



Old Dale House, The Dale, Bonsall - DE4 2AY  
Offers Around £750,000



## OLD DALE HOUSE, THE DALE

Bonsall, Matlock DE4 2AY

Old Dale House is a substantial stone-built home, originally dating back to the 1600s, occupying a peaceful rural setting known as *The Top of The Dale* on the edge of the village of Bonsall. The property has been thoughtfully modernised and extended over the years, with the most recent addition, completed less than 20 years ago, creating a striking and spacious living room with a mezzanine level above. The accommodation is both generous and versatile, currently comprising six reception rooms, four bedrooms, four bathrooms, a kitchen, utility room and three hallways. The layout offers excellent flexibility, with several rooms easily lending themselves to alternative uses depending on individual needs. The original part of the house retains a wealth of character, including beautiful stone fireplaces, exposed ceiling timbers and stone mullioned windows, while the whole home benefits from modern comforts such as gas central heating, double glazing throughout and solar panels. The property sits within approximately 0.7 acres of beautifully maintained gardens. A large lawn is complemented by planted borders and a variety of mature trees, while a paved patio provides a lovely seating area from which steps lead up to further terraced gardens and, beyond, a sloping grassed hillside. The gardens, and the home itself, enjoy delightful views and provide a sense of space and openness. To one side of the property is a generous driveway providing ample parking for several vehicles, together with the added benefit of a detached double garage - a rare advantage in this location. Set in a highly desirable position with numerous countryside walks directly from the doorstep, the property is also within easy reach of the amenities in nearby towns. Viewing is highly recommended to fully appreciate the character, setting and flexibility this unique home has to offer.

Council Tax band: E

Tenure: Freehold



## Ground Floor

To the right-hand side of the property is the main entrance door, featuring two glazed panels and framed by the original dressed stone surround. Above, the stone lintel incorporates a carved date stone inscribed with 1737, highlighting the historic origins of the original part of the building. The entrance door opens into the hallway.

## Entrance Hallway

6' 3" x 6' 2" (1.91m x 1.89m)

With exposed ceiling timbers and tiled flooring, timber ledge and brace doors lead to the old dining room and the sitting room. A further doors opens to the shower room.

## Sitting Room / Bedroom Five

13' 6" x 11' 9" (4.11m x 3.57m)

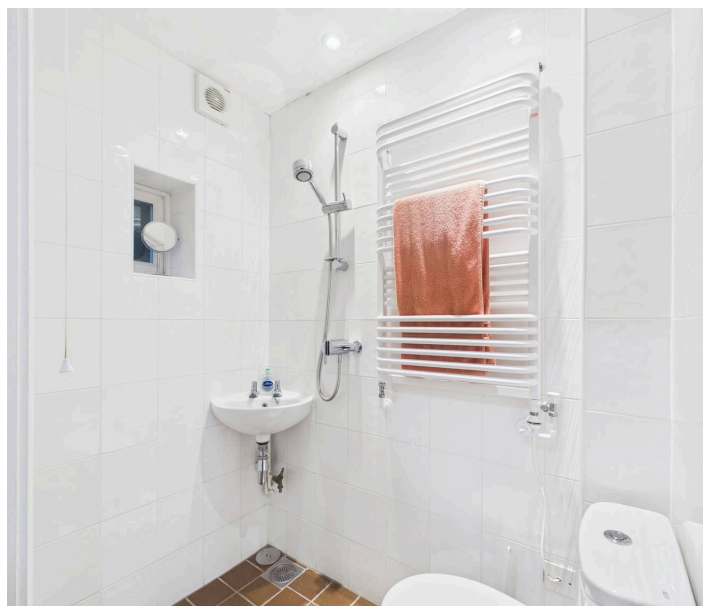
A well proportioned and highly versatile room, rich in charm and character. The space features exposed ceiling timbers and the attractive stone fireplace houses a wood-burning stove set on a raised tiled hearth and creates a warm and inviting focal point. The room is lit by wall lights and there is a beautiful stone-mullioned, east-facing window with a deep sill as well as a smaller window to the opposite side.

Currently arranged as a music room and occasional guest bedroom/additional reception space, this delightful room would readily suit a variety of needs - ideal as a snug, home office or playroom - offering excellent flexibility for modern family living.

