



# Masson House

Matlock Bath





**Masson House  
Derby Road  
Matlock Bath  
Matlock  
Derbyshire DE4 3PY**



**15**



**3**



**3**



**1.09ac**



**N/A**

A rare opportunity to acquire a traditional three-storey stone built property, , boasting extensive accommodation for a large family home and much potential for conversion into residential units (subject to the necessary consents). The grounds of the property extend to approximately 1.09 acres (0.44 hectares), with a small portion of grassland and mature woodland to the rear.

The property offers an elevated position, on the edge of the village of Matlock Bath, near to a range of amenities and with useful road links.

**For Sale by Private Treaty**

**Offers in the Region of  
£650,000**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





# Masson House

## Location:

Masson House is situated between the villages of Matlock Bath and Cromford, boasting easy access to nearby towns, cities, and amenities whilst remaining within the heart of the countryside. There are many local walks, trails and beauty spots within the local area, close to the Peak District National Park. Nearby towns and villages include; Wirksworth (2.5 miles), Matlock (3.0 miles), Bakewell (10.4 miles), and Ashbourne (11.4 miles). From Matlock town centre it is possible to commute to nearby commercial districts such as Nottingham, Chesterfield, Sheffield, Derby and slightly further afield are Manchester and London which are easily reachable by rail; facilitated by Matlock Bath Train Station.

## Description:

Offering traditional features, an elevated position with rural views over the Derwent Valley, and ample living accommodation, this Grade II listed semi-detached property presents a unique opportunity to acquire a three-storey property within gardens, grounds and woodland extending to approximately 1.09 acres (0.44 hectares).



The living accommodation currently provides care facilities, some with large communal living spaces, an impressive fifteen bedrooms in total, and storage areas. The internal accommodation provides much potential to income opportunities (all subject to the necessary consents). The property was extended to the ground floor around 9 years ago.

## Directions:

From the centre of Matlock Bath, head south on the A6 Derby Road. Follow the road for approx. 0.6 miles, with Masson Mill on the left-hand side, turn right opposite up the hill onto a driveway, signposted for Masson House. Climb the driveway, through the stone gateway at the top, Masson House is the final property along the access driveway and turning area.

What3Words: snails.florists.manly





# Accommodation

Masson House presents an imposing, stone built semi-detached property with accommodation spread across three floors, extensive living spaces providing ample opportunity and characterful, traditional features.

The ground floor offers an inviting entrance hall with stairs up to the first and second floor. To the left, a spacious dining room through to the commercial kitchen with external doors out to the front of the property. To the rear of the kitchen, a staircase to the first and second floors. A lift is in situ, however would require some maintenance and repairs. The alternate side of the hallway offers entrance to a generously sized lounge/entertaining room, garden room, various laundry and utility rooms, an office, three ground floor rooms.

The first floor provides five good-sized bedrooms, a bathroom, a study, and a storage room. Climbing to the second floor, there are six further bedrooms. The second floor also provides a wet room, spacious landings, and storage areas.

Internally, the property presents flexible living accommodation and offers much potential to alter the layout to suit a purchasers preference.





