

# Walton House

Brassington, Matlock, DE4 4HB

John   
German





The image shows a spacious interior room with a high ceiling featuring dark wooden beams. On the left, a dining table with six wooden chairs is set against a blue wall. A large, textured orange artwork is mounted on the wall behind the table. To the right, a brown leather sofa and ottoman are positioned near a window with a view of greenery. A stone fireplace is visible on the far right, with a metal fire basket in front of it. The room is well-lit by track lighting and a lamp on the windowsill.

## Walton House

Brassington, Matlock, DE4 4HB

£700,000

Charming and characterful detached home with off road parking and an adjoining holiday annex that is easily convertible for family use. Close to local amenities and Carsington Water.

No upward chain.

Introducing Walton House, a charming five-bedroom detached property in the popular village of Brassington. This home features lovely character details throughout including exposed beams, deep window sills and original fireplaces. The property includes off-street parking and currently operates an adjoining successful holiday let, which could easily be adapted back to create a large family home or an annex for elderly relatives or young adults.

Located in the welcoming village of Brassington, Walton House is close to two local pubs, a school and numerous country walks. Nearby Carsington Water offers plenty of leisure activities and the towns of Ashbourne, Wirksworth, and Matlock are just a short drive away. With ultrafast Fibre internet available, this home offers the perfect blend of countryside living and modern convenience. Walton House provides a unique opportunity for families or couples looking to move to a peaceful village with the potential for extra income from the existing holiday let. The property is sold with the benefit of no upward chain.

Entering the entrance porch, you'll find a practical space for coats and boots and tile flooring. A door leads to the inner hallway which provides access to the staircase to the first floor plus doors to the sitting room and dining room.

The sitting room features a stone fireplace with an inset multifuel burner and stone hearth creating the room's focal point. Additionally, there is a built-in cupboard and a sash window facing the front. The dining room, with dual aspect windows to front and rear, includes a convenient understairs storage cupboard, an original stone feature fireplace with a stone hearth, built-in cupboards, and a door leading to the kitchen.

Moving into the kitchen, it boasts quarry tile flooring and granite countertops complete with an inset ceramic Belfast sink, chrome mixer tap, matching upstand and tile splashback. It offers a variety of cupboards and drawers beneath, along with a freestanding Esse range cooker and a sash window to the front. A recessed area has built-in cupboards and a latch door leading to the larder which provides ample storage and pantry space with original stone thravls. A door leads to a versatile utility area/plant room equipped with appliance space and plumbing for a washing machine and other white goods, preparation surfaces, cupboards, an oil-fired Grant boiler and a separate hot water tank.

The first-floor landing features doors leading to the bedrooms and bathroom. All the bedrooms are spacious doubles with high ceilings. Bedroom one showcases a distinctive stone fireplace with an original cast iron range, loft hatch access and a useful over-stairs storage cupboard. Bedroom three also offers separate loft hatch access.

The family bathroom features a white suite that includes a pedestal wash basin with hot and cold taps, a low-level WC plus a bath with a chrome mixer tap and handheld showerhead.

Outside at the front, the property is accessed through an iron gate leading to a space ideal for a patio seating area or freestanding flowering and herbaceous planters. At the rear, there is a gravel driveway that provides ample off-street parking for multiple vehicles. This extends to a patio seating area and a raised lawn garden.

#### Holiday Annex

Accessible from either the kitchen or a separate front wooden door, you enter a reception hallway with tile flooring. This hallway opens into a stunning dining room area featuring a full-height vaulted ceiling, exposed stone wall, uPVC French doors leading to the rear garden and roof windows creating a bright and airy atmosphere. From the dining room, a door leads to the kitchen, while steps ascend to the sitting room and descend to the inner hallway, which provides access to the bedrooms and shower room.

The kitchen features tile flooring and preparation surfaces with an inset stainless steel sink, adjacent drainer and chrome mixer tap, all complemented by a tile splashback surround. It includes a range of cupboards below, an electric fan-assisted oven with a full-ring electric hob, space for a freestanding fridge and a wall-mounted cupboard for additional storage.



The beautiful sitting room boasts wooden flooring and deep window sills with stone bases and oak lintels. It features uPVC windows on the rear and side complemented by heritage roof windows. The room is characterized by exposed beams, a vaulted ceiling and a stunning stone fireplace with an inset log burner and a stone lintel.

The two bedrooms are both doubles with exposed beams, with one of the bedrooms enjoying the stunning rooftop and countryside views of the surrounding area.

Entering the shower room, you'll notice the continuation of tile flooring. The white suite includes a wash basin with a chrome mixer tap and tile splashback, a low-level WC and a corner shower unit with a chrome mains shower and a rainfall showerhead. Additionally, there is a chrome ladder-style heated towel rail and an electric extractor fan.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard      **Parking:** Off street      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Ultra fast Full Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band E

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

**Our Ref:** JGA/30072024







Ground Floor



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

2297.13 ft<sup>2</sup>

213.41 m<sup>2</sup>

Reduced headroom

43.7 ft<sup>2</sup>

4.06 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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

Agents' Notes

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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