



BIRCHOVER
letting homes properly



Old School Close, Hackney, DE4 2PT

£205,000

This magnificent Edwardian home is flooded with natural light and is beautifully presented. With two parking spaces, easy-maintenance gardens and open-plan living, it was converted in 2015 and provides modern luxury in a traditional setting. Located in a former school, it features a veranda, huge 3m x 3m window, galleried mezzanine bedroom and an arts and crafts fireplace.

On the ground floor, this former classroom now comprises a large L-shaped sitting room and dining area, together with a modern kitchen. The huge original timber-framed window is south-facing and pours light into this space and the mezzanine bedroom above. To the first floor is the bedroom, which has a walk-in wardrobe, en-suite shower room and large raised plinth with plenty of space for seating and a home office.

The veranda at the front has room for outdoor dining, plants and a bench, whilst the rear garden has a raised flower bed and space for seating, dining and a small shed.

George H Widdows was an architect who pioneered the design of schools to enhance the health of school children. This was one of 80 schools that he designed and has many 'arts and crafts' design features of the time.

Old School Close is located between Hackney and Two Dales, just north of Matlock. These villages and Darley Dale (within walking distance) are well served with convenience stores and pubs, with countryside walks and cycling routes all around. Matlock town centre is just a five minute drive away and it's very close to the delights of the Peak District, Chatsworth House, Haddon Hall and other attractions including Matlock Bath, Peak Rail and Bakewell.



Front of the home

In a beautiful setting with views west to verdant hilly countryside, this home has two allocated parking spaces directly in front of the home. A well maintained box hedge forms the front boundary and a path leads through to the veranda. This veranda has solid timber pillars, a tiled roof and tiled floor, with plenty of space for outdoor seating, dining and planters. The home has a stone facade, outside tap and outside light, together with brackets for hanging baskets.

The rear garden is accessed around the left-hand end of this row of pretty houses. Enter the home through a part-glazed composite front door with chrome handle and letterbox.

Sitting Room and dining area

23'7" x 19'10" (7.2 x 6.05)

This bright and uplifting entrance to the home has an L-shaped living space, with light flooding in through the huge original 3 metre x 3 metre south-facing window. On the right is an 'arts and crafts' fireplace with iron grate and glazed brick surround. This room has a raised 'false floor' with the original fireplace hearth beneath. The chimney is capped but could be opened up to house a log burner. On the left in this entrance area is a radiator, with recessed ceiling spotlights overhead.

We love the feature wall on the right - the local map takes up the entire wall and covers the original blackboard, with the chalk gully still in situ below. There is plenty of space here for a 4-6 seater dining table.

The sitting room is carpeted and has a chandelier light fitting, befitting of the grandeur of this space. In the right corner is a tall recessed cupboard with shelving. There is plenty of space here for seating and furniture, including in the large open space beneath the staircase. A substantial open hatch looks through to the kitchen.

Kitchen

12'5" x 8'4" (3.8 x 2.55)

The modern kitchen has a tile-effect vinyl floor and lots of storage in high and low level cabinets. The wide north-facing window on the left has secondary glazing and the open hatch on the right 'borrows' light from the sitting room.

To the right is a tall fitted Zanussi fridge-freezer, with a full-height storage cupboard next to it. The wide L-shaped worktop has an integral four ring Zanussi gas hob, with Hotpoint electric oven below and brushed chrome extractor fan above. As the worktop sweeps around, there are more high and low level cabinets, including an integrated Beko washing machine and Hoover dishwasher. The integral 1.5 stainless steel sink and drainer has a swan neck chrome mixer tap - and there is a wall-mounted wooden dresser above. The kitchen also includes recessed ceiling spotlights, a radiator and large storage cupboard.

Bedroom

17'4" x 12'7" (5.3 x 3.85)

Wide carpeted stairs with a banister on the left curve up to the galleried

bedroom. Light pours in through the full-width north-facing window and from the aforementioned huge south-facing window. The main bedroom has plenty of space for a bed and furniture. It is carpeted and has a radiator. Behind the bed is a walk-in wardrobe with shelf and hanging rail - there is a door here to a storage cupboard, which also houses a Baxi boiler.

The large raised plinth has space for a sofa, coffee table and a desk. This space is a great place to relax with a book, enjoy the views or work. Several adjacent homes are holiday lets and have used this space to put children's beds in too.

Shower Room

8'8" x 4'7" (2.65 x 1.4)

Having been recently updated, this room has a large double walk-in shower with reinforced glass screen and tiled surround. The mains-fed shower has a rainforest shower head and separate hand-held attachment. The ceramic WC has an integral flush and the room has recessed ceiling spotlights, an extractor fan, chrome vertical heated towel rail and vinyl floor. The sleek white vanity unit has a curved rectangular sink, chrome mixer tap and two deep drawers. Above is a touch-activated backlit mirror.

Rear Garden

Accessed via a path around the old school building and also via stone steps down from Greenaway Lane, this private and secluded area has a low dry stone wall with raised flower beds. The beds are packed with colourful plants and an apple tree. There is space for a small shed and the patio area has room for a patio dining set and additional seating. There is also a jasmine plant and bay tree.

N.B. EPC pending

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