## Shower Room

6' 10" x 6' 2" (2.09m x 1.89m)

This room is fitted with a three-piece suite comprising low flush WC, wash hand basin set within a vanity unit, and a corner shower cubicle with thermostatic shower. There are exposed beams to the ceiling, tiled flooring and an obscured glass window provides natural light while maintaining privacy.





### Dining Room

13' 3" x 13' 1" (4.04m x 3.99m)

Another spacious reception room steeped in period character, easily accommodating a large dining table and chairs. The centrepiece is a striking fireplace with a substantial stone lintel, stone surround and mantel shelf, housing a wood-burning stove on a raised tiled hearth. Exposed ceiling beams enhance the charm, while wall lights create a warm and inviting atmosphere. The room features a west-facing triple stone-mullioned window and an east-facing stone-mullioned window overlooking the garden, both with deep sills that accentuate the period character. Combining elegance with practicality, this room is ideal for entertaining or family dining. Adjacent to the fireplace are two steps leading up to a timber door which opens to the inner hallway.

### Inner Hallway

With a door to one side opening to the kitchen, and to the opposite side to access the utility room. A staircase leads up to the first floor and beneath this is a useful storage cupboard.

### Kitchen

12' 7" x 10' 8" (3.84m x 3.25m)

Fitted with an extensive range of wall and base units with tiled work surfaces and matching upstands. The inset one and a half bowl sink with mixer tap is ideally located beneath one of the two front-facing windows overlooking the garden. There is space and plumbing for a dishwasher as well as space for a fridge freezer and also a freestanding cooker with extractor hood over. To one side, three full height doors open to built-in cupboards offering excellent storage, while a central island provides additional workspace, storage and seating for two. A part-glazed door with glazed side panel leads into the breakfast room.



### **Breakfast Room**

11' 6" x 10' 5" (3.51m x 3.18m)

With tiled flooring and a window to the front aspect looking out onto the garden and the hillside beyond. Glazed double doors, with full-height glazed panels to each side, open into the conservatory.

### **Conservatory**

12' 2" x 10' 2" (3.71m x 3.10m)

With tiled flooring continuing through from the breakfast room, this conservatory is an excellent addition to the home. Generously proportioned and filled with natural light, it provides the perfect space to relax and enjoy the easterly and southerly aspects, with picturesque views over the garden and the surrounding hillsides. Double doors open directly to the exterior, creating an easy connection with the outdoor space and making it an ideal spot to enjoy the garden throughout the seasons.

### **Utility Room**

9' 8" x 5' 7" (2.94m x 1.69m)

Located off the inner hallway, this practical utility room provides useful additional workspace and storage. There is a window to the rear aspect and the room is fitted with a Belfast sink and a range of storage cupboards. Space and plumbing is available for a washing machine, with dedicated space above for a tumble dryer. A wall-mounted Worcester boiler serves the gas central heating system. A door with glazed panel opens to the hallway.

### **Hallway**

This hallway links the original part of the house with the newer addition. It features tiled flooring, inset ceiling spotlights and a small window to the front aspect. A door to the rear opens to the exterior, where there is space for storing logs. Further doors lead to the wet room and the main living room, while an entrance door opens to the front of the property, providing access to the driveway and garage.

### **Wet Room**

5' 5" x 3' 10" (1.64m x 1.16m)

Lit by inset spotlights and having a small window to the rear aspect, this fully tiled room is fitted with a thermostatic shower, a low-flush WC and a wall-hung wash hand basin to one corner. There is also a ladder-style heated towel rail.



## Main Living Room

23' 9" x 13' 9" (7.23m x 4.19m)

The main living room occupies the ground floor of the newest part of the house, built less than 20 years ago, and is thoughtfully designed to maximise light and space. Inset ceiling spotlights illuminate the room, while portions of the ceiling to each side are open to the mezzanine level above, enhancing the sense of volume. Windows to the front aspect and glazed double doors to the rear, flanked by full-height side windows, provide a bright and airy atmosphere. A very large yet comfortable room, benefits from underfloor heating and features a raised tiled hearth in one corner with an attractive wood-burning stove. Wooden stairs in the opposite corner lead up to the mezzanine.

