

# FLATTS STILE

SHAW LANE, PARWICH, DERBYSHIRE, DE6 1QJ



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## FLATT'S STILE

SHAW LANE, PARWICH, DERBYSHIRE, DE6 1QJ.

A fine 18th century, Grade II listed house located on the edge of this popular Peak District village and set in approximately three acres of gardens and grazing land.

### ACCOMMODATION

Entrance hall, drawing room, dining room, reception hall, study, kitchen, breakfast room, four/five double bedrooms, two bathrooms, shower room (ensuite), dressing room, sitting room/bedroom five, rear hallway, utility room, cellars.

### AMENITIES

Two storey stone barn with three stables, three store rooms, double height barn. Garage. off road parking. Gardens and grazing land in all approx. 3 acres.

### DISTANCES (approximate):

Ashbourne - 7 miles; Matlock - 11 miles; Bakewell - 11 miles; Derby (mainline station to London St Pancras from 1 hr 23 mins) - 18 miles; M1 (junction 28) - 22 miles; East Midlands airport - 33 miles.

### FOR SALE - FREEHOLD

GUIDE PRICE: £975,000 subject to contract



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## DESCRIPTION

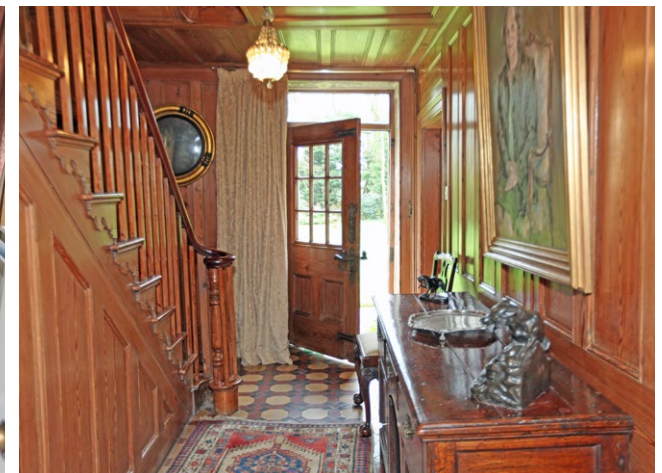
Flatts Stile is an attractive stone-built house under a tiled roof and is presented in good order throughout. In addition, it has a substantial stone building adjacent offering stabling and storage. This building has huge potential, subject to planning.

**Ground floor:** Entrance Hall with stone floor and door to cellar, this leads to a further, wood panelled hallway with door out to the garden and opening into a well-proportioned drawing room featuring an open fireplace with Derbyshire marble surround. Opposite is the dining room with open fireplace with Adam style surround and shutters to the window. To the rear of the house is a dual aspect sitting room with a substantial stone fireplace and door to a rear staircase, this opens into the kitchen which is fitted with a good range of wall and base units and ample work surfaces incorporating 1.5 bowl sink unit, a range of appliances including four oven oil fired AGA, built in fridge, Stoves double oven and four burner electric hob. Off the kitchen is a dual aspect breakfast room featuring fireplace with marble surround and a door opening onto the garden. There is a large utility room with stone salting tray, Belfast sink set into work surface and various cupboards, there is cloakroom off and steps lead up to a study. Further steps lead down to a rear entrance hall with tiled floor and a door into the garage. Steps from the kitchen lead up to a substantial sitting/tv room, which could be used as a fifth bedroom, with fitted low level cupboards and en suite shower/wet room with shower, w.c. and hand basin.

**First floor:** Master bedroom with adjacent dressing room with fitted cupboards and ensuite bathroom with suite comprising panelled bath, w.c. and hand basin set in marble topped vanity unit. Further double bedroom with ornate fireplace and window overlooking the garden. There is a storeroom and family bathroom with roll top bath, hand basin and w.c.

**Second floor:** Two further double bedrooms overlooking the garden.

**Basement:** Cellar and storeroom.





### **Stone Barn:**

**Ground floor:** Three large stables, tack room/storeroom, further storeroom with cloakroom.

**First floor:** large storeroom, landing, double height barn with huge potential.



**Outside:** The house is approached down a tree-lined driveway with parking for several cars. The gardens are to the side and rear of the house and are mainly laid to lawn with several mature plants and shrubs. A gateway leads to a small, steep paddock with grazing.



### SITUATION

Flatts Stile is on the edge of the village in a quiet and private plot. Parwich is a very popular village with a good local community. The larger conurbations of Ashbourne and Matlock are within an easy drive with their extensive shopping, restaurant and transport facilities. The village is situated within the Peak District National Park and there is a wide array of outdoor pursuits on the doorstep including walking, cycling, riding and sailing on Carsington Water to name but a few. There are many places of historical interest nearby including Chatsworth, Haddon Hall and the very pretty village of Tissington.

