



## West Barn Hurds Hollow, Matlock, DE4 3JZ

Offers in the region of **£585,000**

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"Preserving heritage buildings is a way of preserving our history, culture and identity."

This outstanding Grade II listed barn conversion, situated in the popular town of Matlock in the Derbyshire Dales, is steeped in history and showcases an array of impressive original features including double-height ceilings, exposed beams, vaulted ceilings and beautiful stone detailing. Offering a rare and exciting opportunity for those who appreciate period property, the home also benefits from a separate holiday cottage, providing excellent income potential. All of this is set within a convenient location less than a mile from the train station, combining character, lifestyle and accessibility.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)

## Denise White Estate Agents Comments

Believed to date back to the mid-17th century, this impressive Grade II listed barn conversion offers a rare opportunity to acquire a substantial character home with the added benefit of a separate one-bedroom holiday cottage, currently operating successfully as a holiday let. Combining exceptional period features with versatile living space and beautiful countryside views, the property provides a unique and highly desirable lifestyle opportunity.

The main residence opens into an entrance hall which leads into a truly outstanding living room, an exceptional entertaining space defined by its dramatic double-height ceiling and galleried landing above. The room is rich in character, featuring magnificent exposed beams, a striking fireplace with large log burner, and expansive windows to the front which flood the space with natural light. French doors open to the rear garden, while the property's position provides delightful views across the playing fields and rolling hills beyond, all while remaining immersed in the building's remarkable heritage.

The spacious kitchen diner is fitted with ample cabinetry, butcher block worktops, and a traditional Belfast sink, creating a warm and practical heart to the home. Doors lead directly to the rear garden, and the space is further complemented by a useful utility room and ground floor WC.

In addition to the principal living areas, the ground floor benefits from two further generously sized reception rooms which offer excellent versatility. Currently used as a gym and games room, these spaces could equally serve as ground floor double bedrooms, a playroom, formal dining room, or home office depending on individual requirements.

To the first floor, an impressive galleried landing overlooks the living room below, providing a wonderful sense of space and architectural character. The main bedroom sits to one side of the property and benefits from its own ensuite which boasts views towards Riber Castle. On the opposite side are two further double bedrooms along with a

well-appointed family bathroom. Each bedroom features vaulted ceilings and exposed beams, enhancing the barn's unique charm.

Externally, the property enjoys an enclosed rear garden designed for ease of maintenance, with an initial composite decking area ideal for seating and entertaining, leading onto a turfed lawn beyond. A separate gated section is currently utilised as a log store, providing practical outdoor storage.

A significant additional feature of the property is the charming one-bedroom holiday cottage. Well presented and thoughtfully arranged, it offers a double-height breakfast kitchen, a cosy living room with a spiral staircase leading to the bedroom above, and an ensuite bathroom. From the bedroom there are delightful views towards Riber Castle, making it an attractive and memorable stay for guests.

Altogether, this remarkable property represents an exciting opportunity for buyers seeking a distinctive period home steeped in history, complemented by versatile accommodation and the added benefit of an established holiday cottage income.

## Location

Matlock is the County Town of Derbyshire and is located in the beautiful Derbyshire Dales within the Derwent Valley. Matlock is a charming market town located in the heart of Derbyshire, known for its stunning natural landscapes, including the Peak District National Park. Its picturesque setting and vibrant community make it an attractive place to live.

**\*\*Road Access:\*\*** Matlock is well-connected by road, with the A6 running through the town, providing access to larger cities such as Derby and Manchester. The A615 leads towards the scenic routes into the Peak District.

- **\*\*Public Transport:\*\*** Matlock has a railway station with regular services to Derby and other destinations. There are also local bus services connecting to neighboring towns.

## Nearby Towns and Villages

- **Darley Dale:** Just a short distance from Matlock, this charming village offers local amenities and access to beautiful countryside.
- **Bakewell:** Bakewell is about 8 miles away and is a picturesque market town with shops, cafes, and access to the River Wye.
- **Wirksworth:** Approximately 3 miles from Matlock, Wirksworth is known for its historic buildings and vibrant arts scene.
- **Ashbourne:** Located around 10 miles away, Ashbourne is known for its beautiful architecture and serves as a gateway to the Peak District.
- **Chesterfield:** Located around 12 miles away.

