



GRANT'S  
OF DERBYSHIRE

Derbyshire Oaks Cottage, Allen Lane, Tansley, Matlock DE4 5FT  
Offers Around £899,995



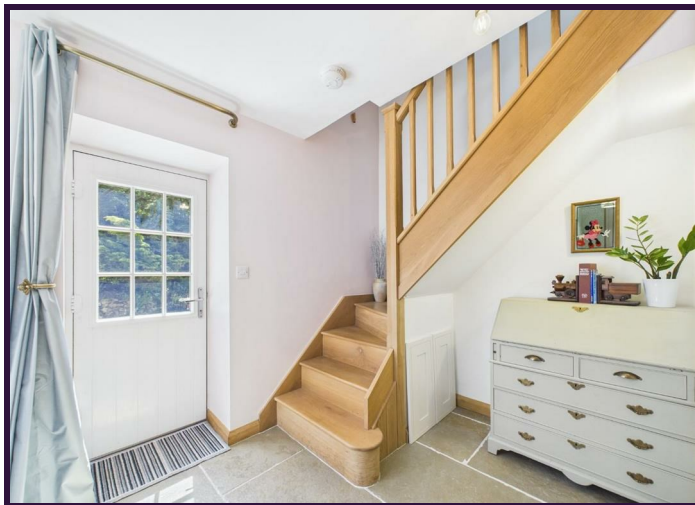
A magnificent and beautifully modernised family home, set in an idyllic countryside location and finished to a high specification throughout. This impressive property has been completely renovated and reconfigured by the current owners to create a spacious, sustainable, and stylish home ideal for modern family living.

The accommodation is thoughtfully arranged across three storeys. On the ground floor is a welcoming entrance porch, a spacious living room with a feature fireplace, a stunning open-plan kitchen-diner, a practical utility room, and a guest WC. The first floor offers three generous bedrooms—including a principal suite with en-suite shower room—alongside a stylish family bathroom. The top floor provides two further double bedrooms and a landing area suitable as a study space.

The home boasts a wealth of eco-conscious features including an air source heat pump, full insulation, underfloor heating throughout the ground floor, and a whole-house heat recovery ventilation system with integrated pollen filters—ensuring fresh, filtered air circulates hourly.

The property sits within approximately 2.2 acres of beautiful and diverse grounds. These include a beautiful cottage garden, paddock, orchard, woodland, wildflower meadow, cutting garden and a Christmas tree plantation. Outbuildings include a large barn, a characterful log cabin, and a stable block. These offer plenty of scope for conversion subject to the necessary planning consent.

Derbyshire Oaks Cottage is perfectly suited for use as a small equestrian property, a manageable smallholding, or simply a peaceful countryside retreat—offering a rare combination of rural charm, lifestyle flexibility, and modern eco-conscious living.



## Location

Derbyshire Oaks Cottage is situated within the sought-after Ashover parish and falls within the catchment area for the well regarded Ashover Primary School. The property enjoys a prime rural position just 1.5 miles north-east of Tansley and around 3 miles from the market town of Matlock, with excellent road links via the nearby A615 providing easy access to Chesterfield and beyond. Surrounded by open countryside, this location offers a wealth of scenic walks and cycle routes directly from the doorstep. Ogston Reservoir is just 3 miles away, and the stunning landscapes of the Peak District National Park are within a short drive—making this an ideal base for those who enjoy outdoor pursuits and peaceful rural living.

## Access

Derbyshire Oaks Cottage is approached via a long private driveway off Allen Lane, with a wide timber gate opening into the property. The driveway passes through woodland and leads to a spacious parking area that wraps around the side and rear of the home. There is ample space to accommodate more than five vehicles, with potential to add a garage.

## Accommodation

### Ground Floor

To the front of the home is an entrance door with glazed panel which opens into the

### Entrance Porch 6'2" x 4'0" (1.90m x 1.22m )

A bright and welcoming entrance porch with an attractive stone floor that continues throughout the ground floor. Tall windows to the east and west fill the space with natural light, complemented by a high ceiling that enhances the sense of space. A stylish half-glazed light oak door leads into the main living area.

### Sitting Room 14'6" x 11'6" (4.44m x 3.51m)

An elegant and inviting space featuring a striking stone fireplace with a cast iron wood-burning stove as the focal point. Dual-aspect windows to the front and side provide excellent natural light. The room is finished to a high standard with quality oak skirting boards and discreet heat recovery vents in the ceiling. Oak doors to the side and rear lead through to the dining kitchen and the utility room.

### Dining Kitchen 20'0" x 14'7" (6.1m x 4.47m )

The stunning dining kitchen is the heart of the home, flooded with natural light from two windows to the front aspect, a further two windows to the rear, and French doors to the side which open out to the garden. This bright, uplifting space is ideal for entertaining or family life, with ample room for an eight-seater dining table.

