





# Park House,

The Park, Two Dales, Matlock, DE4 2DE

An exceptional six bedroomed detached residence beautifully positioned in the village of Two Dales standing in walled gardens, with in-out driveway and detached double garage with accommodation over. Occupying a delightful setting with far reaching views, Park House is one of six detached homes built by the notable house builder, Don Clapham. With flexible accommodation arranged over three floors and over 4300 sq ft of living space, an internal viewing is essential to appreciate this magnificent family home.

## Location

Two Dales is a pleasant village nestled at the foot of Darley Hillside where two valleys meet on the edge of the Peak District National Park. Surrounded by beautiful open countryside the village has good local amenities including doctors, post office, chemist, pub, butcher, garage with mini supermarket and good local primary school. The historic Whitworth Institute and Whitworth Park provide a community hub and regular events, while places of interest including Chatsworth Park and Haddon Hall are located in under three miles of the property. Hallmoor Wood and Halldale (Woodland Trust) are located within half a mile of the property, ideal for walking and other leisure pursuits.

Two Dales is located just off the A6 trunk road which gives easy access to the towns of Matlock and Bakewell and within commuting distance of Nottingham, Derby and Sheffield. Mainline train services are located in Matlock, around two miles away.

## Description

The front door opens to a broad entrance hall with oak parquet flooring, panelled doors opening to all ground floor accommodation and cloakroom/WC. A staircase with ornate balustrade provides access to the first floor.



- Substantial Georgian style six bedroom detached home in Two Dales, Matlock
- Stunning walled gardens of around 1/3 of an acre
- In-out gated driveway and detached double garage with accommodation over
- Stunning living kitchen by Mark Wilkinson
- Principal reception room and formal dining room
- Well-equipped utility room and first floor laundry room
- Six double bedrooms including three en-suite rooms
- High standard of finish throughout and ready to move in
- Luxury family bathroom
- Contents available by separate negotiation



Accessed from the hallway, the principal reception room enjoys a triple aspect with French windows opening to the garden, four sets of sash windows and high ceilings. The focal point of the room is provided by a marble open fireplace.

At the heart of the property is a spacious dining room with two front facing aspect sash windows and parquet flooring. A panelled door provides access to the living kitchen with superb natural light, Amtico flooring, dining area and reception area. This exceptional bespoke kitchen by Mark Wilkinson features a range of fully integrated units incorporating a stainless-steel double sink and drainer, peninsular unit and kitchen island all topped with Calacatta marble worktops. Fitted integrated appliances include three ovens, microwave, dishwasher and a six burner gas hob with extractor over. An American style fridge freezer with water/ice dispenser is set within fitted units with pantry storage. The peninsular unit features a breakfast seating with lovely garden aspect and the kitchen island features an additional fridge, wine rack and vegetable storage cupboard.

Accessed off the kitchen is a utility room with double sided storage incorporating a sink, washing machine, fridge freezer and two boilers serving both ground and first floor. From the utility room a door provides access to the garden.

Stairs rise to the first floor landing with a front facing window enjoying views across the valley and panelled doors to all accommodation. The master suite is a lovely room with dual aspect

dressing room and further fitted storage with lighting, hanging space and shelving. The en-suite has underfloor heating, wet room shower, contemporary style wash basin, WC and three mirrored storage cabinet with matt black fittings throughout.

Two further en-suite double bedrooms have fitted wardrobes and stunning front facing views across the valley. A further double bedroom has extensive fitted wardrobe and enjoys a garden aspect.





A first floor laundry room features space for a washing machine and dryer.

The luxury family bathroom is located on the first floor with walk in shower, free standing bath, wash basin, WC and benefits from underfloor heating and a three mirrored storage cabinet.

Stairs rise to the second floor landing with rear facing Velux window. The exceptional second floor space has high ceilings with two versatile bedrooms suitable for guest/teenager accommodation and office space. One room features a wood effect floor with fitted furniture and bookshelves. The other large room is ideal as a playroom/teenager space with bar area, rear facing Velux windows and a sleeping area.

### **Garaging**

Park House is approached via a gated in-out driveway providing access to a large detached double garage with ancillary accommodation at first floor. To the side of the garage stone steps lead to a versatile space with delightful arched window overlooking the valley. This space is ideal for a gym or home office.

### **Garden and Grounds**

Park House stands in stunning walled grounds extending to around 1/3 of acre featuring landscaped lawned gardens with mature trees and floral borders. The garden includes three patio terraces and a contemporary style pergola, providing shade in high summer. The south facing front of the property features a climbing rose border and western boundary has an impressive ornamental Yew hedge. There is remote external lighting to the front elevation.

All mains services, council tax band G, Freehold, 0.34 acre plot.