## Main Residence



## Kitchen Diner

17'4" max x 16'1" max (5.30 max x 4.92 max )



Wood effect flooring. Range of shaker style wall and base units with butcher block and granite worktops above. Integrated Belfast sink with mixer tap above and microwave. Space for range style cooker with extractor fan above. Space for American style fridge freezer. Wall mounted column radiator. Wooden double glazed door to the rear aspect. Three wall lights. Inset spotlights. Access into utility.

## Living Room



### Games Room

16'1" x 9'11" (4.92 x 3.03)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the side aspect. Four wall lights. Ceiling light.

### Gym / Bedroom

16'1" x 10'1" (4.92 x 3.09 )



Wall mounted radiator. UPVC double glazed window to the side aspect. Four wall lights. Ceiling light.

### Entrance Hall



Wood effect flooring. Wooden door to the front aspect. Wall mounted radiator. Picture railing. Access into WC. Inset spotlights.

### WC

4'1" x 4'5" (1.25 x 1.37 )



Tiled flooring. Low-level WC. Cloakroom wash hand basin with storage underneath. Inset spotlight.

### Utility

8'7" x 7'4" (2.63m x 2.26m )

Tiled effect flooring. A range of wall units. Laminate worktop with under counter space for washing machine and tumble dryer. Wall mounted combination boiler. Inset spotlights.

## Galleried Landing



Wooden flooring. Velux window to the rear aspect. Four wall lights.

## Main Bedroom

16'5" max times 20'8" max (5.01 max times 6.31 max )



Wooden flooring. Two wall mounted radiators. UPVC double glazed window to the side aspect. Velux window to the rear aspect. Vaulted ceiling with exposed beams. Two wall lights. Two uplights. Access into:-

## Ensuite

8'2" x 8'4" (2.50 x 2.55)



Vinyl flooring. Low-level WC. Pedestal wash hand basin. Walk-in shower cubicle with electric shower. Wall mounted ladder style tile rail. Velux window to the front aspect. Exposed beams. Inset spotlights.

## Bedroom Two

8'9" max times 17'7" max (2.69 max times 5.37 max)



Fitted carpet. Wall mounted radiator. Two wall lights. Velux window to the rear aspect. Exposed beams.

### Bedroom Three

11'3" x 10'1" (3.45 x 3.08 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the side aspect. Expose beams. Loft access. Two wall lights.

### Bathroom

7'1" x 7'11" (2.16 x 2.42)



Vinyl flooring. WC. Pedestal wash hand basin. Wall mounted radiator. Fitted bath. Expose beams. Velux window to the front aspect. Inset spotlights.

### Outside

To the front of the home is a cobbled courtyard which provides parking for two vehicles for the main residence. To the rear aspect is an enclosed garden which features composite decking which leads on to artificial turf ideal for children or pets to roam safely. A large drystone wall surrounds the

garden with gated access leading into a separate log store area.

### Pillar Box Cottage



### Kitchen Diner

14'11" x 9'5" (4.56 x 2.89 )



Tiled flooring. Wooden double glazed floor length windows to the front aspect. Wall mounted radiator. A range of wall and base units with laminate worktops above. Integrated electric oven with gas hob and extractor fan above, stainless steel sink and drainer unit with mixer tap above, and breakfast bar. Undercounter space for washing machine and fridge. Cupboard housing combination boiler. Wall mounted radiator. Three wall lights. Vaulted ceiling with exposed beams. Access into: –

## Living Room

12'1" x 17'2" (3.69 x 5.25 )



Wood effect flooring. Wooden double glazed floor to ceiling windows to the front aspect. Wooden double glazed door to the front aspect. Wall mounted radiator. Spiral staircase to the first floor accommodation. Four wall lights. Ceiling light.

## WC

3'1" x 6'0" (0.96 x 1.85)



Continued tiled flooring. Low-level WC. Wall mounted radiator. Wash hand basin. Extractor fan. Inset spotlights.

