



The Brue

Two Dales, Matlock

The Brue, Sydnop Hill, Two Dales, Matlock Derbyshire, DE4 2FN

A spacious traditional three bedroom Grade II listed dwelling situated in an accessible semi-rural position with far reaching views across the valley on the edge of the popular village of Two Dales, together with stabling and grassland suited to equestrian and smallholding use, extending to approximately 2.4 acres.

For sale by Private Treaty

GUIDE PRICE: **£650,000**

Location:

The Brue is situated in a semi-rural location on the edge of the village of Two Dales. The village has a basic range of facilities including a village shop and post office, a butchers, a Co-op, fuel station, garden centre, public houses and a primary school, with a more comprehensive range in the nearby market town of Bakewell (6 miles), Matlock (3 miles) and Chesterfield (9 miles) including supermarkets, high street shops, restaurants and secondary schools. The property has a rural countryside setting, however benefits from excellent access onto main roads leading to the M1 motorway at junctions 28 and 29. The property is ideally located for easy access into the village and equally to the countryside of the Peak

District National Park which provides the opportunity to enjoy fantastic walks, scenery and numerous outdoor activities close by.

Directions:

From Matlock, head north along the A6 towards Darley Dale. Continue past the garden center on the right hand side and then past the recently built Medial Centre on the left. Then turn right shortly after onto B5057 Chesterfield Road, towards Two Dales. Follow the road, past the post office and butcher's shop and then continue around the left hand bend, up the hill and the property will be found on the left hand side just before the right hand bend.

Background:

We understand the vendor has occupied the property for over 16 years, therefore the property has not been offered onto the market for some time.





Description:

The Brue offers a wonderful opportunity to purchase a spacious property with lovely views over the valley, with generous garden, garage, parking and a stable block comprising two stables, together with land extending to approximately 2.4 acres excellent for those with equestrian and agricultural interests. The property has been modernised to a high standard but keeping the traditional features during the vendors' ownership and therefore offers a great family house. The house is positioned on a hill with accommodation over two floors. The living accommodation is positioned on the upper ground floor to make the most of the far reaching views and opens out onto the garden for outside dining.

Entrance Hallway

Leading from the lower ground front yard, a decorative door, with doors into the three bedrooms and the bathroom, a radiator and stairs leading to the first floor with under stairs storage which houses the gas fired combi central heating boiler.



Master Bedroom:

A large double bedroom with dual aspect windows to the front and rear and with a radiator.

Bedroom Two:

A large double bedroom with a window and a radiator.

Bedroom Three:

A double bedroom with a window to the side with far reaching views and a radiator.

Bathroom:

A high quality three piece suite with fitted bath with a tiled surround, low level WC, a wash hand basin, a contemporary style radiator, tiled flooring and a window. There is a built-in storage cupboard.

Staircase:

Rising from the hallway to the upper ground floor, with a window and opens into the Dining Room.

Dining Room:

The large dining room which is open to the stairs. The



room has wooden flooring, two radiators, dual aspect windows with a large floor to ceiling window and doors leading into the Sitting Room, Dining Kitchen and the Utility Shower Room.

Sitting Room:

Leading from the Dining Room, a large family room with multifuel stove set in stone surround and exposed stone work, wooden flooring and exposed ceiling beams. With triple aspect windows including French doors leading out to the garden patio area and windows to the side and rear, together with two radiators.

Dining Kitchen:

A lovely farmhouse kitchen with space for a dining table together with wall and floor wooden units with a granite work surface, a freestanding electric and gas cooker range, a double Belfast sink, built in dishwasher and space for an upright fridge freeze. There is tiled flooring with underfloor heating, dual aspect windows, a large skylight and a stable style entrance door leading out to the outside patio area.

Hobby Room/ Office:

Accessed from the Dining Kitchen, a large room with multiple possible uses such as a hobby room, office or play room. The room has dual aspect windows and a large skylight and two radiators.

Utility/ Shower Room:

A multi-purpose room with tiled flooring, a large shower unit with a glass screen, contemporary style radiator, low level WC and wash hand basin and window. There is a utility cupboard which houses the washing machine and drier.

