



Sally Botham
ESTATES

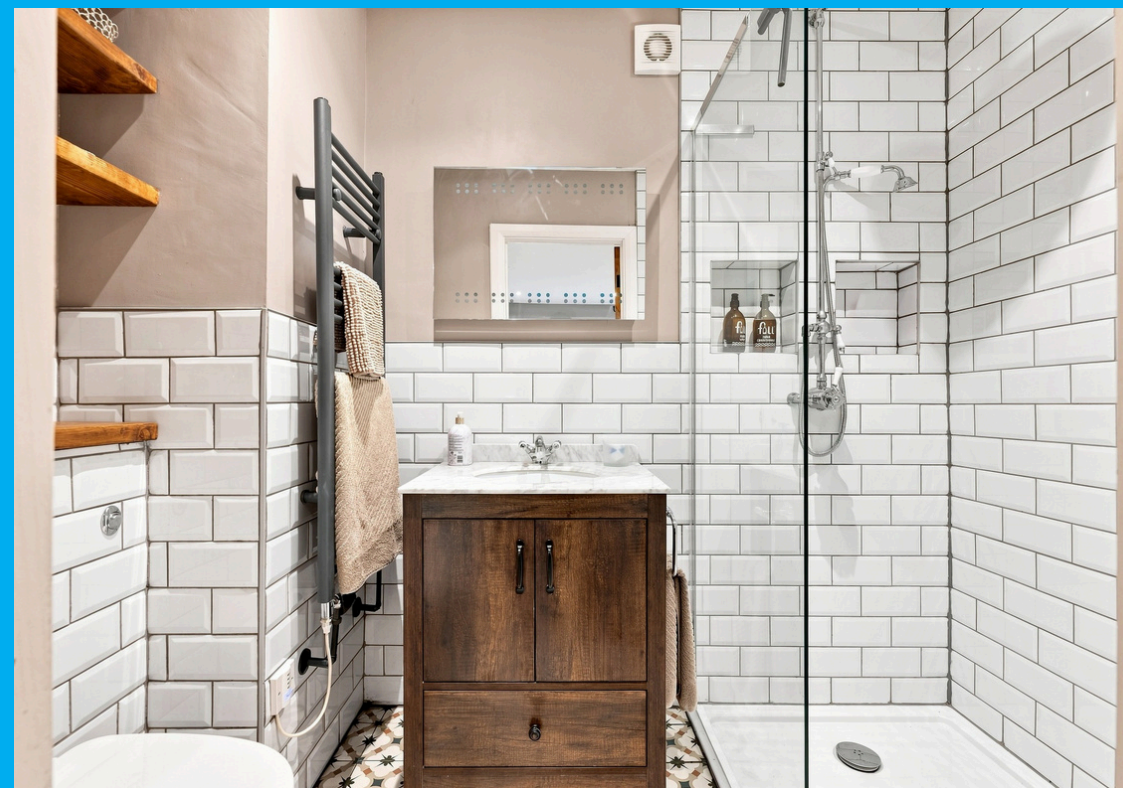
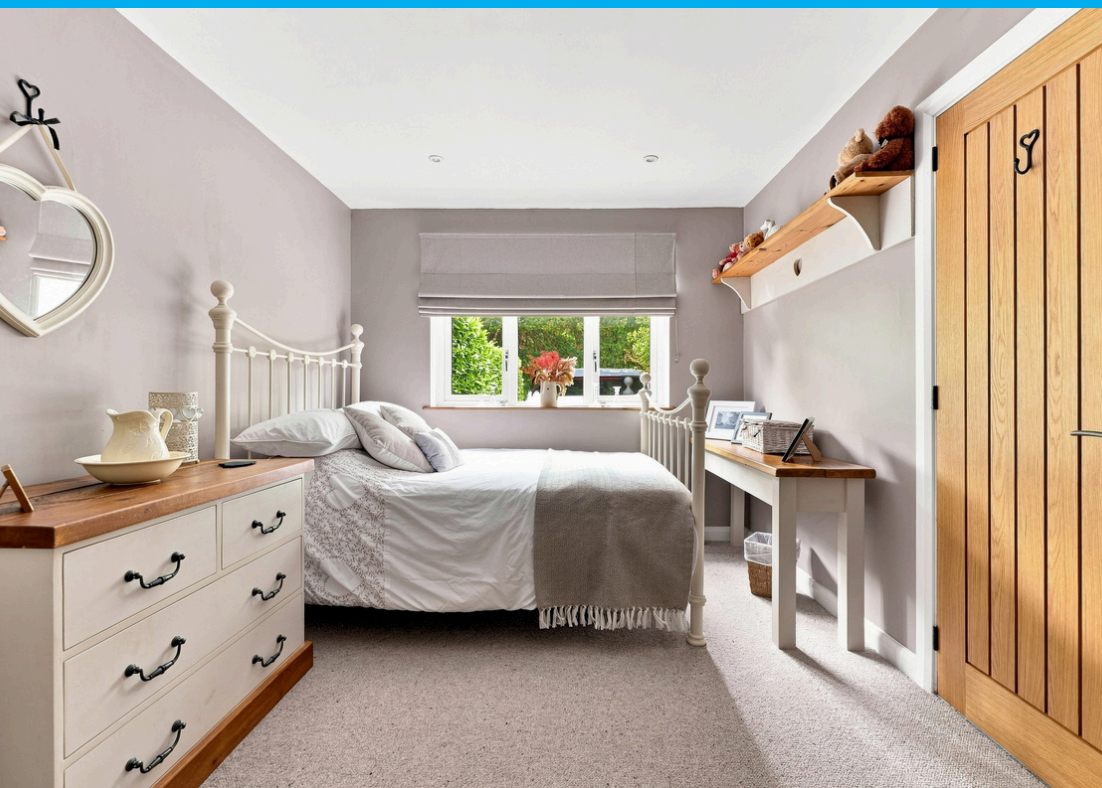
ARLEY HOUSE
Station Road, Darley Dale, DE4 2EQ
£675,000