## Bedroom

8'7" x 12'2" (2.64 x 3.71)



Wood effect flooring. Wall mounted radiator. Wooden double glazed window to the side aspect. Wooden double glazed window overlooking kitchen diner. Two ceiling lights. Exposed beams. Loft access. Access into:-

## Ensuite

6'0" x 6'7" (1.84 x 2.01)



Vinyl flooring. Low-level WC. Pedestal wash hand basin. Fitted bath. Expose beams. Inset spotlights. Extractor fan.

## Outside



There is parking for one vehicle as well as a small seating area within the courtyard.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Derbyshire Dales Band D

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

## You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

## Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

## WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale

agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

## Anti-Money Laundering & ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

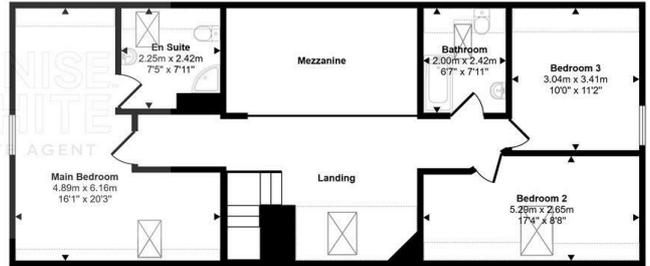
# Floor Plan

Approx Gross Internal Area  
173 sq m / 1866 sq ft



Ground Floor  
Approx 94 sq m / 1009 sq ft

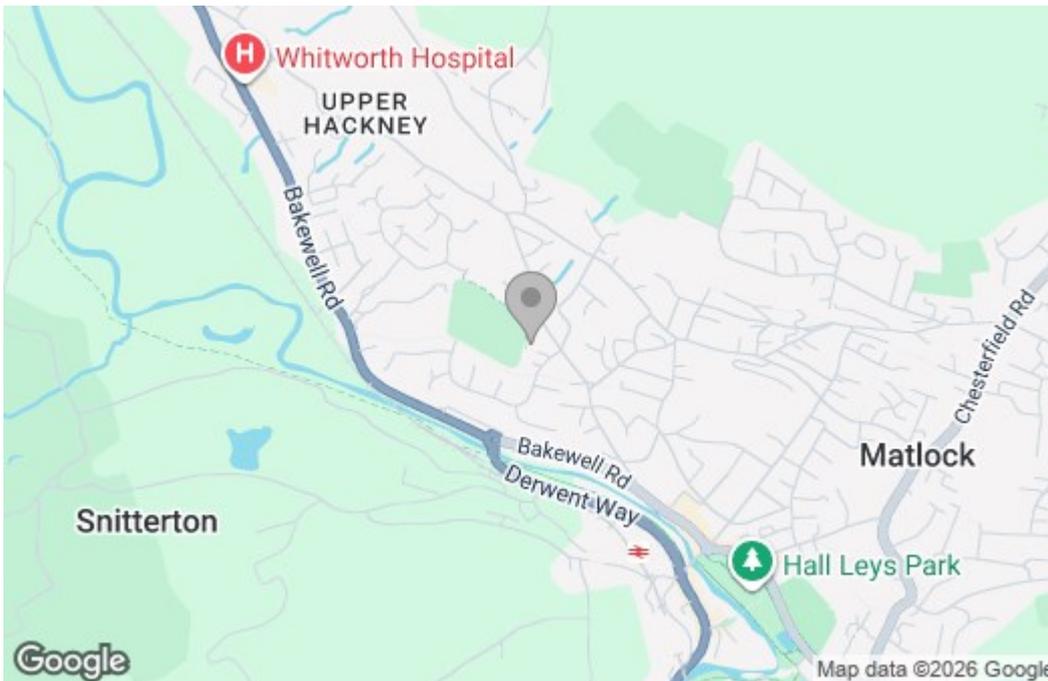
Denotes head height below 1.5m



First Floor  
Approx 80 sq m / 857 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.

# Area Map



# Energy Efficiency Graph

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			
<b>England &amp; Wales</b>		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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.