### SERVICES

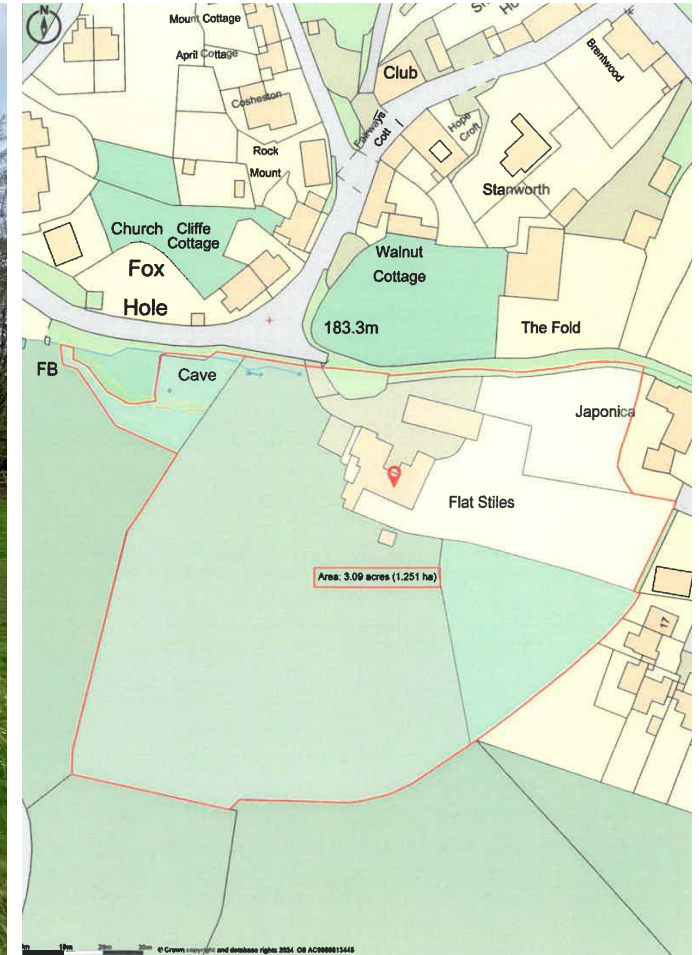
Oil fired central heating, mains electricity, mains water and mains drainage.

### FIXTURES AND FITTINGS

Fitted carpets, standard fixtures and fittings are included in the sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

**COUNCIL TAX:** Band G

**POSTCODE:** DE6 1QJ



## DIRECTIONS

From Ashbourne take the A515 in the direction of Buxton, after two miles, at Fenny Bentley, turn right onto the B5056. After 3.3 miles turn left to Parwich, drive through the village, past the Sycamore Public House and around the corner taking the next left turn onto Dam Lane, the driveway to the house will be found on the left hand side where the road turns 90 degrees right.

## RIGHTS OF WAY

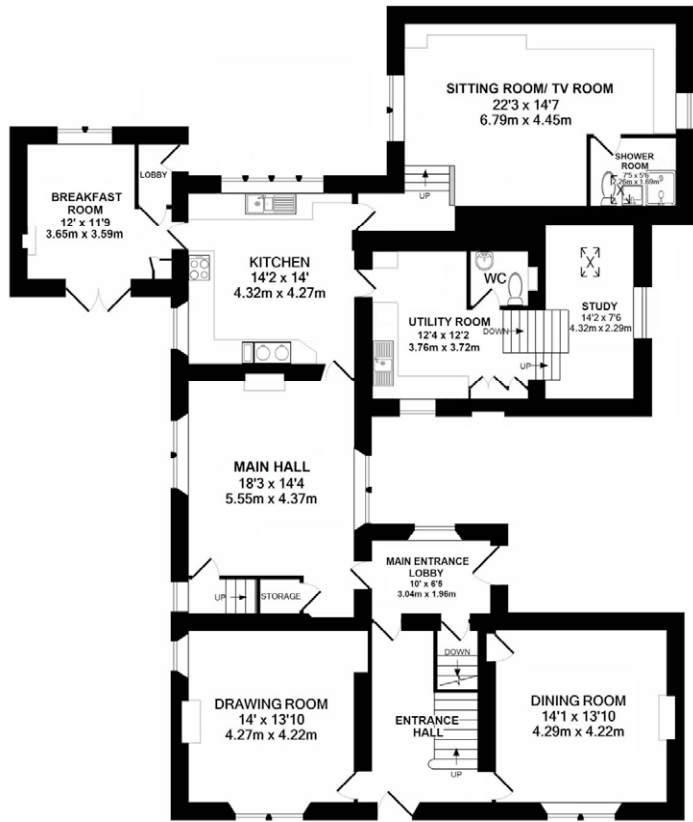
To the right of the entrance to the drive is a public footpath which passes through the field to the rear of the house.