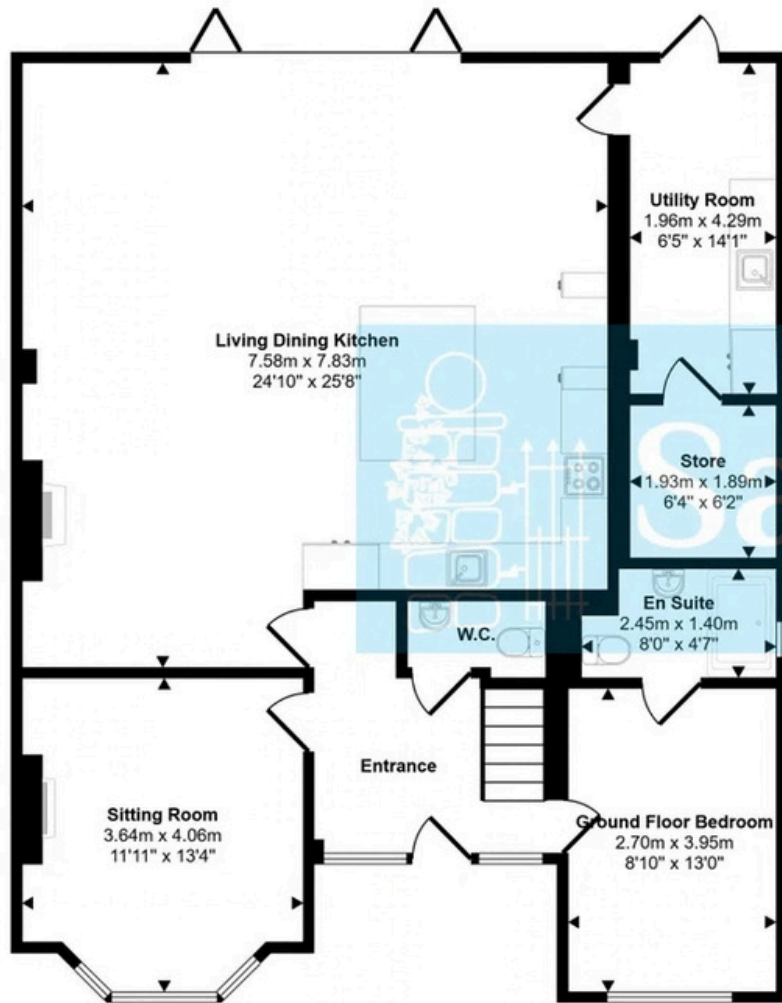




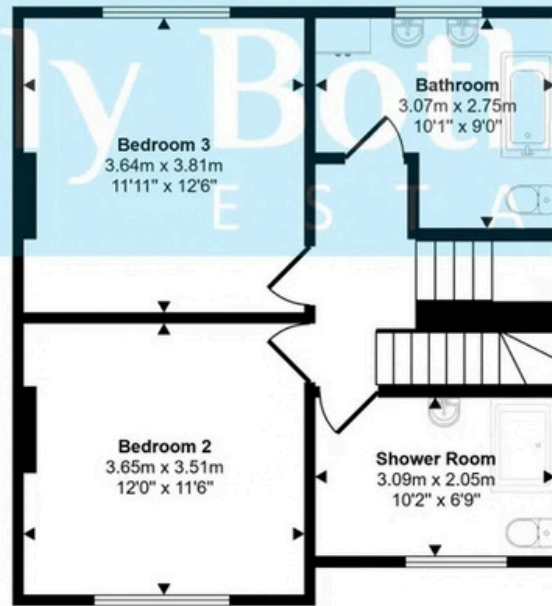




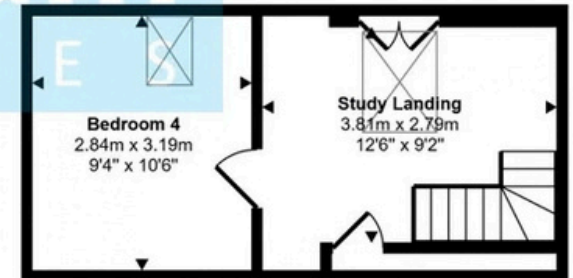
Approx Gross Internal Area
182 sq m / 1964 sq ft



Ground Floor
Approx 111 sq m / 1190 sq ft



First Floor
Approx 50 sq m / 537 sq ft



Second Floor
Approx 22 sq m / 237 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Sitting directly opposite the leafy vistas of Whitworth Park, this immaculately presented detached stone home has been thoughtfully extended to create a spacious residence with a contemporary feel. Spread across three floors, the accommodation offers four bedrooms – including a flexible ground-floor bedroom with en-suite. There are two further family bath/shower rooms, and a versatile second-floor study landing with views toward Riber Castle. The heart of the home is the expansive, light-filled open-plan kitchen and living space, where sleek modern style meets exposed rustic brickwork. Here, bifold doors seamlessly connect the interior to a south-facing rear garden with a terrace and summerhouse. There is a separate sitting room with a multi fuel stove. Thoughtful practical touches include a dedicated utility, storeroom, and ground-floor WC, with a generous driveway and solar panels rounding off an exceptionally well-considered family home.

Darley Dale is a sought-after town nestled in the Derwent Valley between Matlock and Bakewell, positioned on the edge of the Peak District National Park. Stretching along the valley floor against a backdrop of rolling hills, the town offers a delightful blend of peaceful semi-rural living and excellent modern amenities. Residents enjoy a convenient range of everyday shops – including a mini-supermarket, pharmacy, and traditional