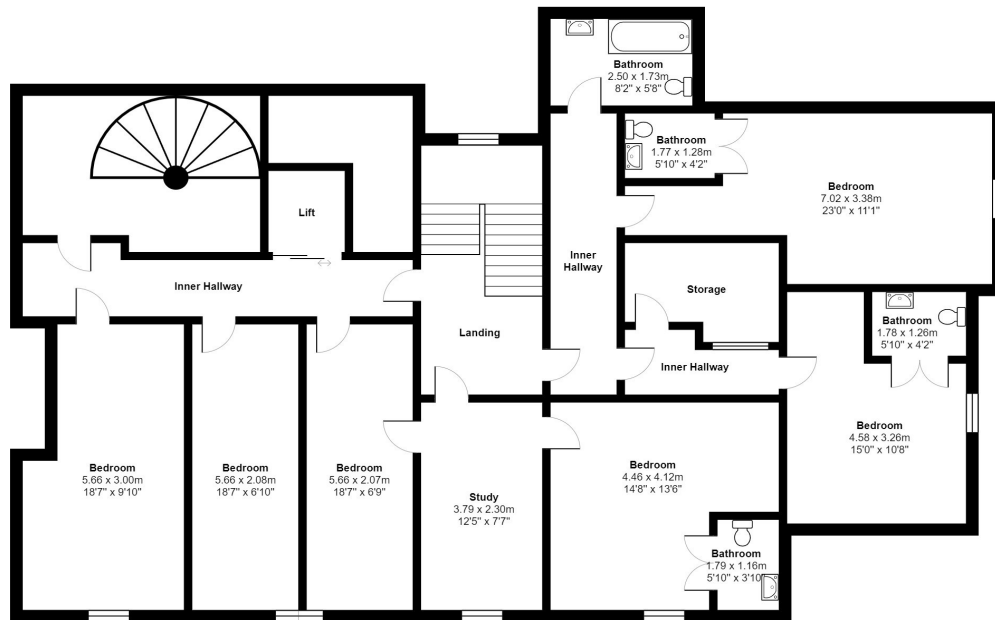
# Externally

Masson House benefits from approximately 1.09 acres (0.44 hectares) of surrounding grounds and gardens. To the rear of the building, a parcel of woodland locates, gently sloping easterly providing privacy, as well as a terraced garden area. The front of the property offers a patio area, lining the foot of the building, with outdoor seating areas providing views across the valley and beyond. Private parking areas situate to the front and side of the property, with availability for multiple vehicles and turning space, aiding the potential for apartment conversion (subject to the necessary consents).

From the roadside, pedestrian access is owned, leading from the pavement via a path weaving up between the stone walling.