## Mezzanine Level

23' 6" x 13' 6" (7.17m x 4.12m)

A lovely, light-filled mezzanine level, featuring a small side window and four roof lights to the rear, which frame views of the hilly garden and flood the space with natural light. Currently arranged as an art studio, the versatile room could equally be used for other purposes, including as a double bedroom.

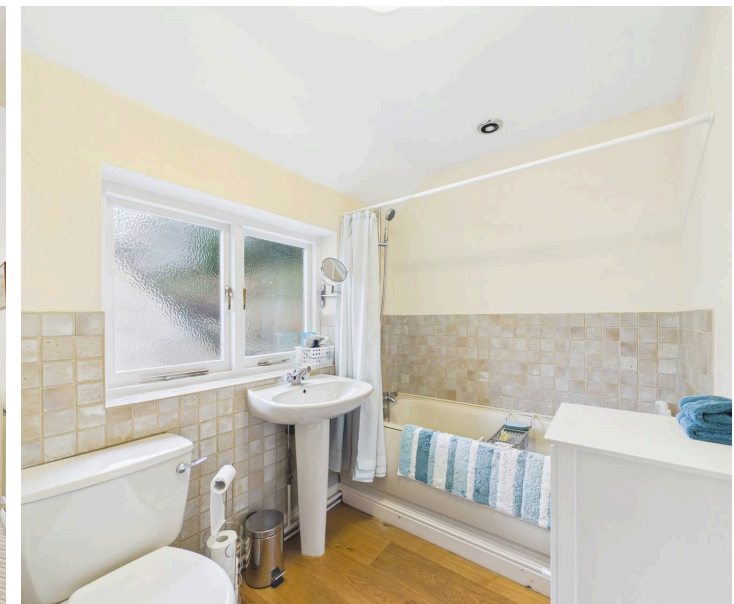
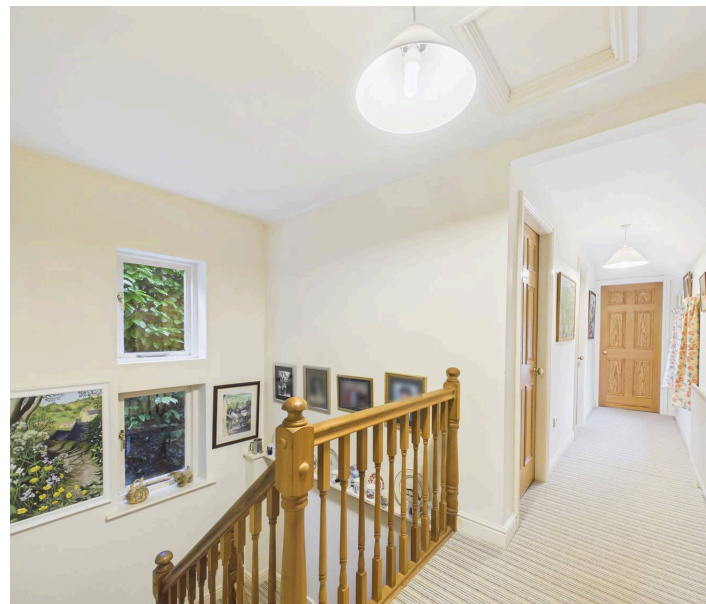
## First Floor Landing

The dog-leg staircase leading up from the inner hallway passes two rear aspect windows and reaches this first floor landing. There is a window to the front aspect with a most pleasant outlook and doors open to the library, the family bathroom and three of the bedrooms on this level.

## Library

13' 8" x 13' 3" (4.17m x 4.03m)

Three steps lead down from the landing into this charming and characterful room. The space feels bright and airy, enhanced by a vaulted ceiling and an east-facing stone mullioned window that enjoys delightful views over the garden. A further window on the same elevation, along with an additional single window on the opposite side, allows plenty of natural light to fill the room. Character features include two exposed beams and an attractive stone fireplace with stone hearth, housing a gas stove that provides a cosy focal point. Generously proportioned and versatile, the room would suit a variety of uses and is used by the current owners as a library and home office. Ledge and brace doors open to the main bedroom and the bathroom.