The sleek, modern kitchen features quartz worktops and generous storage with a range of wall and base units, including full-height pull-out larder cupboards. A central island provides additional workspace and is lit by a stylish overhead fitting. The U-shaped worktop layout includes a Zanussi four-ring induction hob with a contemporary extractor fan, a ceramic Belfast sink with a copper-coloured chrome mixer tap, and an AEG double oven with warming drawer alongside a built-in Lamona microwave. Integrated appliances also include a Lamona dishwasher and fridge-freezer.

### Utility Room 10'11" x 7'6" (3.35m x 2.29m )

A highly practical space accessed from both the living room and a rear entrance door. It features a work surface with plumbing and space beneath for a washing machine and tumble dryer, along with

two useful wall-mounted storage cupboards above. Additional storage is available in the open area beneath the stairs—ideal for household items or a cloak area. There is space for coat hooks, access to the ground floor WC, and the oak staircase rising to the two upper floors.

### Guest Cloakroom 5'0" x 3'0" (1.54m x 0.92m)

Benefitting from motion sensor lighting, this room is fitted with a concealed unit WC and a sleek rectangular ceramic sink with tiled splashback and vanity unit beneath.

### First Floor

The beautiful bespoke solid oak staircase leads up from the utility area to the

### Landing

This carpeted L-shaped landing has a tall window to the rear aspect and is lit by inset spotlights. Oak doors open to the three bedrooms and the family bathroom, while the solid oak staircase continues up to the second floor.

### Bedroom One 14'7" x 11'7" (4.46m x 3.55m )

A generously sized double bedroom with windows to the front and side, filling the room with natural light and offering a pleasant outlook. There is plenty of space for a full range of bedroom furniture, and a door leads through to the en-suite shower room.

### Ensuite Shower Room 8'0" x 5'2" (2.46m x 1.58m )

A stylish and contemporary shower room featuring a large walk-in shower with a subway-style tiled surround. The thermostatic shower includes both a rainfall shower head and a separate hand-held attachment. The room is finished with practical

vinyl flooring and includes a low flush WC and a modern vanity unit with a ceramic bowl sink, chrome mixer tap, and tiled splashback. Additional features include a chrome heated towel rail, recessed ceiling spotlights, wall lights, and a south-facing window providing natural light and ventilation.

### **Bedroom Two 11'8" x 8'6" (3.56m x 2.61m )**

This second double bedroom is also a very good size, with windows to the front and side aspects that provide excellent natural light and a pleasant outlook.

### **Bedroom Three 9'1" x 8'0" (2.77m x 2.46m )**

A versatile double bedroom with a rear-facing window enjoying delightful south-facing views over the stable block and adjoining farmland. This room would also make an ideal home office, offering a peaceful outlook and plenty of natural light.

### **Bathroom 7'7" x 6'11" (2.32m x 2.13m )**

A well-designed family bathroom fitted with a separate bath and shower—perfect for modern family living. The bath is neatly tucked around the corner, complete with a centrally positioned chrome mixer tap and hand-held attachment. Stylish subway-style tiling is featured around the bath and within the separate shower cubicle, which has folding glass doors and a thermostatic shower. The room also incorporates a concealed unit WC and a wall hung wash hand basin with chrome mixer tap and tiled splashback. Additional features include a chrome heated towel rail, recessed storage cupboard with shelving, and a deep granite sill beneath a wide south-facing window. Finished with tile-effect vinyl flooring, recessed ceiling spotlights, and a wall light, this bathroom is both practical and stylish.

### **Second Floor**

The solid oak staircase from the first floor continues up to a

### **Landing**

This carpeted second floor landing has a large Velux window which provides natural light and makes this an ideal spot for a desk and chair, perfect for a quiet study area. Matching oak doors open to bedrooms four and five.

### **Bedroom Four 14'6" x 10'9" (4.42m x 3.29m )**

This carpeted double bedroom features exposed oak beams and Velux windows to both the north and south, allowing for excellent natural light throughout the day. The room also benefits from recessed ceiling spotlights and useful eaves storage.

### **Bedroom Five 12'2" x 10'4" (3.71m x 3.16m )**

A spacious double bedroom with two south-facing Velux windows and an additional north-facing window, ensuring ample natural light. The room is carpeted and features recessed ceiling spotlights and extensive eaves storage. Exposed oak beams on both sides add warmth and character to this charming top-floor space.

### **Outside**

From the main driveway, a wide gated entrance provides access to a large, level rectangular paddock—currently home to a number of sheep—offering excellent potential for equestrian or smallholding use. Running alongside is an orchard that leads to the Christmas tree plantation.

