



Nightingale House, Church Street - DE4 5AY
£780,000



NIGHTINGALE HOUSE

Church Street, Matlock

Located at the heart of Holloway village is this exceptional and historic family home, set over four floors and offering versatile accommodation, period charm and stylish interiors.

Originally built in the late 19th century by a London architect, Nightingale House has served many roles in the community, including a draper's shop, a bank, an art gallery and, most notably, the village reading rooms, which were funded by the Nightingale family — hence the name of the house. It has been thoughtfully restored by the current owners into the stunning residence it is today, seamlessly blending its rich heritage with elegant, contemporary design to create a home of scale, character and flexibility.

The accommodation includes a welcoming entrance hall, spacious guest cloakroom, a formal dining room, a dual-aspect sitting room, together with a stunning dining kitchen which forms the heart of the home. On the first floor are four double bedrooms, one with en suite facilities, and a family bathroom, while the second floor offers a generous attic bedroom with games and music area, enjoying far-reaching views. The lower ground floor provides an excellent self-contained annexe with its own entrance, while also being accessible from the main house, making it ideal for guest accommodation or perfectly suited for multi-generational living.

Externally, iron gates open onto a large cobbled courtyard garden, while a two-storey detached garage offers further scope for conversion, subject to planning consent.

This unique and historic property combines scale, flexibility and timeless style, and must be viewed internally to be fully appreciated.



- Peaceful Village Location
- Viewing Highly Recommended



LOCATION

Situated in the highly sought-after village of Holloway, in the heart of Derbyshire's beautiful Amber Valley, this property enjoys a peaceful hillside setting above the River Derwent while remaining exceptionally well connected. Surrounded by rolling countryside and with numerous scenic walks from the doorstep, Holloway and the neighbouring villages of Lea and Dethick offer a warm, welcoming community with a lively calendar of events, including an annual carnival, book and film clubs, and a horticultural society. Local amenities include a highly regarded butcher's shop with everyday essentials, while nearby Lea is home to the popular Jug & Glass pub and the renowned Lea Gardens. The market towns of Matlock, Wirksworth, Belper and Crich provide a wider range of shops, supermarkets and services, all just a short drive away. Holloway has strong historic connections, having been home to the Nightingale family of Florence Nightingale fame, and the area is rich in heritage attractions, including Sir Richard Arkwright's Mills, Chatsworth House, Haddon Hall and Hardwick Hall. Carsington Reservoir is also within easy reach, offering a host of leisure activities, while the nearby Peak District National Park provides endless opportunities for outdoor pursuits. The location is ideal for commuters, with good road links to Derby, Nottingham, Chesterfield, Sheffield and Bakewell. Cromford and Whatstandwell railway stations offer regular services to Derby, where onward trains connect to London in around 1 hour 20 minutes. Schooling in the area is excellent, with Lea Primary School rated Outstanding and respected secondary schools in both Wirksworth and Matlock.



ACCOMMODATION

Ground Floor

The property is set behind a walled frontage, with a wrought iron gate leading to an attractive paved foregarden. The entrance door, with stained glass panels and a decorative arched fanlight above, opens into the

Entrance Hallway

This generous and welcoming entrance hallway sets the tone, showcasing the high ceilings that run throughout the home. From here, doors open to the dining room, sitting room, guest cloakroom and the dining kitchen. A staircase provides access to the lower ground floor accommodation, while a turning staircase with spindle balustrade leads to the first floor.

Dining Room

Dimensions: 4.28m x 4.13m (14'0" x 13'6"). This beautiful dual-aspect formal dining room features a charming cast iron fireplace which houses a gas fire upon a raised hearth. Elegant period details include ornate cornicing and an intricate ceiling rose. The front and side-facing windows flood the room with natural light, while the generous proportions provide ample space for a good sized dining table and chairs — perfect for entertaining.