### **Bathroom**

6' 11" x 6' 2" (2.11m x 1.88m)

This part-tiled room is fitted with a three piece suite comprising low-flush WC, pedestal wash hand basin and a panelled bath. There is an obscured glass window to the side aspect.

### **Bedroom One**

13' 10" x 11' 11" (4.21m x 3.64m)

This main bedroom is a lovely, generously sized and light-filled room. A decorative stone fireplace with the original mantel shelf provides an attractive focal point and adds to the room's character. A stone mullioned window overlooks the garden, while an additional single window looks onto The Dale.

### **Family Bathroom**

7' 4" x 5' 7" (2.24m x 1.71m)

With an obscured glass window to the side aspect, this bathroom is fitted with a three piece suite comprising low flush WC, pedestal wash hand basin with mixer tap and a panelled bath with shower over. A door opens to a built-in cupboard which provides some storage and houses the water tank.

### **Bedroom Two**

11' 5" x 10' 5" (3.48m x 3.17m)

Bedroom Two is another good sized double bedroom enjoying a particularly pleasant outlook from the side and front-facing windows, with attractive views over the beautiful garden and towards the surrounding hillsides.

### **Bedroom Three**

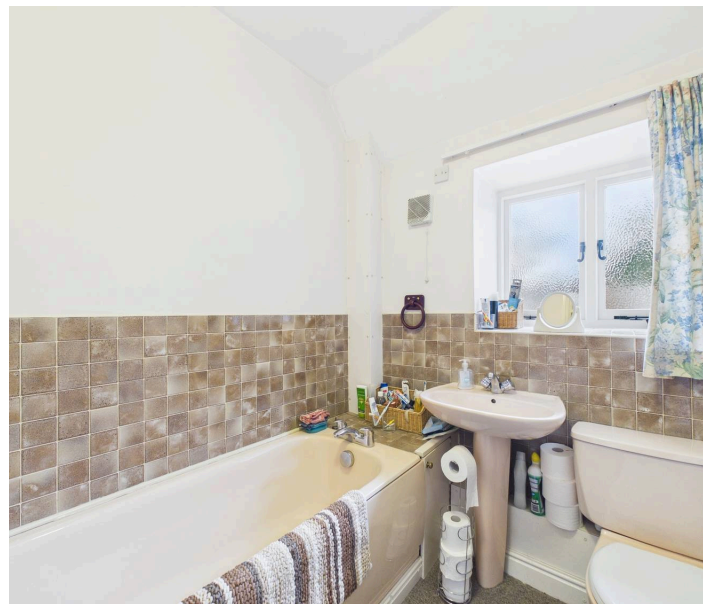
7' 4" x 7' 1" (2.24m x 2.15m)

A pleasant single bedroom with a window to the rear aspect.

### **Bedroom Four**

7' 3" x 7' 2" (2.22m x 2.18m)

Another single bedroom with a rear aspect window.





## **GARDEN**

The property is set within impressive grounds extending to approximately 0.70 acre. Immediately adjoining the house is a paved patio terrace, ideal for outdoor dining and entertaining while enjoying views across the garden towards the opposite hillside. Beyond the patio is a generous and well-maintained lawn, bordered by a variety of established shrubs, plants and small trees that create an attractive and colourful garden setting throughout the seasons. Stone retaining walls and pathways lead through the garden to a number of terraced areas and planted beds. The garden rises to the rear with a sloping grassed hillside, providing a wonderful sense of space together with delightful views towards the surrounding countryside. Overall, the grounds offer an excellent mix of lawn, terraces and mature planting.

## **DRIVEWAY**

4 Parking Spaces

The driveway provides off-road parking for several vehicles.

## **DOUBLE GARAGE**

2 Parking Spaces

The double garage measure 5.44m x 5.31m and is accessed via two electric doors to the front. It has a window to the side aspect and benefits from both power and light.







Floor 0 Building 1



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

229.3 m<sup>2</sup>

2470 ft<sup>2</sup>

**Reduced headroom**

11.8 m<sup>2</sup>

127 ft<sup>2</sup>

(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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