



Tithe House Will Shores Lane

Oker

Matlock

Derbyshire

DE4 2JL

Asking Price

£685,000

- No upward chain
- Stunning south facing panoramic views
- Tri-fold door opening onto Sun Terrace
- Solar roof panels (privately owned)
- Principal bedroom with dressing room and ensuite
- Three further bedrooms
- Well appointed
- Off-street parking
- Garage
- Viewing strongly recommended

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

A rare opportunity to acquire this individually designed, four-bedroom detached property with breathtaking, south-facing panoramic views of the surrounding countryside. Occupying a highly sought-after location in Oker.

The property is sold with the benefit of no upward chain, LPG gas central heating, sealed unit UPVC double glazing, and solar roof panels providing the occupier with an annual income of approx £800 tax-free. Internally briefly comprises of reception hallway, utility room, dining kitchen, study, and open plan living room. On the first floor is a principal bedroom with ensuite and dressing room, three further bedrooms, and a family bathroom.

Outside to the side of the property is a driveway providing off-street parking and a garage. To the front of the property is a block paved patio seating area and a beautifully landscaped garden and lawn area.

LOCATION

The property is located in the village of Oker which occupies a beautiful Derbyshire setting with views over surrounding countryside and is conveniently only 1.5 miles north of Matlock. Matlock town centre offers a good range of amenities including shops, schools and leisure facilities. The nearby A6 provides swift onward travel to the north and south. The nearby market town of Bakewell is approx. 7 miles to the north. Derby is approx. 15 miles to the south, Chesterfield is approx. 10 miles to the north-east and Sheffield is approx. 20 miles to the north all of these offer a more comprehensive range of amenities and are within commuting distance. Junction 28 of the M1 Motorway is approx. 12 miles providing swift onward travel to the north and south, other nearby regional centres and the main motorway network. It should be noted that there is a train station location in Matlock.

ACCOMMODATION

Composite door providing access to:

RECEPTION HALLWAY

having tiled flooring. Central heating radiator. Door providing access to:





UTILITY AREA / GUEST CLOAKROOM

1.88m x 1.5m (6'2" x 4'11")

having roll edged preparation surfaces with inset ceramic sink with mixer tap over and tiled splashback. Range of cupboards beneath with complementary wall mounted cupboard over, housing electric circuit board. Sealed unit double glazed window in upvc frame to rear. Low level WC.

DINING KITCHEN

5.62m x 4.36m (18'5" x 14'3")

KITCHEN AREA

having quartz preparation surfaces with inset ceramic one and a half sink with adjacent drainer and chromed boiling water mixer tap over with upstand surround and tiled splashback. Range of cupboards and drawers beneath with integrated dishwasher and freestanding Samsung American style fridge/freezer. Britannia range cooker with six ring gas hob having complementary extractor canopy over. Complementary wall-mounted cupboards. Breakfast island with quartz preparation surface having a range of cupboards and drawers beneath. Sealed unit double glazed windows in upvc frames to front.

DINING AREA

with central heating radiator. Useful storage cupboard. Hardwood tri-fold doors providing access to sun terrace and garden. Door providing access to:

SNUG / STUDY

3.3m x 3.04m (10'9" x 9'11")

having built-in wooden bookshelf and a useful storage cupboard. Central heating radiator. Sealed unit double glazed windows in upvc frames to rear.

L-SHAPED OPEN PLAN SITTING ROOM

7.00m x 3.93m extending to 7.85m (22'11" x 12'10" extending to 25'9")

Engineered oak flooring and feature stone fireplace with multi-fuel burner. Central heating radiator. Useful storage cupboards. Sealed unit double glazed windows in upvc frames to rear, side, and front elevations. Hardwood tri-fold doors provide access to the sun terrace and garden.

FIRST FLOOR



LANDING

having Velux roof window and loft hatch access. Doors provide access to bedrooms and family bathroom.

BEDROOM ONE

5.02m x 3.92m (16'5" x 12'10")

having loft hatch access. Velux roof window and blind. Sealed unit double glazed windows in upvc frame to front and side. Door providing access to:

USEFUL DRESSING AREA

3.90m x 2.1m (12'9" x 6'10")

Please note the latter measurement being taken into the full depth of the roof eaves. Central heating radiator.