eateries – alongside highly-regarded primary schooling and the renowned St Anselm's and Lady Manners school catchments nearby. At the heart of the town's outdoor life is the expansive Whitworth Park, featuring formal gardens, sports facilities, a duck pond, and a historic civic centre.

The town is well-placed for both everyday travel and access to the surrounding countryside, with scenic riverside paths, local footpaths, and the Peak Rail steam line close by. Situated directly on the A6, Darley Dale offers straightforward road links to Matlock (2 miles), Bakewell (5 miles), and Chesterfield (9 miles), as well as manageable commutes to Sheffield, Derby, and Nottingham. For rail travel, nearby Matlock station provides a regular service along the Derwent Valley Line into Derby and Nottingham.

Entering the property via a hardwood entrance door with double-glazed and obscured glass surround, which is set within an open porch. The door opens to:

RECEPTION HALLWAY

Having a staircase rising to the upper-floor accommodation, slate tiles to the floor, central heating radiator with thermostatic valve, and contemporary oak panelled doors opening to:

GROUND-FLOOR WC

Being panelled to dado height with a ceramic tile floor and having a suite with: concealed-cistern dual-flush WC, and contemporary wash hand basin with a storage cupboard beneath. There is a central heating radiator with thermostatic valve.

SITTING ROOM

Having front-aspect uPVC double-glazed bay windows, and a fine feature fireplace with a rustic brick chimney piece and raised hearth, housing a multifuel stove. The room is illuminated by wall and centre light points. There is a central heating radiator with thermostatic valve and a

television aerial point.

