

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Masson Lees Farm, Matlock, Derbyshire DE4 3TF



Superb farmhouse and equestrian facility extending to 26 acres of prime Derbyshire countryside comprising of garden, paddocks, two menages and views as far as the eye can see

- Private secluded rural location • Long private drive • Recently refurbished spacious four bedrooled farmhouse • Additional charming attached two bedrooled holiday cottage (ongoing business further details available upon request) • Total accommodation extending to 212 sq meters • Range of outbuildings including two undeveloped barns which have planning permission for residential development (plans available) • Barn / garage, hay barn and 10 horse stable block - in total the outbuildings extend to 518 sq meters • Manege and land extending to 26 acres •

Price £1,200,000



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ACCOMMODATION

ENTRANCE PORCH 3.05m x 2.61m (10'0" x 8'7")

Having a ceramic tiled floor covering. Central heating radiator. Floor mounted oil fired boiler. Electricity consumer unit. Appliance space with plumbing suitable for an automatic washing machine and a second appliance space with vent suitable for a tumble dryer. Sealed unit double glazed window to side. Oak latched and braced door with stone steps provide access to:

Stone steps provide access to:

KITCHEN / BREAKFAST ROOM 4.34m x 3.67m (14'3" x 12'0")

Having extensive range of granite preparation surfaces featuring a recessed one and a half stainless steel sink unit with swan necked chromed mixer tap over and matching granite upstands with panelled base drawers and cupboards beneath, relieved by soft closing fittings. Complementary wall mounted cupboards over with under lighting. Electric rangemaster range style cooker which incorporates a five ring Induction hob with grill and two ovens beneath. Integrated fridge and dishwasher. Recessed spot lights. TV aerial connection. Useful under stairs storage cupboard. Oak latched and braced door provides access to a useful under stairs storage cupboard with shelving. Continuation of the ceramic tiled floor covering with under floor heating. Sealed unit double glazed windows to front, side and rear. Oak latched and braced door with staircase off to first floor and a second oak latched and braced door leads into the sitting room.

SITTING ROOM 4.29m x 4.25m (14'1" x 13'11")

Has a feature stone fireplace with raised stone hearth incorporating a Clearview wood burning stove. TV aerial connection. Exposed beamed ceiling. Two central heating radiators. Original storage cupboard with oak panelled door. Sealed unit double glazed window to rear. Panelled and double glazed door with adjacent double glazed window overlook a courtyard area with superb far reaching views over Matlock and towards surrounding countryside. Two further oak latched and braced doors provide access to the dining room and snug respectively.

DINING ROOM 4.40m x 3.09m (14'5" x 10'2")

Having a fireplace with exposed stone lintel and raised stone hearth featuring a cast iron wood burning stove. Feature exposed beamed ceiling. Central heating radiator. Telephone jack point. Sealed unit double glazed window with exposed stone surround with superb far reaching views over Matlock and surrounding countryside.

SNUG 5.12m x 2.19m (16'10" x 7'2")

TV aerial connection. Central heating radiator. Two sealed unit double glazed windows.

FIRST FLOOR

LANDING

Having central heating radiator. Trap door access to roof space. Part exposed

purlins. Sealed unit double glazed window to rear overlooking the garden area and adjoining fields. Six pine latched and braced doors provide access to the bedrooms, bathroom and WC respectively.

BEDROOM ONE 4.38m x 4.28m (14'4" x 14'1")

Having central heating radiator. Pine latched and braced door provides access to a built-in wardrobe with hanging rail and shelf. Trap door access to roof space. Sealed unit double glazed window to front enjoying far reaching views.

BEDROOM TWO 4.63m x 3.67m (15'2" x 12'0")

Having central heating radiator. Trap door access to roof space. Pine latched and braced door provides access to a built-in linen cupboard housing a hot water cylinder and immersion heater with slatted shelving. Sealed unit double glazed window to front enjoying roof top views over Matlock and surrounding countryside.

BEDROOM THREE 3.61m x 2.31m (11'10" x 6'7")

Having central heating radiator. Sealed unit double glazed window to front aspect with stone surround, enjoying far reaching views over Matlock and surrounding countryside.

BEDROOM FOUR 2.73m x 2.07m (8'11" x 6'9")

Having central heating radiator. Sealed unit double glazed window to side overlooking adjoining fields.

