







6 , Matlock, DE4 2JJ

Guide price £295,000

A stunning, compact country estate consisting of a superb Grade II listed principal residence together with a particularly well appointed self contained cottage with beautiful grounds and a total area of approximately 7.5 acres, all standing in a fine South Staffordshire setting in a rural yet accessible location on the fringes of a highly regarded village.

Accomadation

A RECEPTION HALL with polished wooden flooring has a peninsular oak staircase rising to the galleried landing above and a GUEST CLOAKROOM. The DRAWING ROOM has a light through aspect with a wide, Inglenook fireplace with cast iron log burning stove and exposed wall timbering and the DINING ROOM is of an excellent size for entertaining with polished wooden flooring and windows to the front. The BREAKFAST KITCHEN has a comprehensive range of units with granite working surfaces and a coordinating centre island with granite surface and breakfast bar, an oil fired four oven Aga, an American style fridge freezer housing unit, flagstone flooring, some beautiful exposed wall and truss timbering and an open doorway into a magnificent vaulted GARDEN ROOM which is infused with light with flagstone flooring, timbered ceiling, and wonderful views across the gardens and grounds. There is an informal SITTING ROOM with windows to the side and rear adjoining the kitchen and a LAUNDRY with a door to the drive, boot and gun cupboards and a door to the garage block.

The principal house benefits from superb first floor accommodation with a galleried landing to the centre of the house. The PRINCIPAL SUITE has vaulted ceiling and exposed timbering, a wide range of well appointed bedroom furniture and a beautifully appointed en-suite shower room. There are THREE FURTHER BEDROOMS and a stylish BATHROOM with a free standing, Heritage roll top bath, separate corner shower and vanity unit with granite top.

The Cottage

The cottage has recently been converted and provides substantial two storey accommodation of enormous calibre. There is a HALL with polished flooring, cupboard and ceiling lighting with double doors opening into the SITTING ROOM with polished flooring, windows and French doors to three elevations and a corner, brick fireplace with solid fuel burning cast iron stove. There is a well proportioned DINING/KITCHEN with a superbly appointed kitchen area with electric double oven Aga, Siemens cooker and Siemens hob, fridge freezer housing unit and a built in Siemens dishwasher together with an adjoining LAUNDRY and separate CLOAKROOM. To the first floor there is a superb PRINCIPAL SUITE with a double bedroom with roof lights and porthole window, fitted bedroom furniture and a well appointed en-suite shower room, a SECOND DOUBLE BEDROOM with fitted bedroom furniture, a THIRD BEDROOM and a well appointed BATHROOM with a freestanding roll top Heritage bath, separate corner shower, vanity unit and wc.

Outside

The residence stands behind a walled frontage with remote controlled gates and a courtyard laid in brick setts providing ample off street parking and access to the TRIPLE BAY GARAGE BLOCK with three remote controlled electrically operated doors. There is a second drive laid in brick setts to the side of the cottage with remote controlled gates and the gardens lead around the side of the house to the rear lawns with paved patio and terracing. Beyond the lawns are the broadly level paddocks with gated access.

There is a total area of approximately 7.5 acres.

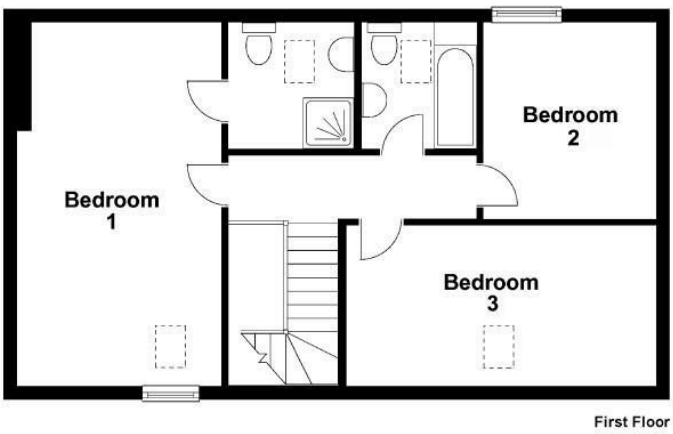
Agents Notes

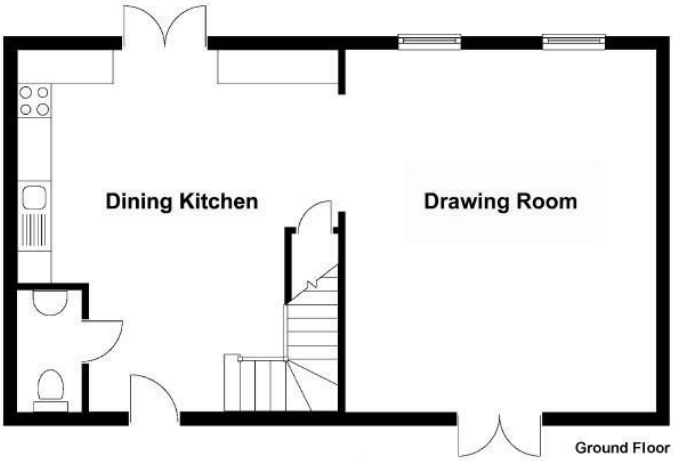
Prospective tenants should be aware that the Landlord will manage this property and that the photographs were taken when the previous tenants were in residence.

Directions

Leave Lincoln town center and head towards the A1M

Floor Plan





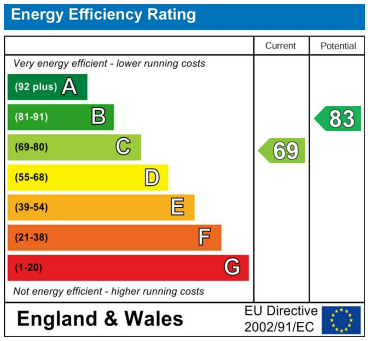
'APPLEJACK', MANOR BARNS
Approx. gross internal area
102 sq.m. 1100 sq.ft.

FOR IDENTIFICATION ONLY
NOT TO SCALE

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Alto Design Team
Rayet House, 3 Pendeford Place, Sidestrand, Pendeford Business Park, Wolverhampton, West Midlands, WV9 5HD
Tel: 07940523094 **Email:** bill.rayet@propertysoftwaregroup.com www.altosoftware.co.uk

Alto Software is proud to be a part of The Property Software Group, the UK's largest supplier of software and technology to the property industry. © 2016 Alto Software Limited