



1 Tansley House Church Street, Tansley

Matlock

Guide Price £445,000



# 1 Tansley House Church Street

Tansley, Matlock

Grant's of Derbyshire are delighted to present this beautifully appointed three-bedroom home, forming part of the exclusive Tansley House development which is an intimate collection of just six stone-built properties. Converted in 2021, this home occupies the largest garden plot within the development, offering generous outdoor space alongside high-quality, modern living. Finished to an excellent standard throughout and benefitting from gas central heating and uPVC double glazing. The accommodation to the ground floor comprises an entrance hall, guest cloakroom with WC and an open-plan living space including a good-sized living room with ample space for a large dining table and chairs, a fully fitted kitchen and access to a useful utility room. To the first floor there are three good-sized bedrooms, with the principal bedroom having an en-suite shower room, along with a modern four-piece family bathroom. Outside, there is a well-proportioned garden with lawn and gravel patio area, together with off-road parking for two vehicles. Views from the veranda, accessed via the living room, also offer gorgeous views of the rural countryside. Viewing highly recommended. Virtual tour available.

## The Location:

This stone-built home occupies a prime position in the centre of the highly sought-after village of Tansley. Tansley is a small village sitting just on the edge of the peak district offering a wide range of local amenities which include, two countryside public houses, a primary school, a village hall, community hall, village green and two very popular garden centres. The nearby market town of Matlock is just a five-minute drive away and provides a wider selection of facilities, including a railway station which offers a direct train to Derby which also has onward links to London St Pancras, an M&S Foodhall, Sainsbury's supermarket, and a variety of gyms, schools, cafés and pubs. Derbyshire is also renowned for its historic stately homes, including Chatsworth House, Hardwick Hall, and Kedleston Hall, all within easy driving distance, offering beautiful countryside walks right on the doorstep. The village of Tansley is also very well connected to the wider road network, with the M1 motorway easily accessible via Alfreton.

## Ground Floor

The property is accessed via a part-glazed composite door which opens into the entrance hallway. A quality, wood-effect laminate flooring runs through the whole of the ground floor.

### Entrance Hallway

9' 3" x 5' 7" (2.83m x 1.69m)

A spacious entrance hall with plenty of storage for coats and boots, stairs which lead to the first floor, a door which opens into the living room and a further door which opens into the downstairs WC. There is also storage space under the stairs, telephone points and radiator.

### Downstairs WC

2' 4" x 5' 5" (0.72m x 1.65m)

A very useful downstairs WC featuring a wash basin with a mixer tap over and cabinet beneath, a ladder style radiator, extractor fan and access to an understairs cupboard providing practical additional storage space.

### Sitting Area

11' 3" x 12' 3" (3.43m x 3.74m)

Accessed from the entrance hallway, this generously proportioned open-plan living space is beautifully presented and enhanced by wood-effect laminate flooring and recently installed dimmer lighting throughout, creating a warm and adaptable ambience. The sitting area benefits from a large uPVC window to the front aspect and a Acantha Aspen white marble & Slate electric fireplace suite with downlights, while bifold doors to the rear open onto the patio terrace. From here, there are far-reaching views across the surrounding countryside, providing the space with plenty of natural light. There is also both a radiator and a television point here.





### **Dining & Kitchen Area**

21' 11" x 12' 4" (6.69m x 3.75m)

Wood-effect laminate flooring is continued into the kitchen area which is fitted with a range of matching wall, base and drawer units with a quartz countertop over. Integrated Neff appliances include a ceramic four-ring hob with a double fan-assisted oven and grill below, an extractor canopy which is vented to the outside, a fridge, freezer, and dishwasher. There is also a one-and-a-half bowl stainless steel sink with a mixer tap over. The quartz worktop extends to create a breakfast bar with seating space for three stools. Two uPVC windows overlook the side aspect, and a door provides access to the utility room.

### **Utility Room**

6' 9" x 5' 7" (2.05m x 1.69m)

This room is fitted with multiple storage units, a stainless steel sink with a tiled splashback and mixer tap over, thermostatic radiator and a uPVC window facing the front aspect. The marble-effect countertop provides additional worktop space along with a plumbed-in washing machine and further storage space below. The Worcester combination boiler (installed in 2021 and has the remainder of a 10 year guarantee) is also housed here.