To the side lies an additional long paddock bordered by a raised grassy bank, which defines the far boundary of the land. Tucked into the corner is a substantial barn measuring approximately 10m x 5m. This is accessed via a garage door to the front and offer a flexible space ideal for storage, workshops, or could be readily adapted for use as stables.

Immediately to the rear of the home is a pleasant seating area—perfect for outdoor dining. This space also provides access to a stone-built outhouse, which has been updated to include a modern WC and a separate storage room. Beyond

this is a pathway leading to the substantial stable block and the log cabin.

Perhaps the most special feature of the outdoor space lies beside the house itself—the stunning ‘Secret Garden.’ This tranquil retreat boasts a beautiful pond, thoughtfully planted borders, a rockery, several mature trees, and multiple seating areas.

### **Log Cabin 18'9" x 15'7" (5.74m x 4.75m )**

The log cabin is of solid wood construction, features a pitched roof and would suit for a variety of uses—including a home office, creative studio, relaxation retreat, or hobby room. Inside, the cabin includes a fitted kitchen area with a range of wall and base units, an L-shaped worktop, and a stainless steel sink with chrome mixer tap. The flooring is a mix of vinyl and carpet, and multiple windows along with two ceiling light fittings ensure the space is bright and welcoming. It has the benefit of a fully insulated roof and floor.

### **Council Tax Information**

We are informed by North East Derbyshire District Council that this home falls within Council Tax Band E which is currently £2878 per annum.

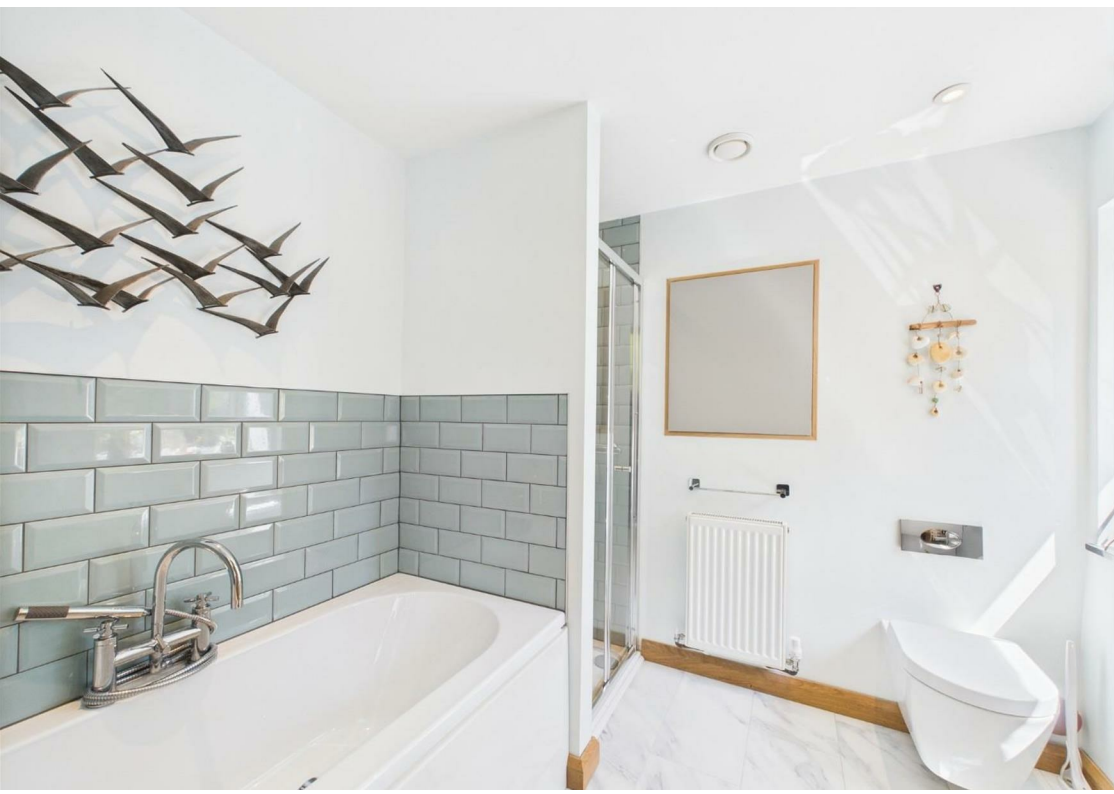
### **Directional Notes**

The approach from Matlock is to proceed from Crown Square roundabout into Causeway Lane (A615). Thereafter cross over the mini-roundabout junction travelling towards Matlock Green, passing the petrol station and leaving Matlock Green. Continue along this road for approximately one mile until reaching the village of Tansley turning left into Church Street. Continue along Church Street passing through the village and into open countryside where the road becomes White Lea Lane. Pass The Gate Inn on the left hand side and continue along White Lea Lane for just under a mile and then turn right onto Allen Lane. Continue along Allen lane until reaching a private driveway on the right hand side labelled Derbyshire Oaks Cottage. Proceed straight ahead along the private road until arriving at the wooden gates of the property. (what3words - until.gained.strict)