### **Directions**

From Matlock along the A6 towards Bakewell, upon reaching Two Dales turn right along the B5057 signposted Chesterfield, take the second left turn into Park Lane and the first left into The Park where Park House can be found first on the right.



















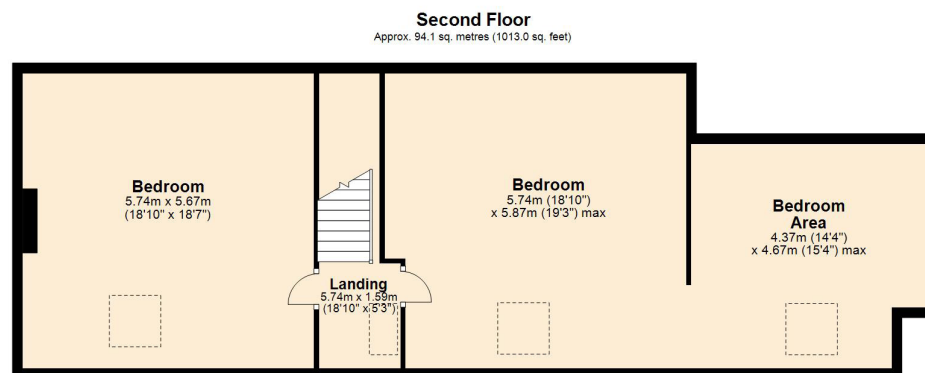
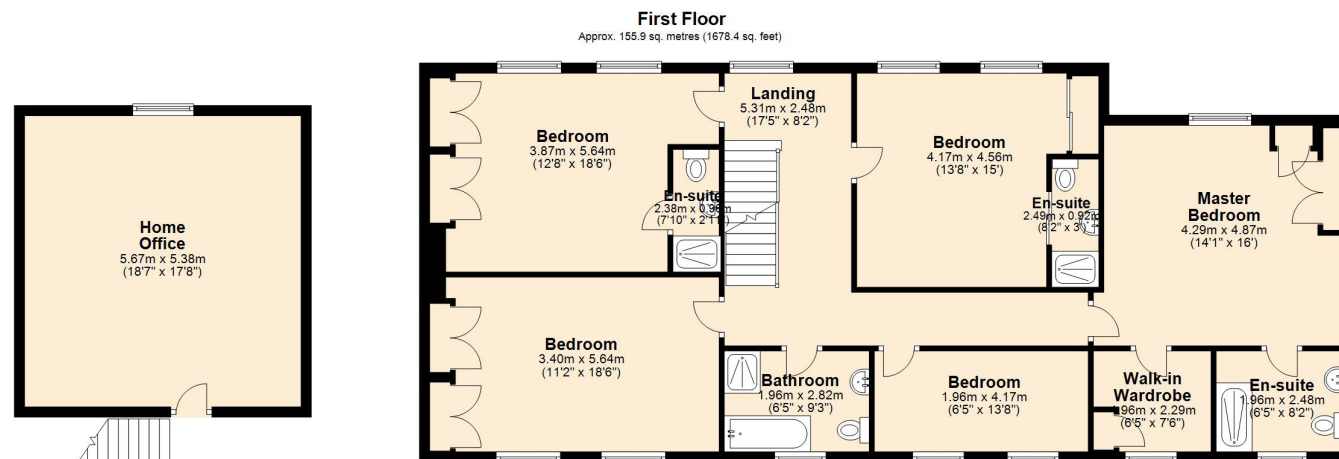
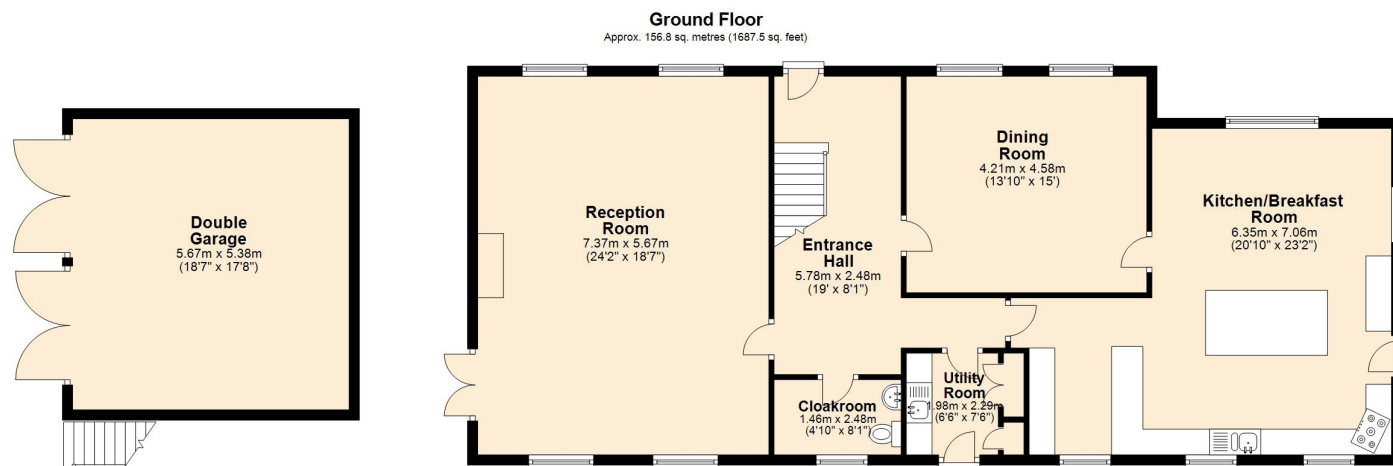