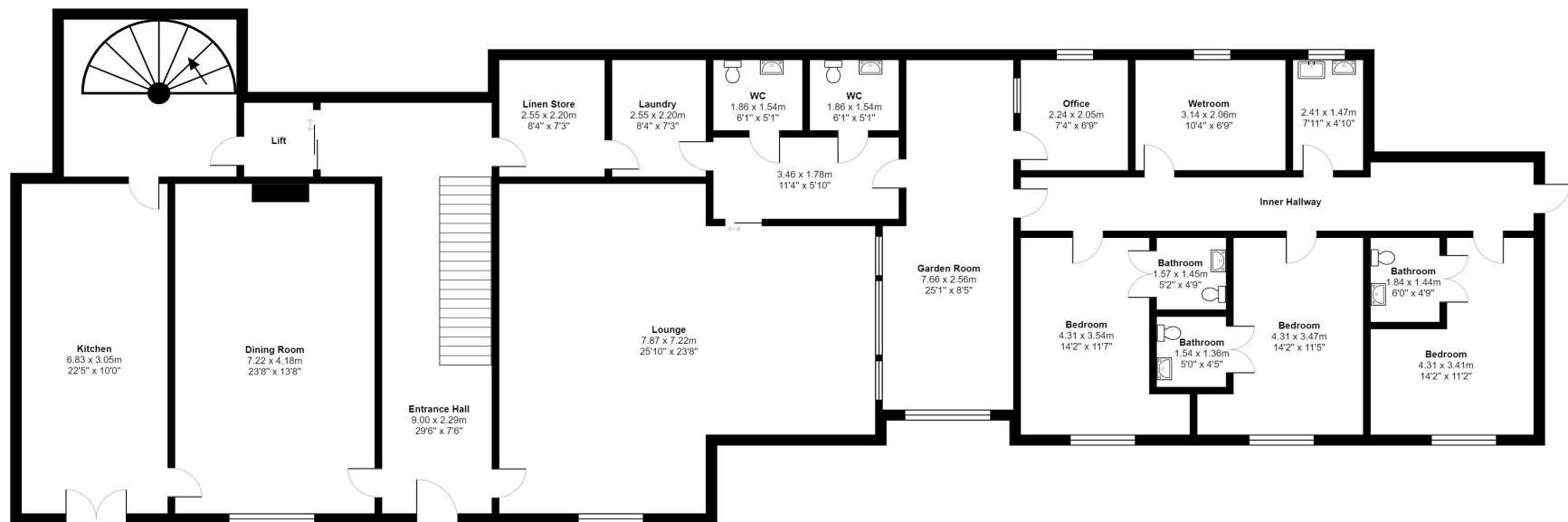




First Floor



Second Floor



Ground Floor

All measurements are approximate and for display purposes only



### Services:

### Fixtures and Fittings:

### Tenure and Possession:

### **Rights of Way, Wayleaves and Easements:**

### Mineral, Sporting and Timber Rights:

**Council Tax Band: G**

**Local Authority:**

Derbyshire Dales District Council, Town Hall, Bank Rd, Matlock DE4 3NN

**Method of Sale:**

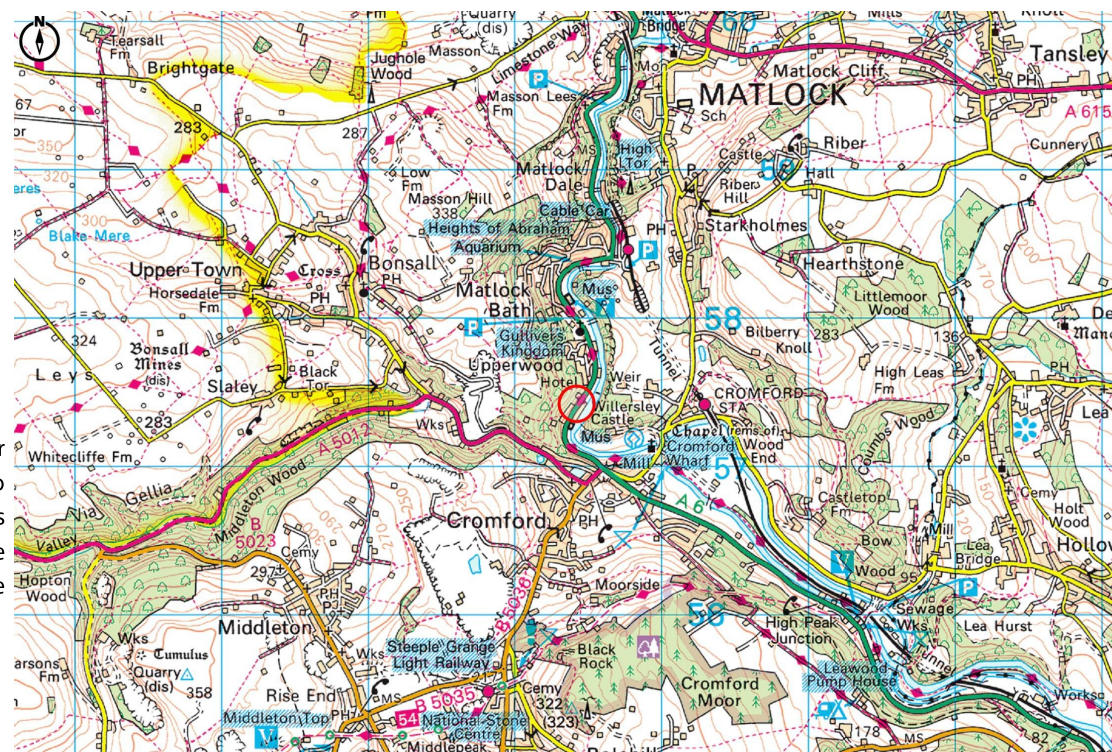
The property will be offered for sale by private treaty.

### Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

### Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.







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