BATHROOM

Being well appointed and fully tiled having a white suite comprising floated wash hand basin with chromed waterfall mixer tap, low level WC and bath with feature waterfall mixer tap. Separate tiled shower cubicle with electric shower over. Chromed electric heated towel rail. Central heating radiator. Ceramic tiled floor covering. Recessed spot lights. Electric extractor fan. Exposed purlin. Sealed unit double glazed window to side overlooking adjoining fields.

WC

Having a white suite comprising vanity wash hand basin with chromed mixer tap and tiled splashback. Low level WC. Central heating radiator. Ceramic tiled floor covering. Recessed LED spot lights.

HOLIDAY COTTAGE

Stable style wooden door provides access to:

SITTING ROOM / KITCHEN 6.96m x 3.71m (22'10" x 12'2")

Having two central heating radiators. TV aerial connection. Two sealed unit double glazed windows to side. Pine panelled door provides access to the bedroom.

KITCHEN AREA

Having a range of roll edged preparation surfaces with stainless steel sink unit with tiled splashback and base panelled cupboards / drawer beneath. Electric cooker with stainless steel splashback, four ring hob and double oven / grill beneath. Stable style



door to side overlooking the courtyard. Power for a fridge or freezer. Quarry tiled floor covering. Sealed unit double glazed Velux roof light window.

BATHROOM

Being fully tiled and having a white suite comprising pedestal wash and basin, low level WC and panelled bath with glass shower screen and electric shower over. Electric extractor fan. Electric shaver point. Central heating radiator.

BEDROOM ONE 3.30m x 3.21m (10'10" x 10'6")

Having central heating radiator. Sealed unit double glazed window and sealed unit Velux roof light window to rear. Pine panelled door provides access to:

BEDROOM TWO 3.21m x 2.40m (10'6" x 7'10")

Having central heating radiator. Sealed unit double glazed Velux roof light window to rear. Sealed unit double glazed window to side.

OUTSIDE

BARN 1

Has planning permission for conversion to residential use, creating a two storey detached three bedroomed barn conversion - Planning Application No: 20/01150/PDA.

Currently the dimensions are as follows **Area one 4.49m x 3.21m (14'9" x 10'6")** and **Area two 4.49m x 3/29m (14'9" x 10'10")** with door and windows and door to front. **Workshop - 5.30m x 2.89m (17'5" x 9'5")** with two doors to front and two windows to rear.

First Floor 6.84m x 4.74m (22'5" x 15'7")

BARN 2

Has planning permission for conversion to residential use, creating a single storey detached two bedroomed barn conversion - Planning Application No: 20/01149/PDA. Currently the building is divided into two areas:

Area one - 10.7m x 4.37m (35'3" X 14'4") which has three windows and two pedestrian doors.

Area two - 6.84m x 6.20m (22'5" x 19'9") which has one window and pedestrian door to front.

GARAGE & STORAGE 10.24m x 3.20m plus 6.01m x 3.34m (33'7" x 10'6" plus 19'9" x 10'11")

With adjacent larger storage and smaller store.

STABLES 18.7m x 12.44m (61'4" x 40'10")

A purpose built modern four bay portal frame building with sectional concrete half walls and profile sheeted upper sections and roof. The building is currently fitted with 10 loose boxes around a central walkway.

HAY BARN 12.76m x 4.72m (41'10" x 15'6")

There are also two menages, the larger measuring 40m x 20m with a fibre sand equestrian surface.

The land is totalling 26 acres of meadow divided into several fields the majority of which has mains water supply.

GENERAL INFORMATION

A rare opportunity to acquire this superb farmhouse and equestrian facility extending to 26 acres of prime Derbyshire countryside comprising of garden, paddocks, two menages and views as far as the eye can see. The accommodation briefly comprises of a recently refurbished spacious four bedroomed farmhouse with an additional charming attached two bedroomed holiday cottage (ongoing business further details available upon request) - providing 212 sq meters of living accommodation.

Masson Lees Farm enjoys a private secluded rural location which is accessed via a long private drive set back from the road. Within the grounds of the property there are a range of outbuildings including two undeveloped barns which have planning permission for residential development (see plans attached), a barn / garage, a hay barn and 10 horse stable block - in total the outbuildings extend to 518 sq meters.