Gardens and Driveway:

Around the house are well maintained gardens with lawn areas and established bushes and shrubs with stone walled boundaries. There is an area of stone flag paving to the rear of the property excellent for outside dining enjoying the views. To the side of the house is a hillside garden with a variety of fruit trees and a vegetable plot. There is a path leading from the garage and driveway to the house. There is a second vegetable plot situated behind the garage. There is a tarmac driveway leading off the road providing parking for a number of vehicles and adjoins the garage and access track up to the stables.

Garden Shed and Greenhouse:

There is a large timber built garden shed positioned on the lower section of the garden, with the benefit of electricity. The green house is purpose built, with stone and glass above with pedestrian entrance door.

Chicken Shed (1.7m x 1.2m)

A timber building shed and an area fenced as an enclosure for the chickens.

Garage (3.48m x 6.82m)

A recently stone built large detached single garage with an electric roller door, with a workshop/storage area to the rear with a rear entrance door. The garage has electric and water.

Stable Block (7.32m x 3.66m)

A timber built stable block comprising two stables measuring 12ft x 12ft per stable. The building has mains electric, lighting and water. The stable block is situated at the end of the garden and to the rear of the garage with a concrete yard area with vehicle access to the side of the garage. There is space for parking of a horse trailer or similar.

Pig House:

A purpose built concrete block pig house positioned in the field near to the norther boundary.

Land:

The land lies to the rear of the property and mainly slopes in a westerly direction with a level area along the eastern boundary. The land affords fantastic views over the surrounding countryside. The land is all down to grass and is separated into various fields suitable for grazing.





Services:

The property has the benefit of mains electricity, water, sewage, gas and telephone.

Fixtures and Fittings:

Only those referred to in these particulars are included.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars.

Tenure & Possession:

The property is sold freehold with vacant possession granted upon completion.

Timber, Mineral & Sporting Rights:

We understand these to be included in the sale as far as they exist.

Basic Payment Scheme:

The land is not registered with the Rural Payments Agency, however the land is eligible.

Local Authority:

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

Council Tax Band – D

EPC Rating – D (58)

Viewings:

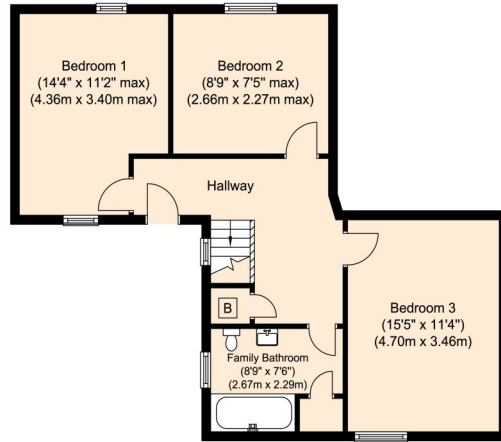
Strictly by appointment through the selling agents at the Bakewell Office 01629 812777.

Method of Sale

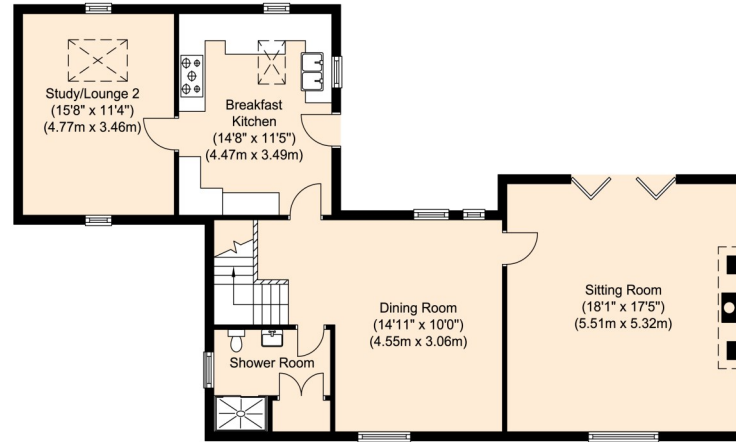
This property is offered by way of private treaty



