders and array of planting beds, stocked flower beds and mature trees. A paved frontage houses a water butt and a side access gate leads to the substantial rear/side gardens.

The truly stunning garden has been landscaped over a number of years and offers well cared for lawns and array of stocked flowerbeds and borders, hedge-row and wildlife pond (where the occasional kingfisher has been sighted). A large paved entertaining terrace is located directly to the rear of the property with further stocked flowerbeds and mature hedge-row can be found. Due to the garden being very mature the borders have an range of mature trees providing high levels of privacy and in addition to this the garden houses sheds, greenhouses and chicken run.

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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