

# Highbank House

Brassington, Matlock, DE4 4HL

John   
German





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£850,000

Set on the hillside overlooking the picturesque village of Brassington and rolling Derbyshire countryside beyond this stunning home has been extended and finished to the highest quality with the clever use of wood, glass and stone to create a truly modern jewel of a home sitting sympathetically alongside the older surrounding properties.



There are several ways to access the property but strictly speaking the main entrance is to the front of the property where stone steps lead up to a fully glazed entrance door.

The hallway has real wood flooring. An oak door leads into the upper ground floor sitting room with vaulted ceiling, oak floors, period style radiators, double aspect stone mullion windows, log burning stove with wooden mantel. Full height sliding doors provide uninterrupted views across the village and surrounding countryside with a glass Juliet balcony.

Oak stairs with an oak and glass balustrade lead to the second upper ground floor level where doors also lead off to the guest WC, bedroom three and dining kitchen and lower ground floor.

The guest WC is fitted with a modern two-piece suite comprising concealed flush WC vanity wash basin, ceramic tiled floor with underfloor heating, ceiling spot lighting and extractor fan.

On the opposite side of the hallway sits bedroom three which is a lovely double room featuring stone mullion windows, one of which is a floor to ceiling slit window perfectly placed so that you can wake up to breath taking views without leaving the bed.

The stunning dining kitchen with fully vaulted ceiling is bathed in light through electronically operated Velux windows and French doors, again providing views across the village and beyond.

Fitted with high end shaker style units with pull out larder units, built in pantry cupboard with folding doors, inset sink with "Quooker" hot, cold and boiling water tap, Silestone quartz worktops and matching central island unit with breakfast bar.

Full height units include built-in eye level twin ovens, combination microwave and coffee machine, fridge and matching freezer, induction hob, polished ceramic tiled flooring with underfloor heating.

Mullion windows overlook the front elevation along with a full height picture window and matching entrance door all of which enjoy views over the fields to the front of the property with dry stone walls.

Completing the accommodation on this floor is a very large utility come boot room (formally the garage) fitted with a wall of storage units with matching wall units on the opposite side of the room with space for appliances beneath, wooden worktop, floor mounted boiler, polished ceramic tiled floor, ceiling spot lighting, access to roof space and entrance door to the side.

On the lower ground floor, a split-level hallway provides access to the remaining bedrooms and bathrooms and a large built-in storage cupboard.

The master bedroom has stunning views courtesy of full height sliding doors opening out onto balcony with glass balustrade and steps leading down to the rear garden, there is a large walk-in wardrobe and the most spectacular ensuite bathroom.

A free-standing stone bathtub is set in front of full height picture windows ensuring uninterrupted views, there is a large walk-in shower area with frameless shower screen, heated towel rail, vanity wash basin with storage beneath and a concealed flush WC. The vaulted ceiling has Solar Velux skylights with integrated blinds and Hue mood lighting, the walls are fully tiled, and the tiled floor has underfloor heating.

Steps lead down to the lower ground floor hallway past the fully tiled family bathroom with walk-in shower area, panelled bath, concealed flush WC and vanity washbasin with storage beneath. On the opposite side of the hallway is an additional shower room fitted with a fully tiled double shower, low flush WC and countertop wash basin set on an oak vanity unit with storage beneath.

Bedroom two is a double and an exact replica of bedroom three above featuring stone mullion windows, one of which is a floor to ceiling slit window.

Finally, we come to a generous second sitting room with a log burning stove and bi-fold windows opening directly out onto the rear garden again with those spectacular views.

Outside to the front of the property is extensive paved and cobbled off road parking with dry stone walls and raised beds. A wooden five bar gate leads to the front entrance door and to a paved patio area with timber garden shed.

Steps lead out to a well-kept lawn and down again to the hot tub and pergola and to the cedar cabin. The cabin is fully fitted out with bi-fold doors and makes a fabulous multi use bonus room with heating, internet connection as well as a range of fitted units and two beer or wine fridges. Steps lead up again to a stunning stone paved patio that runs the full width of the rear of the house, with backdrops of some magnificent trees and, again those views - this really is something special.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Oil central heating. Mains water, drainage, electricity are believed to be connected to the property but purchasers are advised to satisfy themselves of their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/14032023

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band G



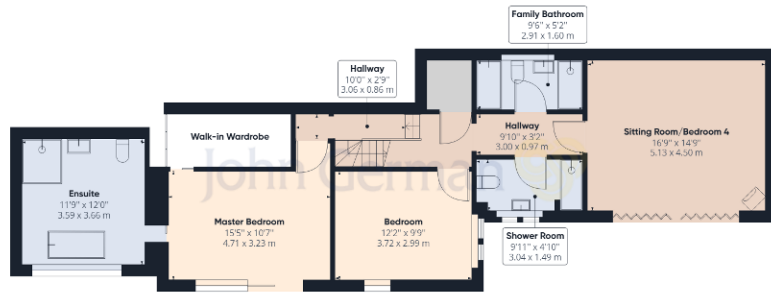




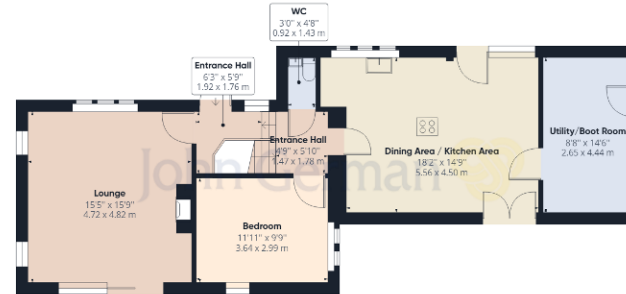




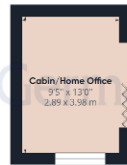




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1945.28 ft<sup>2</sup>

180.72 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

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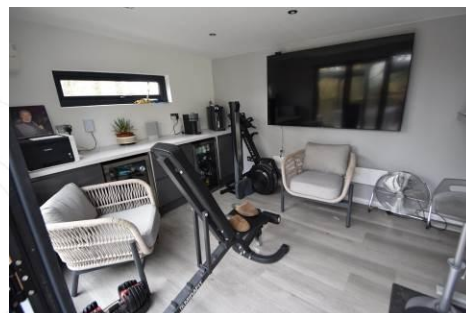
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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