Lower Ground Floor



Ground Floor



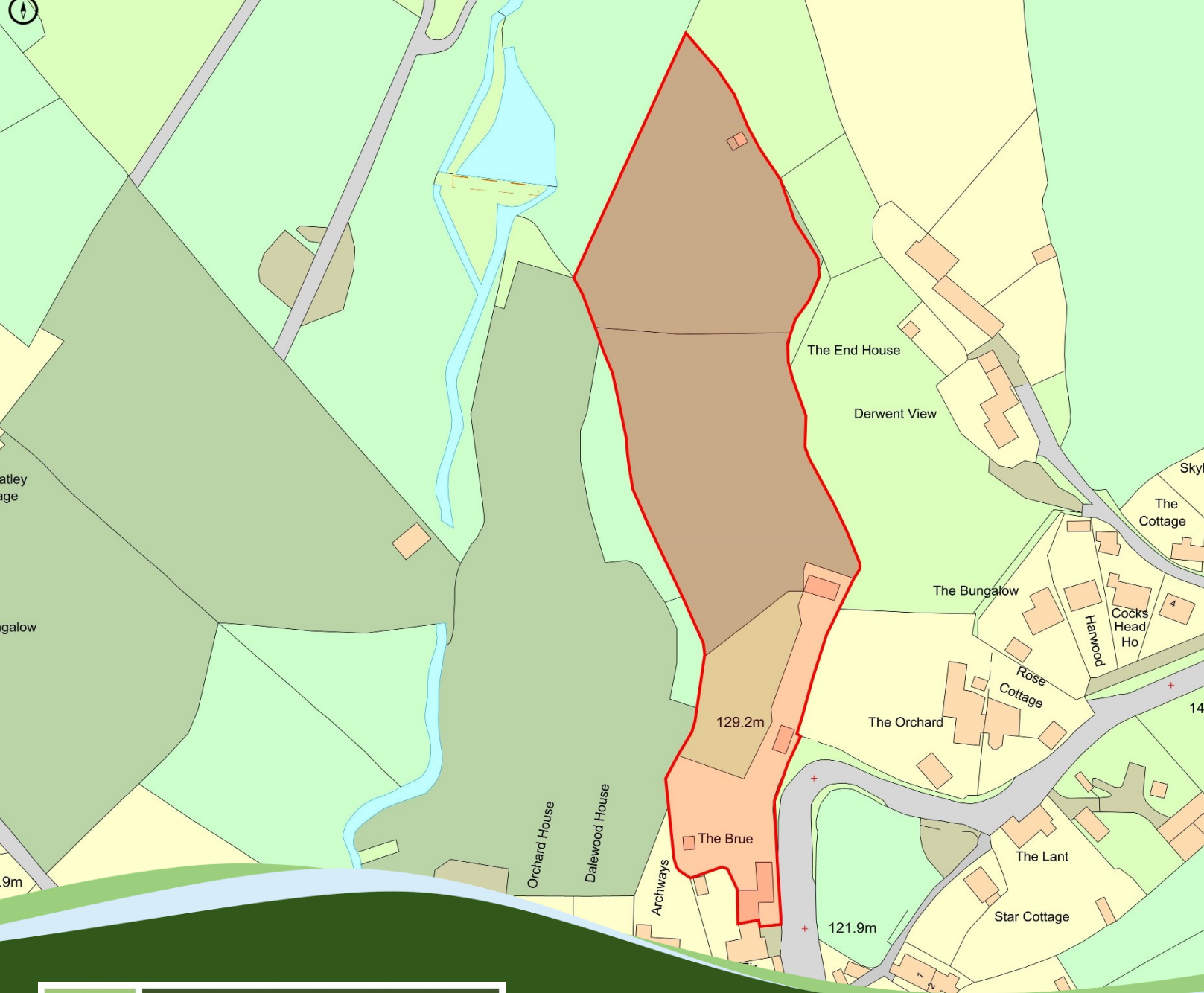
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First







Agents Note;

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.



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