



The Old Chapel House Church Street

Lea

Matlock

Derbyshire

DE4 5JP

Asking Price

£765,000

Stunning Victorian home surrounded by peaceful glorious countryside,
with breath-taking views of the Peak District

- Two formal reception rooms and study
- Spacious breakfast kitchen with separate utility room
- Four substantial bedrooms with many original features
- Two family bathrooms
- Flagstone footpath, ample off-road parking & double garage
- Private woodland & formal gardens in a plot of approximately 1/3 of an acre
- Two bathrooms
- Gas fired central heating

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Dating back to the early 1800's, this imposing, double fronted, detached home is tastefully and immaculately presented throughout. It boasts a wealth of character and charm, lovingly restored by the current owners.

The property is sold with the benefit of gas fired centrally and internally briefly comprises of a reception hallway / dining room, sitting room, home office, utility room / guest cloakroom and dining kitchen. To the first floor are four double bedrooms and two separate bathrooms.

Old Chapel House features three reception rooms, including formal lounge and dining space, and four beautifully proportioned bedrooms. It has ample storage and workshop space, and provides flexibility to work from home.

Complete with its own Chapel ruins, the house is situated within approximately 1/3 of an acre including managed woodland and formal gardens. To the rear is a courtyard with outbuildings including an original Victorian washhouse.

LOCATION

Lea village itself has an excellent range of facilities, including a popular pub, church and chapel. Located within Lea is a highly sought-after primary school and in turn within the village of Holloway is a doctor's surgery, award winning butchers and general store/post office. It is well located for the commuter with access to Matlock, Chesterfield, Sheffield, Derby and Nottingham, with access to the A38 / M1. Furthermore, there is a railway station located in Cromford with connections to Ambergate and Derby stations. The property is located within the Derbyshire Dales and also provides a gateway to the nearby Peak District National Park.

ACCOMMODATION

having wooden door providing access to:

RECEPTION ROOM / DINING ROOM

4.60m x 3.71m (15'1" x 12'2")

having decorative picture railing and molded cornice. Central heating radiator. Staircase to the first floor with an understairs storage cupboard. glazed windows to front and side with original casements, leading to INNER LOBBY AREA. Wooden French doors provide access to:





SITTING ROOM

5.00m x 4.31m (16'4" x 14'1")

having feature fireplace with marble hearth, decorative picture railing, moulded cornice and central heating radiator. All original glazed windows to front and wooden sash window to side. Door providing access to:

STUDY / HOME OFFICE

4.32m x 3.2m (14'2" x 10'5")

having central heating radiator, glazed windows to side and door leading to inner lobby area.

UTILITY AREA / GUEST CLOAKROOM

2.02m x 1.84m (6'7" x 6'0")

having preparation surfaces with appliance space and plumbing beneath for white goods. Hand wash basin with hot and cold chrome taps on vanity base cupboard. Electric extractor fan and glazed window to rear.

OPEN PLAN BREAKFAST KITCHEN

6.68m x 4.4m (21'10" x 14'5")

KITCHEN AREA

having roll-edged preparation surface with inset ceramic one and a half sink with adjacent drainer and chrome mixer tap over. Range of cupboards and drawers beneath with appliance space and plumbing for dishwasher. Integrated electric fan assisted oven and grill, with four ring gas hob over. Breakfast bar with additional cupboards beneath. Tiled flooring and glazed window to rear.

DINING AREA

having original cast iron fireplace with surround and hearth. Adjacent built-in cupboards and shelves, original hardwood flooring, central heating radiator, glazed windows to front and wooden door providing access to side.

FIRST FLOOR

SPLIT LEVEL LANDING

with central heating radiator, roof window and glazed sash window in wooden frame to rear. Doors off to bedrooms and family bathrooms.



BEDROOM ONE

4.91m x 4.32m (16'1" x 14'2")

having central heating radiator, loft hatch access, original wooden flooring, glazed window to front and glazed wooden framed sash window to side.

BEDROOM TWO

4.5m x 3.69m (14'9" x 12'1")

having central heating radiator, loft hatch access, original wooden flooring, glazed windows to front and side.