EN-SUITE

2.85m x 2.78m (9'4" x 9'1")

being fully tiled and having Villeroy & Boch fittings comprising, wash hand basin with chromed mixer tap over with vanity base drawers beneath. Low-level WC. Bath with chrome mixer tap and retractable handheld shower head plus double shower with chrome mixer tap over. Under floor heating & Extractor fan. Sealed unit double glazed windows in uPVC frames to front and a Ladder style Radiator.

BEDROOM TWO

3.38m x 3.31m (11'1" x 10'10")

Note the latter measurement is taken into the full depth of the roof eaves. Central heating radiator. Velux roof window and blind.

BEDROOM THREE

3.34m x 3.02m (10'11" x 9'10")

having central heating radiator. Useful built-in storage cupboard. Sealed unit double glazed windows in upvc frames to front.



BEDROOM FOUR

3.92m x 2.2m (12'10" x 7'2")

having central heating radiator. Sealed unit double glazed windows in upvc frames to side.

FAMILY BATHROOM

2.5m x 1.5m (8'2" x 4'11")

being fully tiled and having Villeroy & Boch fittings comprising wall mounted wash hand basin with vanity base drawer beneath, with chrome mixer tap over. Wall-mounted low-level WC. Double width shower screen with mains shower over. Ladder style heated towel rail. Underfloor Heating. Electric extractor fan. Sealed unit opaque window in uPVC frame to front.

OUTSIDE

To the side of the property is a blocked paved driveway providing off-street parking and a garage.

GARAGE

4.62m x 2.62m (15'1" x 8'7")

Having power and lighting with electric remote control roller door. Sealed unit double glazed window in UPVC frame to side.

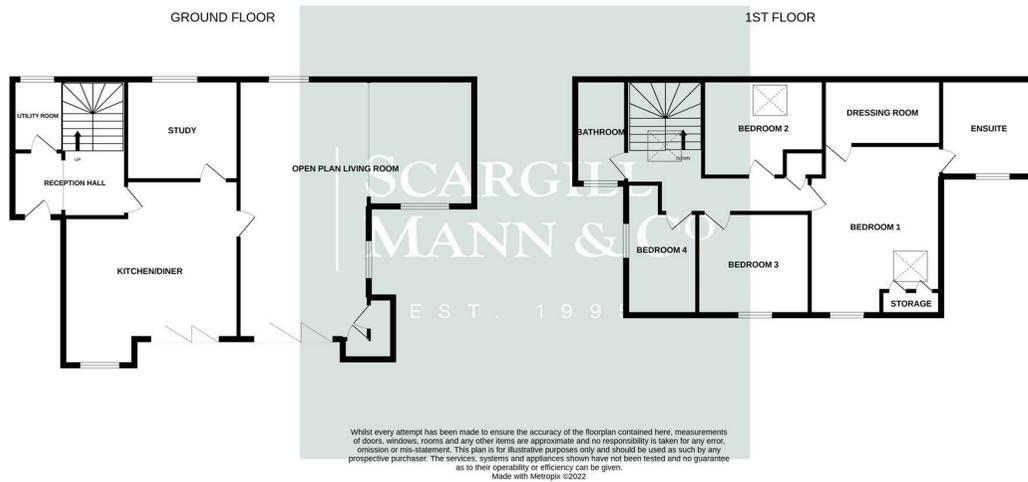
To the front of the property is a block paved sun terrace taking advantage of the elevated south-facing panoramic views of the surrounding countryside. Steps lead to a beautifully landscaped and presented terraced area that incorporates a pond and well-established flowering, herbaceous, planting area and gives way to a good size lawn area. In addition steps lead down to a separate lower sheltered sun terrace providing an excellent degree of privacy.

COUNCIL TAX BAND

Derbyshire Dales - Tax Band G

DIRECTIONAL NOTE

The approach from our Matlock Office is to proceed along Dale Road (A6) heading north and shortly before reaching the roundabout junction turn left towards the Sainsbury's superstore and thereafter take the turning right before reaching the petrol station into Matlock Spa Road. Proceed along Matlock Spa Road which becomes Snitterton Road proceeding through the hamlet of



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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