## IMPORTANT NOTICE

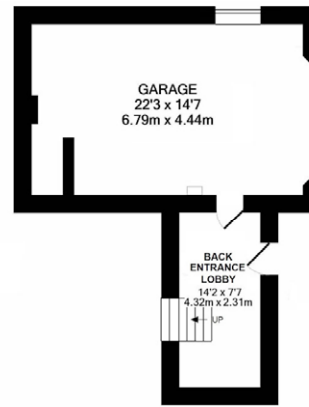
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## VIEWING

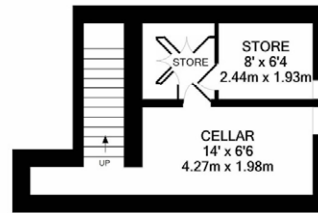
All viewing is to be strictly by appointment with Edward Caudwell, Caudwell & Co on 07766 565 893 or [edward@caudwellandco.com](mailto:edward@caudwellandco.com)



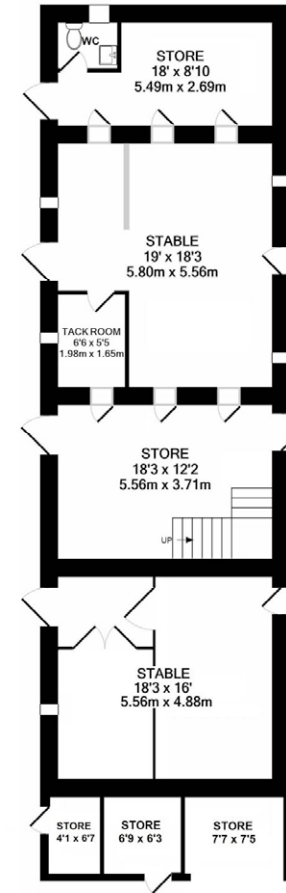
GROUND FLOOR



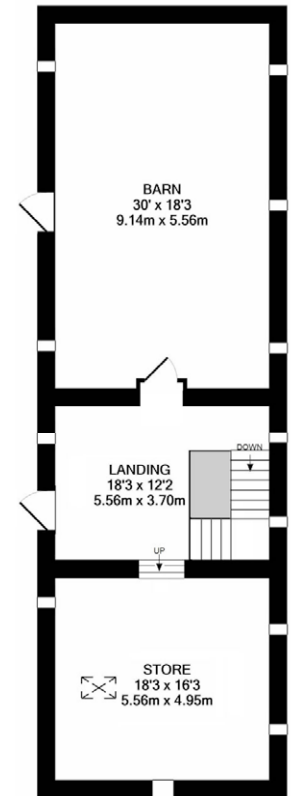
LOWER GROUND FLOOR



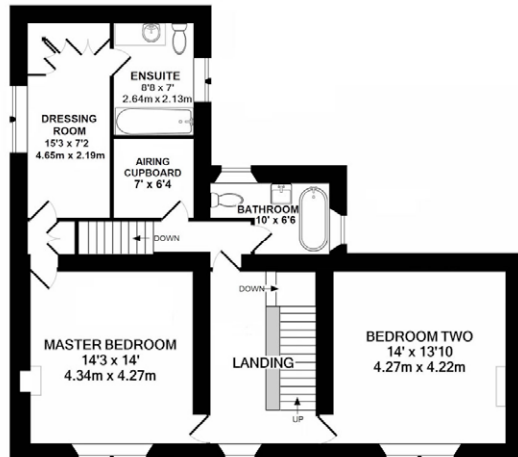
BASEMENT LEVEL



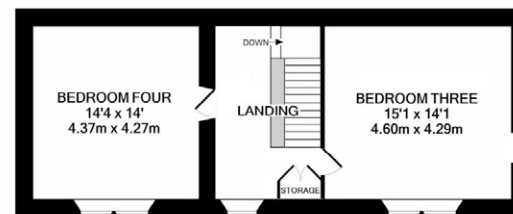
BARN GROUND FLOOR



BARN FIRST FLOOR



1ST FLOOR



2ND FLOOR

**MAIN HOUSE - 334.4 SQ.M (3,600 SQ.FT)**  
**GARAGE - 30.7 SQ.M (330 SQ.FT)**  
**CELLAR - 26.0 SQ.M (280 SQ.FT)**  
**BARN - 223.0 SQ.M (2,400 SQ.FT)**  
**TOTAL - 614.1 SQ.M (6,610 SQ.FT)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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