Sitting Room

Dimensions: 4.36m x 4.08m (14'3" x 13'4"). A stylish yet comfortable family sitting room, filled with natural light and character. A beautiful feature fireplace houses a wood-burning stove set upon a raised hearth, providing a most pleasant focal point. The exposed timber flooring continues seamlessly from the hallway and dining room, enhancing the flow throughout the home. As well as the side aspect window, there is a glazed rear door with fanlight above opening onto a wrought-iron Juliet balcony, overlooking the enclosed courtyard garden below and offering fantastic far-reaching views across the neighbouring rooftops to the surrounding hillsides.



Guest Cloakroom

Dimensions: 2.90m x 2.25m (9'6" x 7'4"). A generously proportioned cloakroom featuring attractive patterned tiled flooring and a rear aspect window. Fitted with elegant Burlington sanitaryware, including a high-level WC and a large basin with chrome washstand. The room also offers ample space for coat hanging and footwear storage, making it both stylish and practical.

Dining Kitchen

Dimensions: 8.82m x 4.32m (28'11" x 14'2"). A superb open-plan dining kitchen, beautifully designed to combine style and functionality. The kitchen is fitted with an extensive range of wall and base units, complemented by granite work surfaces with matching upstands. A bespoke solid wood island unit with breakfast bar seating forms the centrepiece of the room, alongside a feature range cooker with extractor set beneath an elegant mantle. Statement pendant lighting adds a contemporary touch, while the timber flooring flows seamlessly throughout. High-spec integrated appliances include a dishwasher, larder fridge and freezer, and a wine fridge. A double Belfast sink with mixer tap is perfectly positioned beneath the front aspect window. To the rear, the dining area enjoys a glazed door with fanlight above, opening onto a wrought-iron Juliet balcony that frames far-reaching countryside views. Flooded with natural light, this is a warm and sociable heart of the home — ideal for both family living and entertaining.

First Floor

The staircase leading up from the entrance hallway reaches the

Landing

A galleried landing with the continuation of the spindle balustrade and having a delightful arched front-aspect panel window. Period features include a high ceiling, picture rail, and decorative ceiling rose. Doors open to four bedrooms and the family bathroom on this level, with a further door giving access to the staircase leading up to the attic bedroom.



Bedroom One

Dimensions: 5.02m x 3.33m (16'5" x 10'11"). A generously proportioned double bedroom with a rear aspect window framing particularly pleasant far-reaching countryside views. Full-length double doors open to dressing area, fitted with hanging rails and shelving to provide excellent storage. A further door provides access to the **Ensuite Shower Room**

Dimensions: 2.24m x 1.90m (7'4" x 6'2"). A well-appointed part-tiled shower room with vinyl flooring, fitted with a fully tiled shower enclosure housing a Mira Sport electric shower and glass screen. Additional fittings include a pedestal wash hand basin, low flush WC, and bidet. The room is lit by inset spotlights and also features a ladder-style heated towel rail, shaver point and extractor fan. A side aspect window provides natural light and ventilation.

Bedroom Two

Dimensions: 4.30m x 3.74m (14'1" x 12'3"). A well-presented and spacious double bedroom with a front aspect window. Character features include a high ceiling and dado rail, enhancing the sense of space and charm.

Bedroom Three

Dimensions: 4.26m x 3.44m (13'11" x 11'3"). A delightful dual-aspect double bedroom with side and front-facing windows, allowing plenty of natural light. The room also features a decorative painted cast iron fireplace, adding further character and charm.

Bedroom Four

Dimensions: 3.77m x 3.68m (12'4" x 12'0"). The fourth double bedroom on this floor enjoys the same fantastic far-reaching outlook from its rear aspect window as the main bedroom.

Family Bathroom

Dimensions: 3.70m x 2.97m (12'1" x 9'8"). A spacious family bathroom with part-tiled walls, lit by inset spotlights and benefitting from both side and rear aspect windows — the latter enjoying far-reaching countryside views. Fitted with a four-piece suite comprising a central panelled bath with overhead shower attachment and glazed folding screen, pedestal wash hand basin, low flush WC, and bidet. Full-height painted built-in cupboards provide excellent storage and house the Worcester gas central heating boiler.



