



Attractive Grade II* listed Georgian family home

St. Andrews House, Lumsdale Road, Matlock, Derbyshire

Guide £1,000,000 Freehold



Over 4000sq. ft of principal accommodation • Detached one bedroom annexe • Accommodation arranged over three storeys • Six double bedrooms, two bathrooms • Desirable location close to the town centre

Location

The historical town of Matlock boasts an excellent range of local facilities and amenities including a wide range of independent and national retailers to include; a number of supermarkets, a pharmacy, a medical centre, and a good choice of restaurants, bars and café's. The nearby town of Chesterfield (10 miles) offers rail access to London in 1 hour and 47 minutes, whilst the A6 trunk road which runs through Matlock links into the A610, A38 and M1, providing access across the region. The property is well positioned for the Peak District National Park, which has an array of outdoor pursuits. The Ofsted outstanding (2012) rated Lea Primary school is 4.6 miles away, with other pre-school, primary and secondary schools available within the town.

Description

St Andrews House is an attractive, Grade II* listed family home, occupying an elevated position on the outskirts of Matlock town, dating back to 1757 and was built for the owner of the adjacent Mill, Ernest Bailey. The property has been sympathetically refurbished to an incredibly high standard by the current owner occupiers to retain many period features, combined with contemporary fixtures and fittings. The accommodation is arranged over three storeys, extending to over 4000sq ft to include a breakfast kitchen, three reception rooms, six bedrooms, a dressing room, gym / study and two bathrooms, in addition to a detached, one bedroom annexe.





Accommodation

Entry to the front aspect leads into a bright, spacious entrance hall, laid with a flagstone tiled floor, allowing access to the extent of the ground floor accommodation which comprises;

An attractive, double fronted sitting room to the front aspect, laid with engineered oak flooring and holding a gas, log burner style fire. Access to the sitting room is also granted via the main entrance hall.

Four panel double doors lead from the sitting room to a dual aspect snug featuring a focal point fireplace with stone surround and inset gas fire, two built-in cupboards and engineered oak flooring.

Double fronted dining room to the front of the property with feature fire place and built-in display shelving.

The contemporary breakfast kitchen is accessible via both the rear of the property and an internal lobby off the entrance hall. Fitted with a range of handleless, high gloss grey base and wall units with white, Corian work surfaces and a breakfast bar area.

There are a collection of Neff appliances to include a dishwasher, slide & hide microwave oven, slide & hide steam oven, slide & hide electric oven, coffee machine, integral fridge freezer and an induction hob with extractor above. In addition to the Neff appliances there is also a Caple wine cooler with two variable cooling zones.

A utility and store room is positioned off the kitchen, the utility providing further base and wall storage as well as space and plumbing for a washing machine and an integrated freezer. The store room houses two Worcester boilers and two hot water cylinders, both of which can work independently from each other.

Access to the cellar is granted from the entrance hall and the ground floor WC completes the accommodation at this level.

First Floor

Stairs ascend from the entrance hall to the first floor landing, off which sit four double bedrooms, all of generous proportions with two positioned to the front aspect and two to the rear. The Villeroy & Boch fitted shower room at this level is of a high standard finish, holding a large, walk-in shower enclosure, wall mounted WC, chrome heated towel rail and a double, surface mounted wash hand basin.

Second Floor

There are a further two double bedrooms at first floor level, as well as a dressing room, gym/study and a three piece, high specification shower room of a similar design to that of the first floor shower room.





Annexe

To the rear of St Andrews House there is a very well appointed, recently converted one bedroom annexe, made up of a breakfast kitchen, sitting area, double bedroom and wash room with shower and steam room facility. The annexe, named 'The Bolt Hole', is currently used as a short term holiday let.

Outside

St Andrews House is approached via a private road off Lumsdale Road which leads to the oak entry gates (infrastructure in place to electrify gates) and on to the gravel laid drive, providing ample secure off street parking. The immaculately maintained principal garden area is predominately laid to lawn with a hedge boundary and perimeter lighting. To the south aspect there is also a delightful, gravelled seating area, enclosed by a mature hedging and stone wall to the west boundary.

General Information

Tenure

Freehold.

Services

Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

Viewing

Strictly by appointment with Savills.

Council Tax

Derbyshire Dales District Council - Band F.



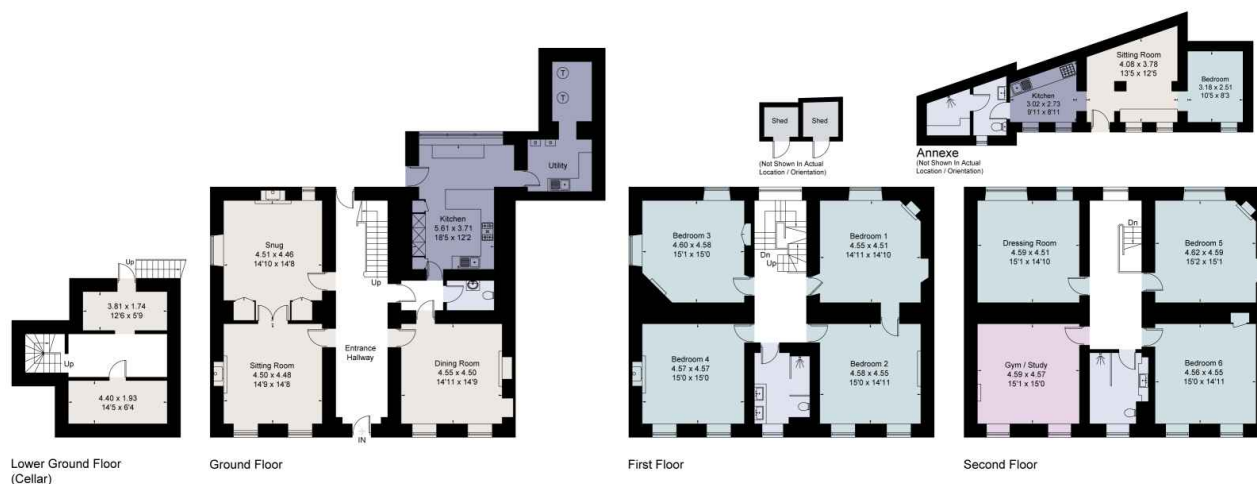
Annexe







Approximate Area = 406.9 sq m / 4380 sq ft
Cellar = 29.0 sq m / 312 sq ft
Annexe = 40.3 sq m / 434 sq ft
Total = 476.2 sq m / 5126 sq ft
(Excluding Sheds)
Including Limited Use Area (0.5 sq m / 5 sq ft)
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