GROUND-FLOOR BEDROOM

With front-aspect uPVC double-glazed windows overlooking the driveway and with views towards Whitworth Park. The room has a central heating radiator with thermostatic valve, downlight spotlights, and a contemporary oak panelled door opening to:

EN SUITE SHOWER ROOM

Being partially tiled and having a side-aspect window with obscured glass. Suite with: level-entry shower cubicle with mixer shower, with monsoon-style rain head and handheld shower spray; under-mounted wash hand basin set within a marble-top washstand, with storage cupboards and drawer beneath; and concealed-cistern dual-flush WC. The room has a chrome-finished ladder-style towel radiator, extractor fan, and underfloor heating.

From the hallway, a further door opens to:

OPEN-PLAN LIVING DINING KITCHEN

A delightfully spacious room with double-glazed bifold doors opening onto the terrace and gardens to the rear of the property. The room has lantern rooflights over the dining area and natural slate tiles to the floor.

The kitchen area of the room is fitted with a good range of contemporary shaker-style units, with cupboards and drawers set beneath a quartz worksurface with a matching upstand. There is a central island unit with an over-sailing top, creating a breakfast bar, beneath which are deep pan drawers and cupboards. Fitted within the kitchen is a Stoves range style cooker with a five-burner gas hob, double oven and grill, over which is an extractor canopy. The range-style cooker is available by separate negotiation. There is an under-mounted Belfast-style sink with mixer tap, and larder cupboards with a spice rack. Fitted within the kitchen is an American-style side-by-side fridge-freezer, also available by negotiation. Beneath the worksurface, there is space and connection for a 12-place-setting dishwasher. The kitchen has open-display shelves and downlight spotlights.

The seating area of the room has a feature fireplace with a rustic brick chimney piece, housing a multi-fuel stove. The dining area of the room has feature exposed rustic brick walls and column-style central heating radiators with thermostatic valves.

A contemporary oak panelled door leads to:

UTILITY ROOM

Having a double-glazed entrance door opening onto the gardens to the rear of the property. The room has a lantern rooflight, and natural slate tiles to the floor, following through from the kitchen. There is a solid timber worksurface with an under-mounted Belfast-style butler's sink with mixer tap. Beneath the worksurface, there is space and connection for an automatic washing machine and tumble dryer. The room has open-display shelving. There is a vertical column central heating radiator and electric underfloor heating. An oak panelled door leads to:

STOREROOM

With fitted shelving, central heating radiator with thermostatic valve, and slate flooring, following through from the utility room. Sited within the room is the Ideal combination gas-fired boiler – which provides hot water and central heating to the property – and the meter for the solar panels.

From the reception hallway, a staircase with turned spindles and newels rises to:

FIRST-FLOOR LANDING

Illuminated by a uPVC double-glazed window with obscured glass on the turn of the stairs. The landing has a central heating radiator with thermostatic valve and contemporary oak panelled doors opening to:

BEDROOM ONE

With front-aspect uPVC double-glazed windows overlooking the driveway and park. There is a central heating radiator with thermostatic valve.

BEDROOM TWO

With floor-length double-glazed tilt-and-turn windows enjoying views over the surrounding properties down the valley towards Riber Castle. The room has a central heating radiator with thermostatic valve.

FAMILY SHOWER ROOM

Being partially tiled with a ceramic tiled floor, and having front-aspect double-glazed windows with obscured glass. Suite with: tiled shower cubicle with mixer shower, having a monsoon-style rain head; contemporary circular wash hand basin, set upon an oak-topped washstand with storage drawers and cupboards beneath; and concealed-cistern dual-flush WC. The room has a chrome-finished ladder-style towel radiator, and ceramic tiles to the floor with underfloor heating.

FAMILY BATHROOM

Having dual-aspect double-glazed windows with obscured glass. The room is half-tiled with a ceramic tile floor with electric under-floor heating, and has a suite with: standalone roll-top bath, set upon ball-and-claw feet, with Victorian-style mixer taps and handheld shower spray; his-and-hers wash hand basin, set within a quartz worksurface with storage cupboards beneath; and concealed-cistern WC. The room has a dual-fuel radiator with a chrome-finished towel rail surround. There is an airing cupboard with slatted linen storage shelving. The room is illuminated by downlight spotlights and there is a shaver point.

From the landing, a quarter-turn staircase rises to:

SECOND-FLOOR STUDY LANDING

With a rear-aspect Velux rooflight window, access doors into the eaves of the roof, and a wall-

mounted electric heater. The eaves storage is fitted with lights and an electricity socket. A contemporary oak door opens to:

BEDROOM THREE

With a Velux rooflight window enjoying views down the valley towards Riber Castle. The room has a wall-mounted electric heater.

OUTSIDE

To the front of the property, a slate chip driveway provides ample off-road parking for several vehicles. There are deep raised beds with ornamental shrubs and trees.

