



GRANT'S
OF DERBYSHIRE

14 Thorncriffe Avenue, Darley Dale DE4 2HU
Offers Around £550,000

This extended, split level, detached dormer bungalow is now being offered for sale. Enjoying an elevated position with far reaching views over the surrounding hills and countryside, this home benefits from gas central heating and uPVC double glazing throughout. The accommodation is beautifully presented throughout and the ground floor briefly comprises; entrance hall, home office, spacious kitchen/diner, utility room, large living room, two double bedrooms and a family bathroom. On the first floor there are two further bedrooms, one which has an en-suite shower room. To the front of the property there is a driveway providing off street parking for one vehicle & a fully enclosed front garden with large paved patio, gravelled area and an abundance of well established plants and shrubs. To the rear, the property enjoys a beautifully maintained, landscaped garden with two good sized lawns framed by mature planting & fruit trees, creating a private and tranquil setting. Steps lead to a stunning raised decked area — the perfect spot for outdoor dining or simply soaking up the sweeping countryside views. Adding further appeal is a small allotment, workshop, potting shed & a spacious summer house, ideal for use as a home office, studio, or a peaceful retreat to unwind. Viewing is highly recommended to be able to fully appreciate the accommodation on offer. Lady Manners School catchment area.



Ground Floor

The property is accessed via a grey timber garden gate which leads into the attractive front garden and directly to the part glazed, front entrance door. This opens into the:

Entrance Hall 7'1" x 3'4" (2.17m x 1.04m)

The perfect space for coat and shoe storage, with spotlights to the ceiling and wooden steps that lead to a section of tiled flooring and a door which provides direct access into the kitchen/diner. A second door to the right opens into the:

Home Office 14'6" x 8'2" (4.42m x 2.51m)

Converted from the original single garage, this room now has a front aspect uPVC double glazed window and rear aspect uPVC double glazed french doors which provide far reaching countryside views and direct access to the outdoor terrace. Although currently used as a home office, this room is very versatile, offering use for a snug, play room or even a fifth bedroom if desired.

Kitchen/Diner 21'7" x 22'0" (6.58m x 6.71m)

This stunning room has tiled flooring with under-floor heating, spotlights to the ceiling and a feature pyramid roof lantern with fitted electric blind which floods this space with natural light. There's a rear aspect upvc double glazed window and rear aspect uPVC double glazed french doors which provide the most spectacular countryside views & give direct access to the beautiful landscaped garden. The kitchen section of this room is fitted with an extensive range of matching sage green, shaker style, wall, base and drawer units with brass handles, under-unit lighting and cream tiled splashbacks, complimented by a tiled worktop with porcelain one and a half bowl sink with mixer tap over. Integrated appliances include a family sized dishwasher & a cream STOVES range cooker; there's also space for a free-standing fridge/freezer. The dining section has ample space for a large dining table & chairs & further shaker style base units provide more storage. Part glazed doors open to the utility room and the living room and a further door opens into the inner hallway/landing.

Utility Room 6'9" x 7'4" (2.08m x 2.24m)

Once the original kitchen, this room has two part glazed doors, spotlights to the ceiling and tiles to the floor with under-floor heating. Fully tiled with eye-catching red tiles, this room is fitted with a range of matching white gloss, wall, base and drawer units with under-unit lighting and wood effect worktops with a stainless steel sink with mixer tap over. Integrated appliances include an electric oven, NEFF Schott ceramic hob, extractor fan, slimline dishwasher & under-counter fridge. There's also space and plumbing for an automatic washing machine.

Living Room 24'6" x 12'3" (7.47m x 3.75m)

This inviting room is beautifully spacious with spotlights to the ceiling and carpet to the floor with under-floor heating. There's a side aspect upvc double glazed window and rear aspect uPVC double glazed bi-fold doors which provide spectacular far reaching countryside views and direct access to the terrace and rear garden. This room is also flooded with natural light thanks to the feature pyramid roof lantern with fitted electric blind & there's a fabulous feature, log burning stove.

Inner Hallway / Landing 5'6" x 5'4" (1.70m x 1.65m)

With spotlights to the ceiling, carpet to the floor and a central heating radiator. There's a handy under-stairs storage cupboard, ideal for household items. One door leads into the bathroom & a small staircase leads to the landing area where further doors open to bedrooms one and two. A further staircase rises to the first floor.