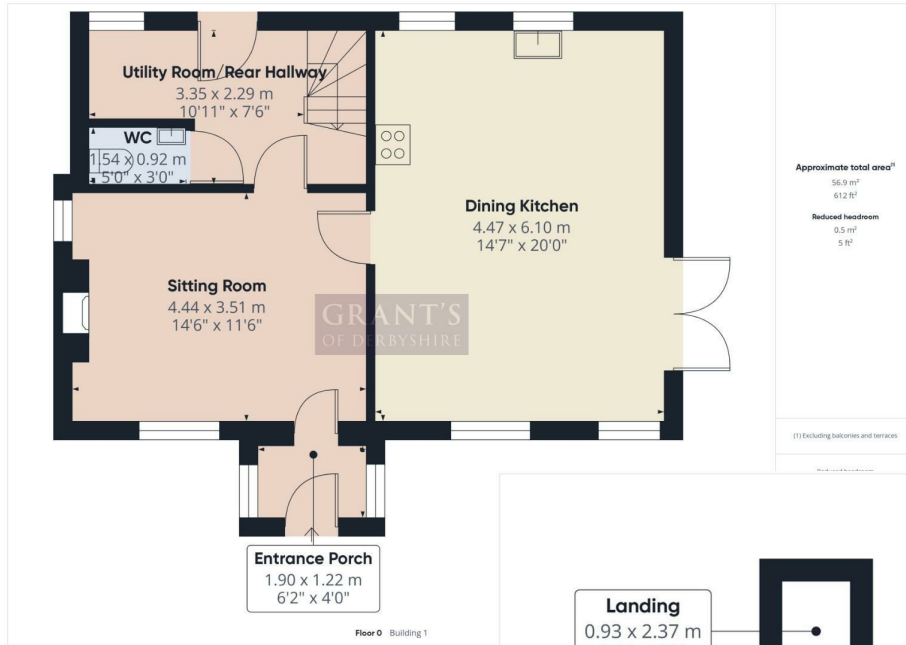






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Approximate total area<sup>(1)</sup>  
56.9 m<sup>2</sup>  
612 ft<sup>2</sup>

Reduced headroom  
0.5 m<sup>2</sup>  
5 ft<sup>2</sup>

(1) Excluding balconies and terraces



Approximate total area<sup>(1)</sup>  
28 m<sup>2</sup>  
302 ft<sup>2</sup>

Reduced headroom  
7 m<sup>2</sup>  
76 ft<sup>2</sup>

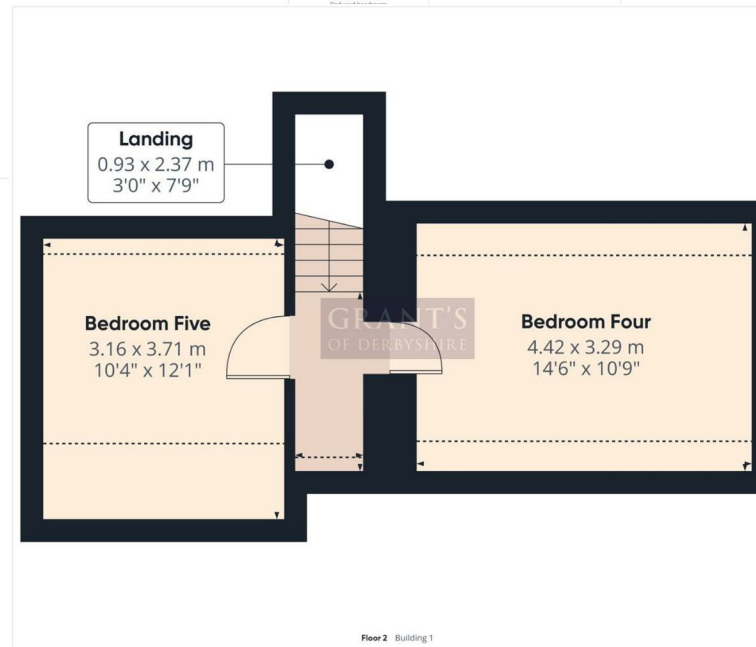
(1) Excluding balconies and terraces

Reduced Headroom  
Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