Pathways run down either side of the property to a delightful enclosed south-facing garden with a large flagged terrace, where the bifold doors open from the living-dining kitchen. Beyond the terrace are areas of lawns, with borders well stocked with a good variety of flowering plants and ornamental trees. To the bottom of the garden there is a timber garden shed, and:

SUMMERHOUSE / WORKSHOP

Incorporating a log store, and having power and lighting and connected to intruder alarm system and can be connected to Wi-Fi.

The property has outdoor lighting, power, and water supplies at front and rear.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property. The property is fitted with photovoltaic solar panels, which generate maximum FIT tariff for a further 10 years with an income of approximately £2,500 pa (Information provided by the vendor).

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

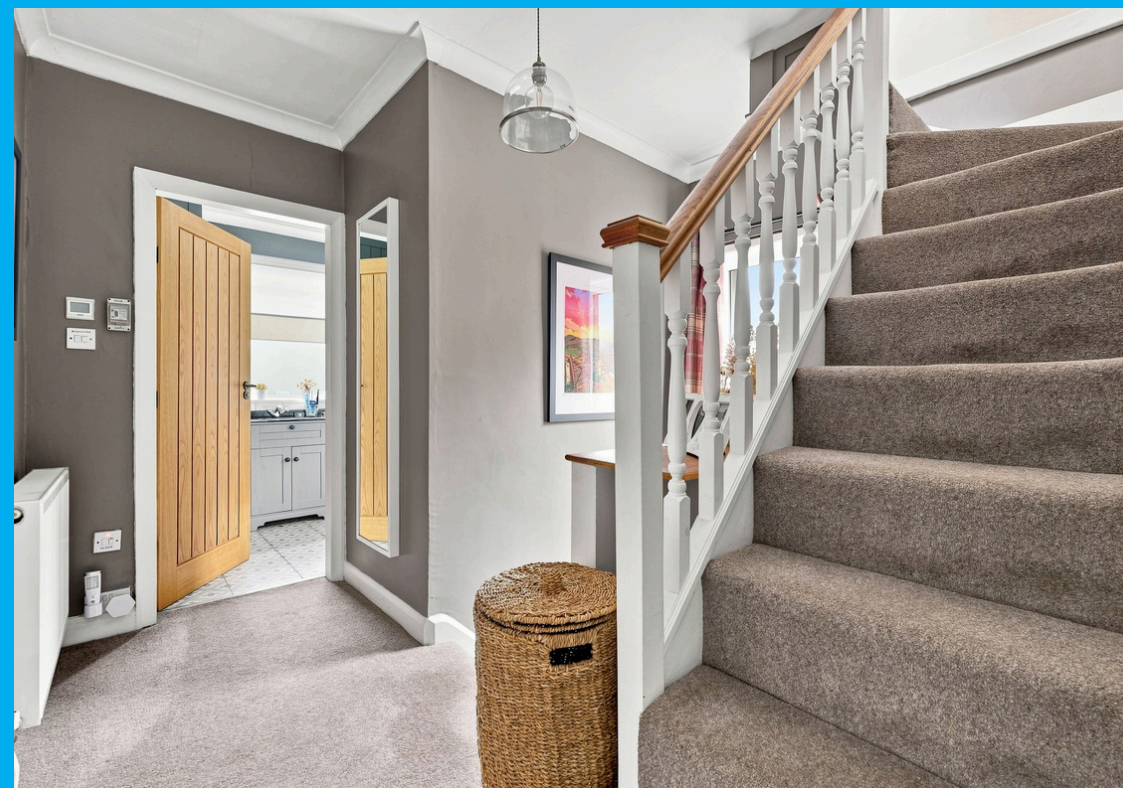
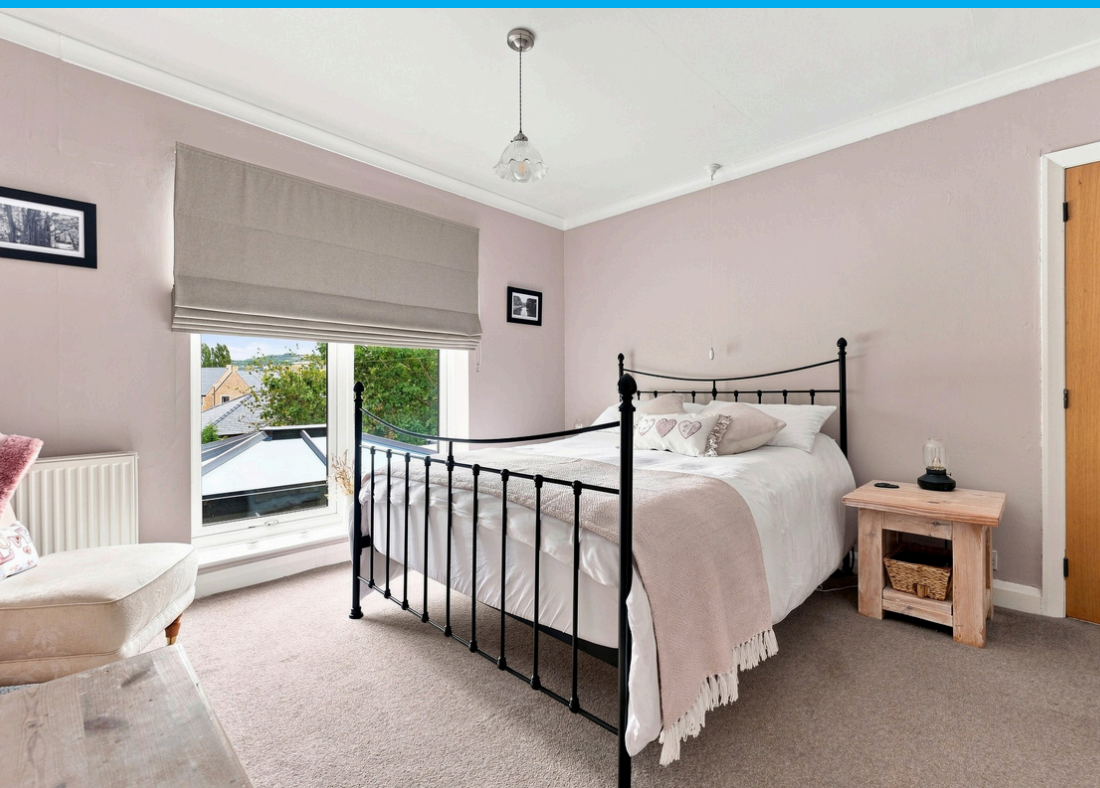
COUNCIL TAX BAND (Correct at time of publication) 'E'