BEDROOM THREE

4.36m x 3.17m (14'3" x 10'4")

having central heating radiator, loft hatch access, glazed wooden framed sash window to side.

BEDROOM FOUR

4.18m x 3.77m (13'8" x 12'4")

having central heating radiator, glazed window to front and original exposed beams.

BATHROOM ONE

3.18m x 2.53m (10'5" x 8'3")

having a white suite comprising of a pedestal hand wash basin with chrome mixer tap over, corner shower cubicle with twin head electric shower and freestanding bath, with floor standing chrome mixer tap over. Central heating radiator, electric extractor fan and solar powered Velux roof window. Loft hatch access with integrated ladder to boarded section.

BATHROOM TWO

3.26m x 1.52m (10'8" x 4'11")

having a white suite comprising of a pedestal hand wash basin with hot and cold chrome taps over, low level WC and bath with chrome mixer tap with shower over and glass shower screen. Electric shaver point and glazed window to rear.

OUTSIDE

To the front of the property is an original flagstone path leading upwards towards the house and



Chapel ruin. The driveway provides ample off-road parking with additional hardstanding area, potentially allowing for a further garage / workshop. The Outside areas include a formal lawned garden to the front with tiered drystone wall planting areas. To the rear is a private courtyard with seating area and managed woodland behind and to the side. Drystone walling provides a border to the property, with the Chapel ruin situated to the side of the house. This secluded spot provides a relaxing or entertaining space complete with a staged, seating area and spectacular views of the countryside. The property also includes a double garage and outbuildings to the rear, including a Victorian washhouse complete with original fireplace.

COUNCIL TAX BAND

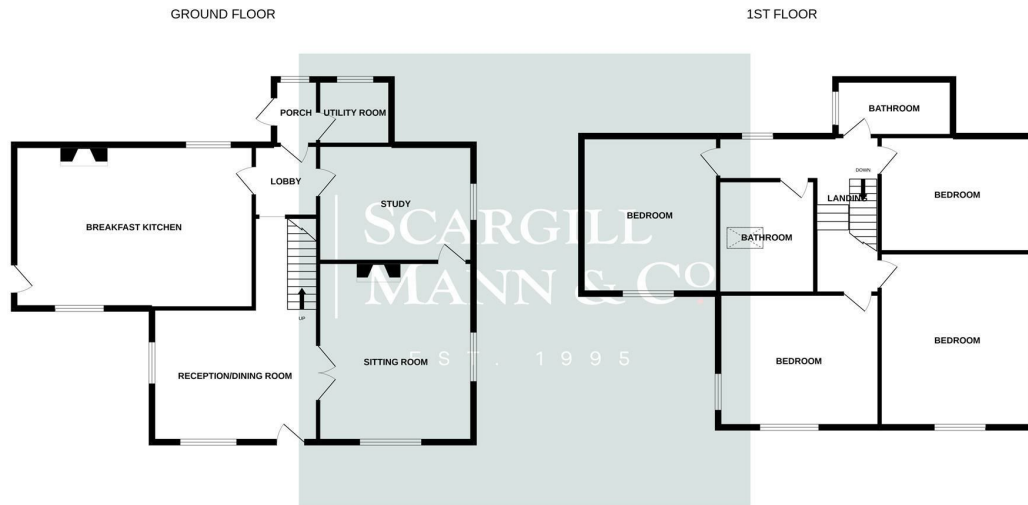
Amber Valley - Tax Band G

DIRECTIONAL NOTE

The approach from our Matlock Office is to proceed north along the A6 passing the Sainsbury's superstore and at the roundabout turn right into A615. Proceed along this road crossing straight over the Crown Square roundabout into Causeway Lane (A615). Thereafter cross over the mini-roundabout junction passing Matlock Town Football Club and Hall Leys Park, travelling towards Matlock Green. Thereafter leave Matlock continue through Tansley, rising up the hill and at the cross roads at Doe-hole turn right into Dewy Lane. Travel along Dewy Lane and at the T-junction turn right onto Lea Moor Road, past Lea Green Outdoor Centre taking the second left hand turn onto Church Street where the property will shortly be located on the left hand side, clearly denoted by our for sale board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (JS/JO)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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