Bathroom 5'5" x 11'3" (1.66m x 3.43m)

A neutrally decorated, fully tiled room with spotlights to the ceiling and under-floor heating. Fitted with a three piece suite consisting of panelled bathtub with mains shower over, vanity style wash hand basin and dual flush WC. There's a chrome heated towel rail & an extractor fan. A door opens to a handy airing cupboard, ideal for linen and towels.

Bedroom One 12'2" x 11'9" (3.73m x 3.59m)

A good sized double bedroom with under-floor heating, a front aspect uPVC double glazed window and plenty of fitted storage. There's also a small loft hatch which provides access to the fully boarded loft space.

Bedroom Two 8'10" x 10'1" (2.71m x 3.08m)

A second double bedroom with under-floor heating, a front aspect uPVC double glazed window and plenty of fitted storage. There's also a small loft hatch which provides access to the fully boarded loft space.

First Floor

Stairs from the inner hallway/landing lead to a second landing area with central heating radiator and doors which open to bedrooms three and four.

Bedroom Three 10'2" x 10'0" (3.11m x 3.07m)

Built into the roof space but still of double proportion, this room has spotlights to the ceiling, a side aspect upvc double glazed window and rear aspect velux roof light window which provides panoramic countryside views. There's also a substantial range of fitted wardrobes and drawers.

Bedroom Four 10'8" x 6'11" (3.27m x 2.13m)

Of single proportion and currently utilised as a snug, this room has spotlights to the ceiling and a rear aspect upvc double glazed window which has spectacular panoramic countryside views. A door opens into the:

En-suite Shower Room 6'11" x 6'0" (2.13m x 1.84m)

Neutrally decorated and fully tiled, this room has spotlights to the ceiling and a rear aspect velux roof light window. Fitted with a three piece suite consisting of walk-in shower cubicle with glass screen and mains shower over, vanity style wash hand basin and dual flush WC. There's a chrome ladder style heated towel rail and a cupboard which houses the Worcester combi boiler.

Outside & Parking

To the front of the property there is a driveway providing off-road parking for one vehicle and a fully enclosed front garden with a large paved patio and gravelled garden with a beautiful rockery with well established planting including hydrangea, heuchera and euonymus. To the rear, this property benefits from a substantial south-west facing garden with the most spectacular far-reaching countryside views; a gardeners paradise! There's a large decked terrace, the perfect spot for outdoor dining or simply soaking up the sweeping countryside views, with steps that lead to the first of two lawns with a colourful rockery and central framed vista which includes ornamental grasses, maples & boxwoods, creating a lush and vibrant view. The garden extends to a vegetable garden with raised beds, which is screened off, providing the perfect spot for growing vegetables and to the end of the framed vista, there's a range of fruit trees including eating apple, pear and plum. Beyond this there's a second lawn with gravelled pathway which leads to a beautiful area with structured planting and lattice screening. Here you will find an abundance of plants and shrubs including bamboo, clematis, lavender, japonica and honeysuckle. Also located in this idyllic garden sanctuary is a large timber workshop (3.33m x 2.23m), a good sized potting shed with small terrace (2.66m x 2.06m) and the most impressive:

Summer House / Cabin 19'8" x 12'7" (6.01m x 3.86m)

This Scandinavian-inspired cabin features triple-aspect double glazed windows, a log-burning stove, and a dedicated log store, offering a warm and inviting home-from-home getaway. With plenty of room for large furniture, this versatile space can easily transform into a home office, studio, or even a private retreat for guests and family.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional Notes

The approach from Matlock town centre is to proceed north along the A6 passing the Sainsbury's superstore and upon reaching the roundabout junction bear left into Bakewell Road (A6) following signs for Bakewell. Thereafter continue along this road passing the Whitworth Hospital and proceed through Darley Dale passing the parade of shops and after approximately 1.5 miles turn right into Northwood Lane. Proceed along Northwood Lane following the road to the right. On the left hand bend, take the gravelled road on the right hand side onto Thorncriffe Avenue. Number 14 can be found on the right hand side, bordered by grey timber fencing.









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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
91-91 B			
90-89 C			
89-88 D			
88-84 E			
83-80 F			
80-70 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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