



## Lea Shaw, Holloway, DE4 5AT

**\*\*NO UPWARD CHAIN\*\*** Occupying an elevated position with tremendous panoramic 180-degree views, this modern home has a detached studio, double garage, additional parking for 4+ vehicles, terrace and a south-facing balcony off the main bedroom. With spacious rooms throughout, there is also a large dining patio, raised decked seating area and vegetable garden in the garden.

On the ground floor are an entrance hallway leading through to the sitting room, dining room and kitchen, then through to the large conservatory, an office and shower room. To the first floor are three double bedrooms (one with balcony) and family bathroom. A supersized terrace is positioned above the enormous double garage and store room below.

Holloway is an historic village with John Smedley's mill reputedly being the longest-running operational factory in the world, since 1784. The village has a community shop, church, primary school, renowned local butcher's Robin Maycock and Chase cafe, popular with walkers and cyclists.

Matlock and Matlock Bath are only 4 miles away, whilst the market towns of Belper and Bakewell, plus Chatsworth House and the delights of the Peak District are all only a short drive away.

- Panoramic 180-degree views from balcony, terrace and garden
- Detached studio - perfect gym, business base or home office
- Spacious kitchen-diner flowing through to sitting room
- Popular village with cafe, school, surgery and great walks
- Double garage and parking for 4+ vehicles
- Large conservatory with wood burner
- EPC Rating C
- NO UPWARD CHAIN
- Three double bedrooms, bathroom and shower room
- Garden with dining patio and elevated decking

**£635,000**

### **Front of the home**

The gently sloping drive heads up with trees on each side towards the house. There is a parking space on the right beside the studio and then several more spaces as the drive widens in front of the double garage. There are raised flower beds left and right - the one on the right also contains an old stone trough and large cypress tree.

Stone steps with railings on the left lead up to the walkway in front of the home. To the left, it goes past the conservatory to the dining patio and up to the rear garden. To the right is a large terrace with tremendous views and on to the vegetable garden. The terrace has panoramic views across the valley, wall-mounted downlighters and some built-in shelving perfect for evening drinks.

Beside the front door are wall lights. Enter the home through the part-glazed composite front door with chrome handle and letterbox.

### **Entrance Hallway**

With a tiled floor, the hallway has a radiator, ceiling light fitting and doors into the sitting room and kitchen-diner. Stairs immediately in front lead up to the first floor.

### **Sitting Room**

**20'1" x 14'0" (6.13 x 4.28)**

A bright and airy room with double patio doors out to the terrace and wide east-facing window bringing lots of natural light in. The high ceiling has recessed spotlights and the room has pine laminate flooring, a radiator and pull-up ledge housing a convenient log store. The focal point of the room is the large stone fireplace with a wood burner fitted by renowned local company Robeys.

### **Dining Room**

**18'4" x 10'0" (5.61 x 3.05)**

With plenty of room for a 6-8 seater dining table, with ceiling light fitting positioned above, this room has pine laminate flooring, open entrances through to the sitting room, entrance hallway and kitchen. Double doors open through to the conservatory.

### **Kitchen**

**11'0" x 10'1" (3.36 x 3.08)**

The wide south facing window has such magnificent views that you'll want to do the dishes in the sink below! On the right is a full-height pull-out pantry cupboard and then space for a fridge freezer, with cupboard above. The long U-shaped granite worktop has plenty of space for food preparation and small appliances. Beneath is space and plumbing for a washing machine and an integral dishwasher. There are more cabinets high and low. The stainless steel 1.5 sink and drainer has a chrome mixer tap.

Further along the Neff five-ring gas hob has a brushed chrome extractor fan above and there is then a Neff chest-height oven and grill. The breakfast bar peninsula at the end has space for 2-3 stools.

### **Conservatory**

**19'8" x 8'9" (6 x 2.67)**

Accessed from the kitchen-diner, front walkway and dining patio, the large conservatory also has doors to the shower room and an office. With a tiled floor, light pours in through windows to the front and side and those same windows provide tantalising panoramic views. There is a wood burner and flue, fitted roof blinds, a full-height cupboard with hanging rail and plenty of power points. With a radiator, the conservatory can be used comfortably all year round.

### **Office**

**9'4" x 5'6" (2.87 x 1.68)**

This carpeted room has a Velux window, west facing window, recessed spotlights and the flue from the rear of the log burner is a distinctive feature in the corner.

### **Shower Room**

**6'6" x 5'6" (2 x 1.68)**

This modern room has a cubicle with curved sliding glass doors which houses a mains-fed shower and tiled surround. There is a ceramic WC with integral flush, vanity with Armitage Shanks ceramic sink and chrome mixer tap. There is also a tiled floor, Velux window, extractor fan, tubular towel rail, wall-mounted mirrored cabinet and recessed ceiling spotlights.



## Stairs to first floor landing

Carpeted stairs with a handrail on the right lead up to the galleried landing. The landing is also carpeted and has a radiator, ceiling light fitting, loft hatch and door directly out to the rear garden. Matching Mexicana doors with slate grey handles lead into the three double bedrooms and bathroom.

## Bedroom One

16'10" x 14'0" plus balcony 12'6" x 3'2" (5.14 x 4.28 plus balcony 3.83 x 0.99)

This huge bedroom has magnificent south facing views through double doors to the balcony. It also has a large east facing window. The carpeted room has a radiator, ceiling coving, recessed ceiling spotlights and lots of room for a double bed and furniture.

The decked balcony has iron railings and is the perfect spot for a morning coffee.