DIRECTIONS

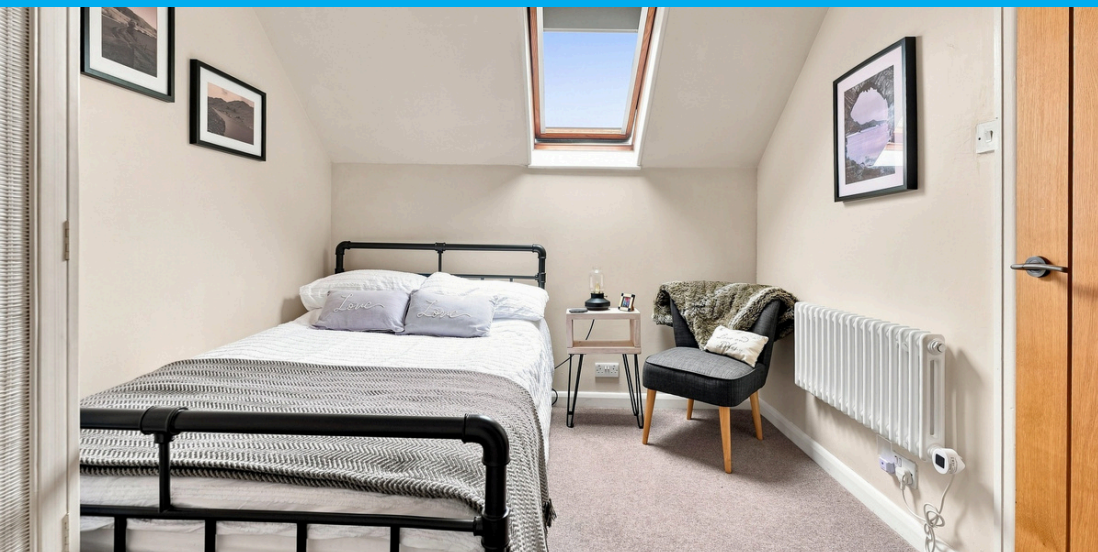
Leaving Matlock along the A6 towards Bakewell: after passing the Medical Centre, turn left by the Co-op onto Station Road, where the property can be found on the left-hand side.

Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.















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		
	75	82
England & Wales	EU Directive 2002/91/EC 	

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