Second Floor

The staircase from the first floor landing leads directly into

Bedroom Five

Dimensions: 6.04m x 3.90m (19'9" x 12'9"). A superb and versatile attic bedroom, currently utilised as a teenager's retreat with dedicated gaming and music areas. Character features include painted roof timbers and exposed trusses, while Velux roof lights to both the front and rear provide excellent natural light and arguably the finest views in the house.

Store Room

Dimensions: 6.45m x 3.09m (21'1" x 10'1"). Accessed via a door and a step down from the attic bedroom is this most useful and good sized under eaves storage room.

Annexe/Lower Ground Floor Apartment

The annexe benefits from its own private entrance while also being accessible from within the main house, offering superb flexibility. This makes it an ideal space for a co-habiting family, multi-generational living, or guest accommodation.

Hallway

A generously sized hallway offering the perfect spot to sit and enjoy the peace and quiet. Glazed double doors open directly onto the paved patio area, seamlessly linking the indoors with the outdoor space. Through a glazed door is an

Inner Hallway

With access to the bedroom and the open plan living room. A further door opens to a store room which also houses the Worcester boiler which services the gas central heating on this floor.

Living Room

Dimensions: 4.07m x 3.93m (13'4" x 12'10"). A versatile open-plan space, with ample room for both a dining table and living furniture. Lit by inset spotlights and featuring a patio door that opens out to a private yard area, this room is both practical and inviting.



Kitchen Area

Dimensions: 2.50m x 1.83m (8'2" x 6'0"). Fitted with a range of wall and base units topped with roll-edge work surfaces and tiled splashbacks. Features include an inset stainless steel sink and drainer, an integrated electric oven with four-ring hob and extractor hood above. There is also space and plumbing for a washing machine, along with under-counter space for a fridge.

Shower Room

Dimensions: 2.28m x 2.05m (7'5" x 6'8"). This contemporary shower room is fitted with a low flush WC, wall hung wash hand basin and a good sized walk-in cubicle with thermostatic shower with waterfall shower head.

Bedroom

Dimensions: 4.19m x 2.90m (13'8" x 9'6"). A spacious double bedroom featuring inset spotlights and glazed double doors that open onto the exterior.

Gym

Dimensions: 5.58m x 4.00m (18'3" x 13'1"). Accessed from the hallway and down one step, this spacious and versatile room is currently used as a home gym but could easily serve as an additional bedroom, making the annexe a two-bedroom property. At the rear, double French doors with glass side panels flood the room with natural light and open onto the exterior. Off this room is a

Store Room/Utility

Dimensions: 4.04m x 4.04m (13'3" x 13'3"). A useful room with power, lighting, and plumbing for a washing machine, with ample space for additional appliances and excellent storage potential.

Outside

To the front, the property features an enclosed paved garden providing a welcoming entrance. To the rear, a picturesque cobbled courtyard garden features a spacious paved terrace, perfect for alfresco dining or relaxing outdoors. The area is fully enclosed by charming natural stone walls, with double iron gates opening onto Little London, a lane off Church Street.



Detached Two Storey Garage

Ground Floor

Dimensions: 6.53m x 3.68m (21'5" x 12'0"). Accessed via double doors, the garage benefits from both power and light and has a side aspect window. An external wooden staircase leads to the

First Floor

Having a wooden balustrade, this slate tiled terrace provides a delightful space in which to sit and enjoy the stunning views of the surrounding countryside. A door opens to a room measuring 3.66m x 3.05m (12'0" x 10'0") which has a window, power and light. Although requiring some updating, the space offers versatility and could be adapted for a variety of uses, from a cosy snug to a practical home office.

Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band G which is currently £3802 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the period of 2025. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.

DIRECTIONAL NOTES

From our office on St John Street in Wirksworth we would advise driving in the direction of Cromford and at the traffic lights at the bottom of the hill turn right onto the A6 and then immediately left, passing Arkwright's Mill on the left hand side and then over the bridge leading onto Lea Rd. Continue along this road for 2.5 miles and eventually you will enter the village of Holloway. At the top of Mill Lane, take a left turn into Church Street and Nightingale House is located after a short distance on the left hand side.





Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

325.9 m²

3509 ft²

Reduced headroom

19.6 m²

211 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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