



4 BEDROOM DETACHED HOUSE FOR SALE IN MATLOCK

Offers in region of **£1,500,000**



REF: 2833087

PROPERTY FEATURES

- Architectural designed detached new home
- Breath taking Peak District views
- 4 spacious ensuite double bedrooms
- Expansive open plan living
- Gymnasium, sauna, steam room and swim spa
- Cinema room and games room
- Planned 640 sqm of accommodation (subject to final completion certificate)
- Further 150 sqm of outdoor terrace
- Tenure Freehold | Council Tax Band: TBC
- EPC: B

The Tree House is a project of exceptional proportions, a vision for a truly outstanding home, and the epitome of sophisticated modern living including the latest Smart systems throughout. The conception stage has been perfected with full planning granted in 2018 and is now under careful construction. Distinguished clean lines, wide open spaces, and thoughtful décor are emerging, enviably overlooking uninterrupted and breath-taking views over the sought after Peak District countryside.

Please click on the property brochure for full details of this property, or for more information or to arrange a viewing, contact Arma Kang or Pip Holden at the Fine & Country Derbyshire Office.

Services

• Mains water and electricity. | • Air source heating throughout via underfloor. | • Drainage water treatment plant. | • Rain water harvesting system. | • Smart features throughout.

Additional Information

Tenure|Freehold||Additional Information|Fully alarmed and CCTV||Local

Authority|Derbyshire Dales||Viewing Arrangements|Strictly via the vendors sole agents Fine & Country ||Agents Notes |All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property

Location

The property is situated high in the Derwent Valley, north east of the historic market town of Matlock. The nearest local villages are Two Dales and Darley Dale which are within a short drive. This home is set in a fabulous location for commuting with easy access to the neighbouring towns of Matlock, Belper and Chesterfield, ideally positioned where the A38 and M1 motorway and within easy reach providing access to both the north and the south. The rail links too are excellent with Matlock and Chesterfield not too far away. ||The elevated location of The Tree House is one of its major selling points. It will allow future owners to enjoy a superb quality of life in quiet, private, and picturesque surroundings, but with the added convenience of all the local amenities and facilities the nearby towns of Matlock and Bakewell offer. There is a wide variety of independent shops, hotels, museums, art galleries, restaurants and cafes and well regarded schools.||The local walks and leisure activities are extensive and there is much local heritage and history to explore. The divided landscape has something for everyone from the windswept moors in the north of the Peaks, known as the Dark Peak to the softer green meadows of the White Peak in the South. Visitors flood here to explore the local heritage whether it be visiting the historic local mills, some of which date to the 1600s, strolling the beautiful canal walks, or visiting some of Derbyshire s spectacular country houses, including the magnificence of Chatsworth and the stunning medieval manor, Haddon Hall. Both of these stately homes have inspired film makers, authors and painters over the centuries and are synonymous with the history of the area. The local area is surrounded by pretty villages to explore. One of the closest being the delightful hilltop village of Riber. Riber Castle, built by John Smedley in 1862, dominates the Derwent valley and sits high on the edge of the hill and is a stunning sight. The places to v

Accommodation

The vision of this stunning architectural designed contemporary home has been to take full advantage of the most spectacular far reaching views of the Derbyshire landscape and to blend in with its countryside setting. ||The plot nestles into the hillside, positioned high upon the Derwent Valley, moments away from the historic market town of Matlock looking out towards an area of outstanding natural beauty. ||The clean lines of the build are what will make this bespoke property feel unique and cutting edge, creating a sleek and spacious home. The Tree House is designed with flexible open plan accommodation of seamless inside/outside living, and despite being contemporary, this modern design also emphasises a return to nature. Large floor-to-ceiling windows will allow light to flood in and mean that the outside can be enjoyed whatever the weather, and whatever the time of day. ||The home consists of four floors with the third floor being at ground level. The room sizes are excellent, with the two upper levels boasting four ensuite double bedrooms. The principal bedroom is truly decadent in size occupying the entire upper floor, together with a dressing room and ensuite bathroom. ||The beauty of this home is enhanced by spacious reception areas, offering versatility. The second floor will be flooded by natural light by floor-to-ceiling windows and features an open plan kitchen of grand proportions, including a spacious living and dining area. In addition, there is an office and further sitting room. ||The staircase leads down to the first floor where this home really does come into its own. Here there is a games room complete with bar, cinema room, gymnasium, sauna and steam room with shower, and a recreational room with two sets of bi-fold doors which open onto a

large paved terrace, which affords breathtaking views over the far reaching landscape. This will curve and wrap around the property on one side and will house a swim spa measuring 6m x 2.7m. ||This really is

Disclaimer

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Whilst we carryout our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence.

Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

PROPERTY PHOTOS



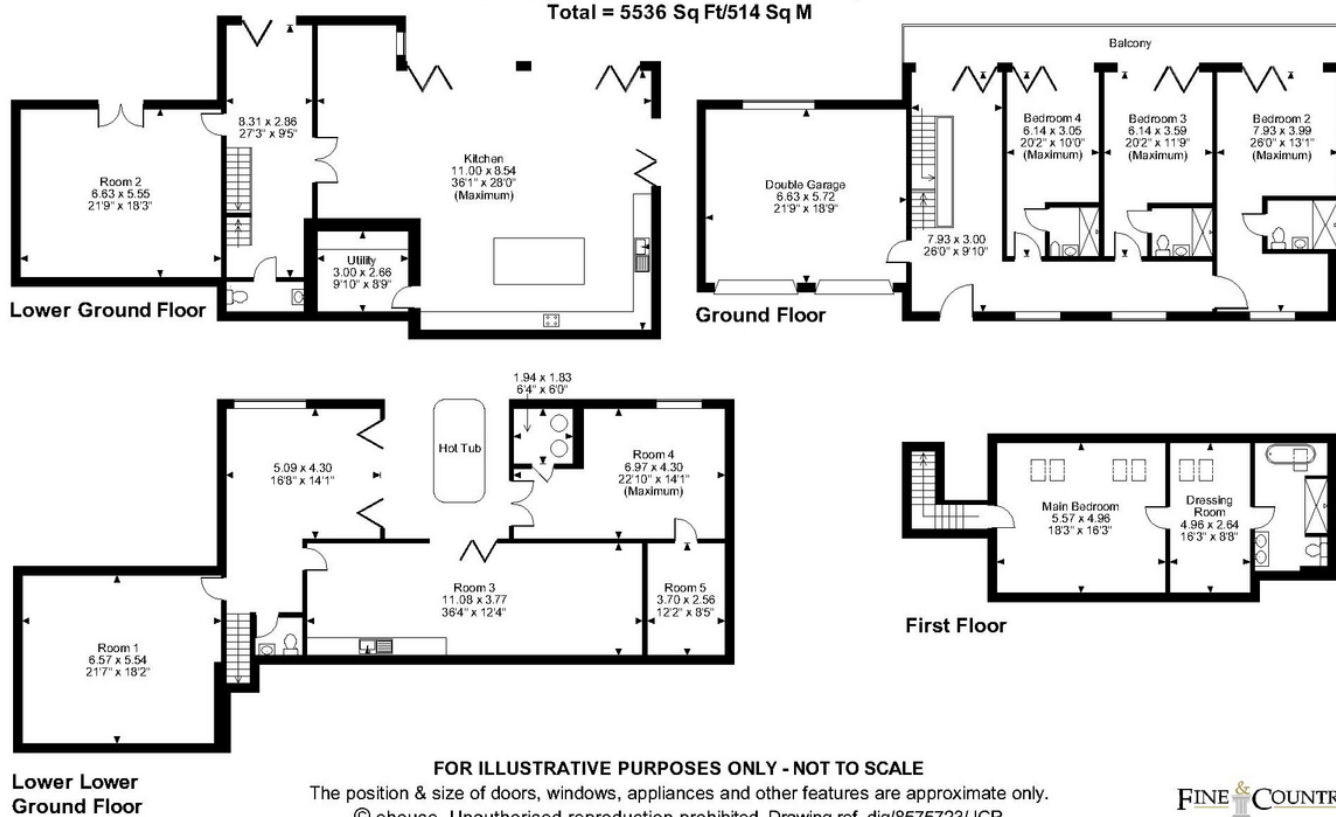
LOCATION



No Media available

FLOORPLANS

The Tree House, Burnett Lane, Matlock
Approximate Gross Internal Area
Main House = 5128 Sq Ft/476 Sq M
Double Garage = 408 Sq Ft/38 Sq M
Balcony external area = 188 Sq Ft/18 Sq M
Total = 5536 Sq Ft/514 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8575723/JCR

FINE & COUNTRY