## Bedroom Two

11'0" x 10'3" (3.36 x 3.13)

With a large north facing window, there are great views to the north and west to the verdant hilly countryside. This double bedroom is carpeted and has a radiator, ceiling light fitting and coving.

## Bedroom Three

11'0" x 9'10" (3.36 x 3)

This double bedroom at the front of the home with more great views. This carpeted room has a ceiling light fitting and radiator.

## Bathroom

9'2" x 6'3" (2.81 x 1.91)

The jellybean shaped bath has a central chrome mixer tap, meaning you can truly stretch out and relax. The bath has a mains-fed shower over and curved glass pivoting shower screen. A ceramic sink with chrome mixer taps sits atop a wide vanity unit and there is a Vitra ceramic WC with integral flush.

The bathroom also includes two patterned double glazed windows, a heated towel rail, recessed ceiling spotlights, tile-effect laminate flooring, large double airing cupboard with shelving and a water tank.

## Rear Garden

To the left of the home is a dining patio, with steps up to the long rectangular lawn behind the home. The raised decked area in the top left provide views over rooftops to the valley beyond. At the far end of the lawn, a path leads to a secluded vegetable garden with greenhouse, vegetable patches and even more wonderful views!

## Studio

14'11" x 11'9" (4.57 x 3.6)

This detached building has most recently been used as a gym and has also been a home office. It's a perfect spot to run a business, with parking directly outside. Enter through a part-glazed wooden door. The room has two east facing windows, a west facing window and former fireplace with stone surround. There is a large shelf on the right, recessed ceiling spotlights, a ceiling with large beams and hooks (perfect for punchbags!) and plenty of power points all around.

## Double Garage

17'0" x 16'10" (5.2 x 5.14)

The spacious double garage includes a lock-up storage room and additional store to the side of that room.

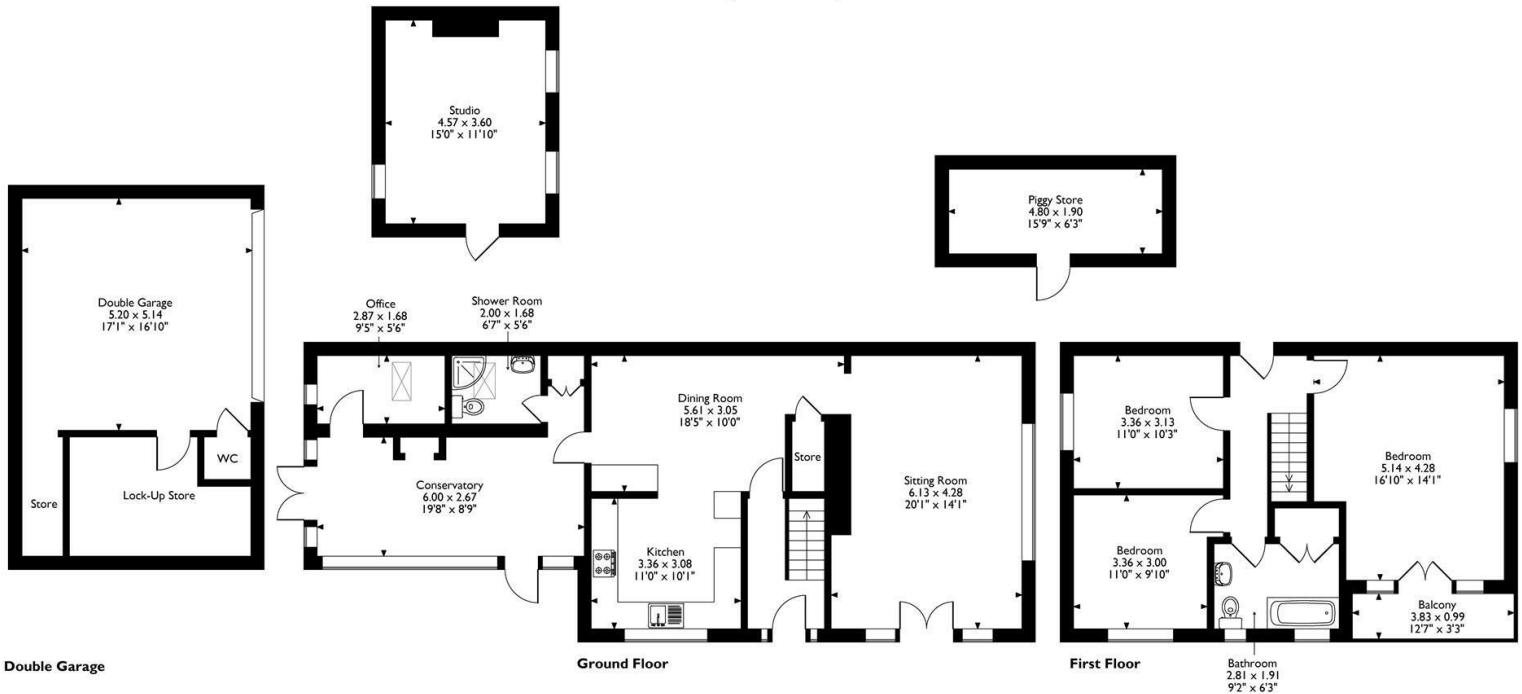
## Outbuilding

15'8" x 6'2" (4.8 x 1.9)

This old stone building is covered in Boston ivy and has two entry doors. Formerly a piggery, it has two mezzanine storage areas, a wall light and roof window.



2 Stable Close  
Approximate Gross Internal Area  
209 Sq M / 2250 Sq Ft



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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