"SELLERS INSIGHT"

"Ideally located in the glorious Derbyshire countryside, just a mile from the bustling town of Matlock, is Masson Lees Farm, an exceptional property that boasts twenty-six acres of land, superb equestrian facilities, a beautifully refurbished farmhouse, as well as a charming holiday cottage. When we began looking for a new home some thirteen years ago, I must admit that we had quite an extensive wish list. We wanted a lovely big family home that sat in its own land, that wasn't close to any neighbours or a busy road, however we also didn't want it to be a million miles from civilisation. When we came across Masson Lees Farm, it ticked every single box. It sits in this beautiful rural location and is surrounded by acres of private land. It's very peaceful here, totally private, the views are incredible and yet we can jump in the car and be in Matlock town centre in five minutes."

"We wanted to transform the house back into a really lovely family home and one that would suit modern living, however, to some extent we also wanted to return it to its former glory. So, as well as creating a large family kitchen with painted units, granite worktops and under-floor heating, stylishly updating the bathrooms and beautifully redecorating throughout, we also restored and enhanced those features that had survived and reinstated those that had been removed. It's now a very spacious, light, bright, comfortable house and one that also has a huge amount of character and charm, striking the balance between old and new."

The house sits in the middle of the twenty-six acres, and beyond the boundary of the property is nothing but rolling farmland and woodland, so the views are incredible.

"Over time we've added a range of equestrian facilities and we've improved the overall quality of the pastureland so the fields are now full of a variety of wildflowers,



herbs and grasses, all things that horses really thrive on. We also have a beautiful cottage garden with open lawn and gorgeous herbaceous borders that create a riot of colour during spring and summer, and there are lots of lovely places to just sit out, relax and soak in these amazing surroundings."

"We have a fabulous array of shops, good restaurants, pubs and amenities just minutes away, so we're by no means isolated, and yet within the house and grounds you really do get the feeling of being miles from anywhere."

"We've decided that the time is right to downsize, and if we could find everything we have here on a much smaller scale we'd be over the moon. We've been so happy here and we know it's going to be extremely hard to find anywhere else quite so idyllic."*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

LOCATION

Masson Lees Farm enjoys a private, secluded, heavenly rural location and yet is only 5 minutes by car to Matlock Town Centre. Matlock has ample shops and amenities for the modern family to enjoy including Sainsburys and M&S. Matlock and Matlock Bath are famed for their boutique shops, antique fairs and many high quality independent bakers, butchers and many local coffee shops, fashion retailers and Boutique Jewellers among others, a truly shopping paradise.

Boasting some of Derbyshire's finest pubs and restaurants all within 3 miles, you will be spoilt for choice in Matlock and the surrounding villages such as Ashover, Darley Dale, Wirksworth and Cromford. Matlock Bath's Fish and Chips are simply a tourist attraction!

Matlock main Train and Bus stations are within 1 mile as the crow flies. The train station is the terminus of both the Derwent Valley Line from Derby and Peak Rail

who operate heritage services to Rowsley South. The Derby to London train takes less than 2 Hours and runs over 40 times a day. The property is centrally located in the town and commuting is easy with the A38 serving the M1 motorway just 30 minutes away, which also links to Birmingham just 50 minutes further.

Matlock's central location, scenic surroundings and public transport links make it a popular base for exploring the best of the Peak District and Derbyshire. Matlock has excellent transport links to major counties such as Yorkshire, Nottinghamshire and Staffordshire.

Matlock has many tourist hotspots and is famed for its fabulous walks, cycling tours and local community events. Many visitors every year come to see attractions such as Gullivers Kingdom, The Heights of Abraham, Crich tramway Village, Cromford Canal and Lumsdale Valley to name a few. The surrounding villages are steeped in history and are in a World Heritage site including John Smedley Mills, the home of Florence Nightingale and Masson Mills. Further attractions include Chatsworth House and Haddon Hall.

COUNCIL TAX BAND

- Derbyshire Dales District Council - Tax Band E

DIRECTIONAL NOTE

- The approach from our Matlock Office is to travel along the A6 passing Sainsbury's Superstore and at the traffic light junction turn left and then right next to the Sainsbury's garage. Continue up Matlock Spa Road taking the first turning on the left into Snitterton Road and at the end of the road turn right into Salters Lane. Continue up Salters Lane where the property is located on the left hand side up a private drive.

VIEWING

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



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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