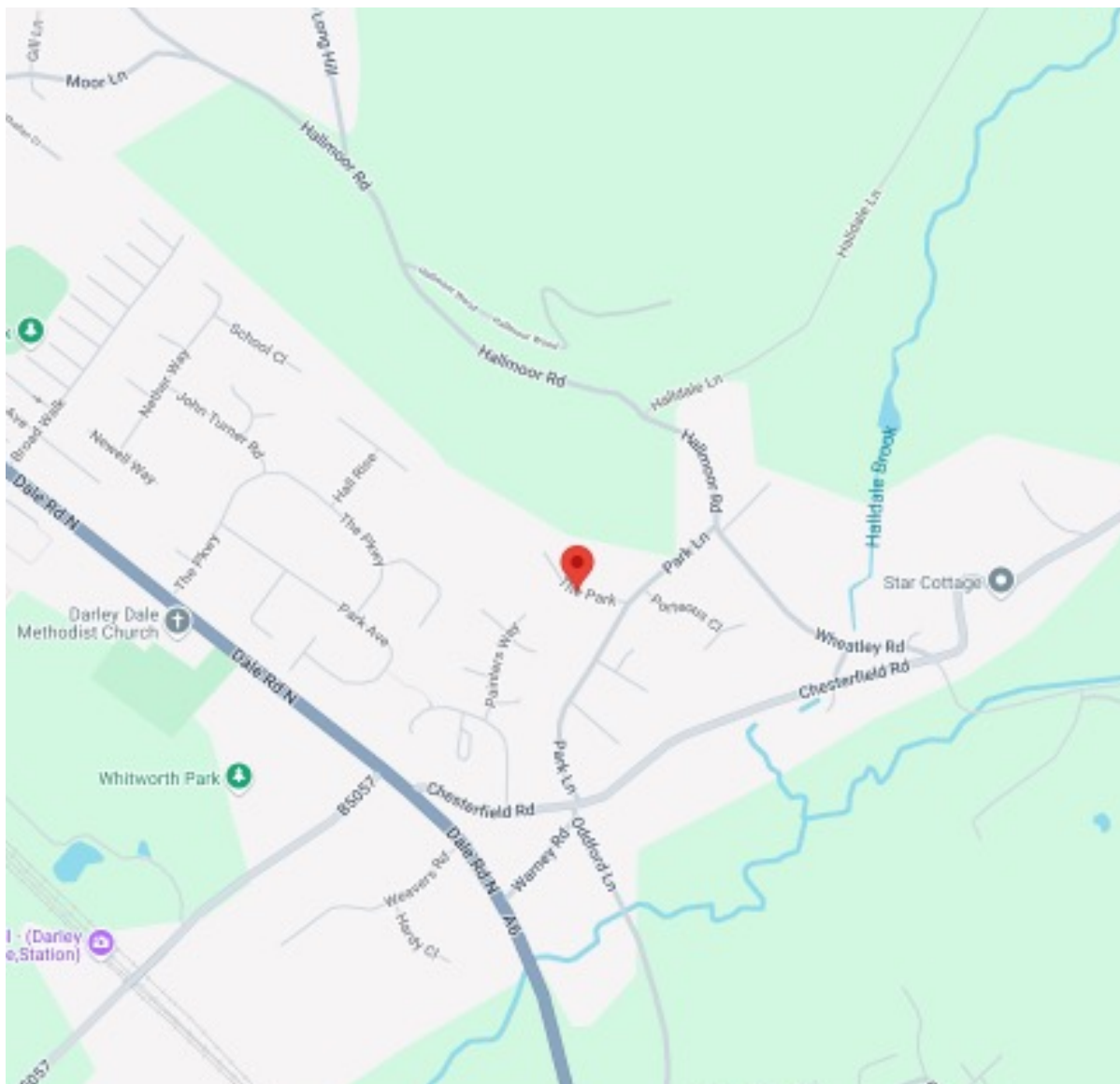






Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.





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