



Homelea Main Road
Matlock

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Matlock

Derbyshire, DE4 2LH



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2



11.69
acre(s)

A traditional stone-built house situated on the edge of the sought after village of Wensley, comprising a spacious two bedroom house in need of modernisation with far reaching views, together with gardens, a detached stone-built garage and room above, a stone field barn in need of structural work, grassland and woodland all set within approx. 11.69 acres, excellent for those with equestrian

Guide Price

£550,000



Bakewell - 01629 812777



bakewell@bagshaws.com

Location

Homelea is situated on the edge of the sought-after small village of Wensley, with views overlooking the surrounding open countryside. The nearby neighbouring villages of Winster and South Darley offer a range of basic amenities including a church, public houses, village shop and primary schools. A more comprehensive range of facilities including supermarkets, schools and high street shops can be found in the nearby market towns of Bakewell and Matlock. There is a good road network within easy reach, including the A6 and the B5056 providing access to the surrounding towns of Bakewell (6.5 miles), Matlock (3.5 miles) and Chesterfield (10.5 Miles). There are many nearby local walks, bridleways, trails and beauty spots including Chatsworth House across the Peak District National Park, excellent for those who enjoy the outdoors.

Directions

From Bakewell town centre, head South along the A6 towards Darley Dale. Continue out of the town past the engineering works and then after a short distance, turn right onto Church Street just by the recent housing development. Follow the road down over the rail line and onto the t junction. Turn right onto the B5057 Main Road heading towards Darley Bridge. Continue over the bridge and up the hill, past the primary school on the left and the turning for Oker Lane and the property will be found on the right hand side indicated by our for sale board.

Background

We understand the property was built in 1800's and the current family have owned the property since 1911. Therefore, the property has not been offered on the market for a very long time and similar opportunities are few and far between.

Description

The sale of Homelea offers an outstanding opportunity to acquire a traditional country property in a stunning rural village setting. The property is ideal for equestrian buyers and smallholders alike, being set in 11.69 acres and landscaped gardens. The house comprises two bedrooms but with the ability to create three bedrooms, two reception rooms and a dining kitchen, with original features but would benefit from full modernisation. There is ample space to extend if required and the house enjoys breath taking views over the valley and the open countryside beyond.

Accommodation

Entrance Porch

With an entrance door, windows to the front, tiled floor and a door into:

Dining Room

15'8" x 15'3"

With a large window to the front, a fireplace with an open fire which has a back boiler for the hot water, three built in storage cupboards, a radiator and a door into the kitchen.

Sitting Room

14'8" x 12'3"

A spacious room having a window seat overlooking the front with far reaching views, a fireplace with an electric fire, storage shelving, an arched walk-in alcove and a radiator.

Dining Kitchen

12'1" x 11'2"

With dual aspect windows to the front and side, a fitted kitchen comprising wall and floor units with a stainless-steel sink and drainer and spaces for appliances. There is room for a dining table.

Rear Pantries and Boiler Room

9'1" x 23'7"

Access from the rear porch, comprising two rooms with stone thresholds, windows to the rear. At the far end is a third room use for storage and houses the gas fired boiler.

Landing/Study Area:

14'10" x 10'0"

With stairs leading from the Dining Room, to a large landing with a window to the front and with ample space for a study area but could be turned into a third bedroom.

Master Bedroom:

15'0" x 10'10"

A spacious double bedroom with a window to the front with lovely views, a fireplace and a radiator.

Bedroom Two:

14'11" x 9'7"

A large double bedroom with a window to the front and a radiator. This bedroom is accessed from both staircases.

Second Landing and Staircase:

With a staircase leading from the dining kitchen, to a landing area with two windows.

Family Bathroom and Separate WC:

11'3" x 9'3"

With a window to the side, a bath, wash hand basin, part tiled walls, airing cupboard and a separate WC.

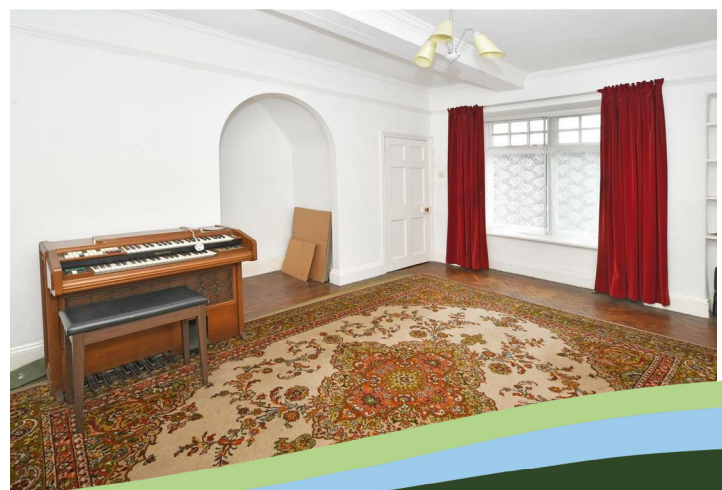
Externally:

Gardens:

There are gardens to the front and rear of the house, with the front walled garden mainly comprising planting areas, trees and shrubs. To the rear is a small patio area and a small section of lawn, also providing access to the potting shed and coal house. The main lawn is to the rear of the garage with a vegetable plot, greenhouse and mature trees, all with dry stone walling.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



BURY &
HILTON



The Agricultural Business Centre Agricultural Way, Bakewell,
Derbyshire, DE451AH

T: 01629 812777

E: bakewell@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
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