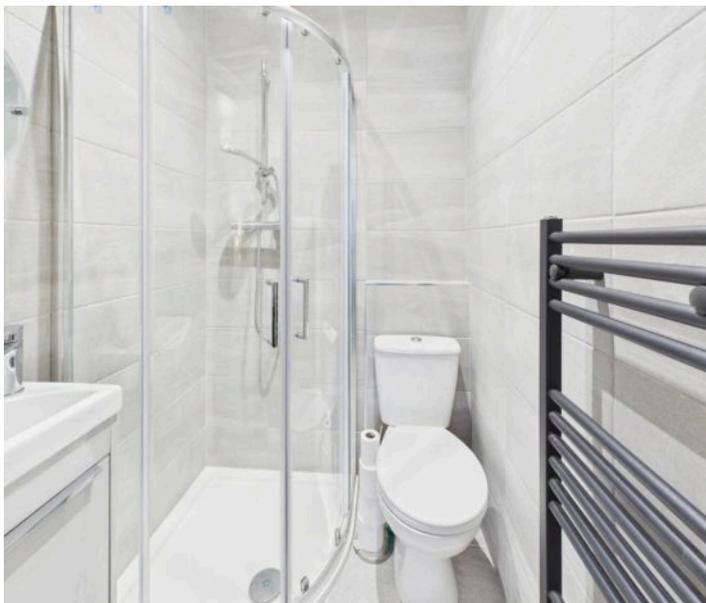
### **First Floor**

Stairs rise from the entrance hallway to the first floor landing where there is access to the three double bedrooms and the family bathroom, all of which have views of the surrounding countryside and the principal bedroom also offers an en-suite shower room.

### **Bedroom One**

9' 2" x 8' 11" (2.79m x 2.73m)

Decorated in neutral tones, this is a double bedroom with a uPVC window to the side aspect, overlooking the beautiful Ribber hillside. A door leads into the ensuite shower room.





#### **Ensuite Shower Room**

4' 6" x 4' 4" (1.37m x 1.32m)

Fitted with a top quality three-piece suite comprising a corner shower unit with thermostatic shower fittings over, a dual flush WC and a wash basin with a mixer tap over and a vanity cabinet below. This room also has an extractor fan.

#### **Bedroom Two**

9' 1" x 10' 4" (2.76m x 3.14m)

Currently utilised as a single bedroom but offering plenty of space for a double bed, this room also benefits from two uPVC windows one to face the front aspect and one to the side, allowing for lots of natural light.

#### **Bedroom Three**

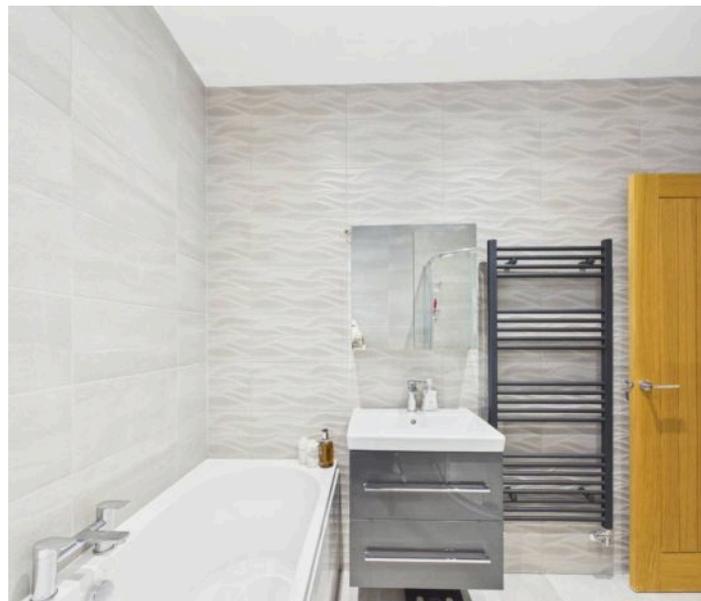
9' 2" x 8' 10" (2.79m x 2.70m)

Another good-sized double bedroom with a uPVC window to both the front and side aspects, offering far-reaching views over the surrounding countryside.

#### **Family Bathroom**

7' 3" x 7' 5" (2.20m x 2.26m)

A fully tiled bathroom with luxury Villeroy Boch fittings including; a dual flush wc, a thermostatic corner shower unit with handheld shower head, wash basin with mixer tap over and vanity cabinet below and an inset bath. There is also a uPVC window to the side aspect, ladder style radiator and an extractor fan. This room also has recently had a dimmer light switch installed.



#### **Council Tax Information**

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2,050.84 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.



### **Directional Notes**

From Crown Square in Matlock, exit the roundabout via Causeway Lane and continue straight ahead, over the next mini roundabout as the road becomes Matlock Green and then Alfreton Road. Shortly after arriving into Tansley, take a left turn onto Church Street and then another left into Tansley House, please note this turning is before the turning onto Tansley House Gardens.

### **Garden**

To the rear of the property, bifold doors open from the living room directly onto the verander, creating a seamless connection between the indoor living space and the outdoors. From here, steps lead down to the south-west facing garden, where there is a generously sized lawn and a gravel patio area, ideal for outdoor dining and entertaining. To the front of the property, a driveway provides off-road parking for two vehicles and a path from here also leads onto the verander via a side gate. Please note, the current vendors have also recently had a security light fitted which overlooks both the garden and the front of the property. .

### **Driveway**

Driveway with space for 2 vehicles.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
83.4 m<sup>2</sup>  
897 ft<sup>2</sup>

(1) Excluding balconies and terraces

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