wards
estate agents

Walton Cottage Matlock Road

Walton, Chesterfield, S42 7LG

£2,350,000

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We are privileged to have this unique opportunity to present this truly exceptional SEVEN BEDROOM DETACHED STONE FAMILY RESIDENCE, dating from 1800s, set within approx. 8 ACRES of land including a 5.5 ACRE equestrian paddock and 3 Monarch stables! Located in one of the most breath taking & sought-after positions in Chesterfield. Surrounded by undisturbed far-reaching views across the countryside, this remarkable setting offers a rare sense of space, privacy & natural beauty. Peacefully situated near the edge of the Peak District National Park, the area is well-known for its numerous scenic walks, & outdoor activities close at hand—making it an ideal location for equestrian and countryside pursuits. This family home boasts a rural outlook whilst remaining highly accessible to popular towns, cities, major road/ motorway links & the train station offering just a 2 hour journey to London!

Beautiful gardens wrap around the home, creating a series of inviting outdoor spaces, while a substantial gated driveway provides parking for multiple vehicles. Private tennis court & a truly unique & cohesive external setting gives flexibility for a variety of lifestyles & enjoyment. Beautifully arranged family accommodation of 6293 sq ft offers an exceptional balance of space & versatility, designed for both everyday living & entertaining.

A series of elegant reception spaces add further depth, complemented by a stunning family reception room where French doors open directly onto the grounds, creating a seamless connection between indoor & outdoor living. Seven first floor spacious bedrooms, dressing room, two family bathrooms & shower room with additional flexible ancillary accommodation. Presents a unique opportunity as a private residence, multi-generational living or an income-generating lifestyle investment.

Additional Information

LPG Gas Central Heating Electric Immersion Heater
Many original features. Original single glazed Sash Windows to main house Wooden sealed unit double glazed windows
Mains water supply. Sewerage via a Septic Tank
Energy Rating F
Security Alarms.
Gross Internal Floor Area- 584.7 Sq.m/ 6293.4 Sq.Ft.
Council Tax Band - H
Secondary School Catchment Area - Brookfield Community School

Front Porch-6'9" x 3'9"/2.06m x 1.14m
Wooden entrance door. Internal glazed doors into the hallway.

Reception Hall-33'2 x6'9"/10.11m x 2.06m
Original stone floor. Feature radiator & a charming 'Monks Pew'. Door onto the rear gardens. Stairs climb to first floor

Sitting Room- 22'7" x 13'8"/ 6.88m x 4.17m
A splendid family reception room with feature side bay window with quite enviable views. Picture rails & feature log fireplace.

Reception Room- 21'7" x 18'11"/6.58m x 5.77m
Family reception room with side aspect bay window & absolutely glorious views. French doors provide a seamless flow onto the grounds.

Inner Hallway- 28'4"x 5'8"/ 8.64m x 1.73m
Original stone sink and useful storage cupboard. Side trap door provides access to the two basement cellars with vaulted ceilings and one with original salting table.

Half Tiled Cloakroom-9'10" x 7'3"/3.00m x 2.21m
Two piece suite with pedestal wash hand basin & low level WC

Dining Room-18'13"x15'0"/ 5.49m x 4.57m
Perfectly presented formal dining room with front aspect bay window & shutters. Fireplace open grate, door to utility room

Utility Room-10'11"x9'10"/ 3.33m x 3.00m
With space & plumbing for washer, ceramic Belfast sink. Tiled floor & wall shelving. Original Butler's Pantry

Main Hallway- 13'5" x 3.0"/ 4.09m x 0.91m
Door to outside courtyard. With Inner Hallway-8'10" x 4'9"/2.69m x 1.45m and access to basement Log Store-10'10" x 8'9"/3.30m x 2.67m and Game/Tack Room-10'5" x 10'2"/3.18m x 3.12m, a further very useful versatile room.

Game/Tack Room-10'5" x 10'2"/3.18m x 3.12m
Original game/tack room, a further very useful versatile room.

Log Store-10'10" x 8'9"/3.30m x 2.67m

Kitchen/ Breakfast Room-21.9"x15'6"/6.63m x 4.72m
Comprising of a Medium Oak range of base & wall units with granite work surfaces & tiled splash backs. Brick Rustic chimney wall with Inset Electric AGA Range Cooker. Central island with Granite worktop & storage below. Space for dishwasher. Ceiling beams, latched door & tiled floors. Door to the pantry, snug & door to the lovely courtyard garden.

Pantry-9'10" x 7'3"/ 3.00m x 2.21m
Super large walk in pantry with shelves.

Snug-17'8"x10'11"/ 5.38m x 3.33m
Family sitting room with rear aspect bay window. Side door to courtyard.

Rear Porch-4'6"x3'6"/ 1.37m x 1.07m

Hallway-9'0" x 6'3"/ 2.74m x 1.91m
Understairs store and staircase leading to the first floor.

Half Tiled Cloakroom-6'3" x4'9"/1.91m x 1.45m
Comprising of a 2 piece suite with low level WC and wash hand basin.

Dining Kitchen-14'2"x13'10"/ 4.32m x 4.22m
Comprising of a Cream fronted range of base and wall units with wooden work surfaces, inset ceramic sink & integrated fridge freezer, Front & rear aspect windows. Downlighting and wooden flooring.

1st Floor Landing-23'9"x 7'10"/7.24m x 2.39m
Attic access

Front Double Bedroom 1 -18'5"x15'0"/5.61m x4.57m
Front aspect bay window with splendid views. Cast fireplace.

Rear Double Bedroom 2-17'7"x17'0"/5.36m x 5.18m
Rear and side aspect windows. Cast fireplace

Front Double Bedroom 3-17'8"x 13'6"/5.38m x 4.11m
Rear and side aspect windows. Cast fireplace

Dressing room-9'1"x 6'9"/ 2.77m x 2.06m
Dressing room with range of wardrobes & shelves

Hallway-13'8" x 5'4"/4.17m x 1.63m
Double linen/store cupboard

Half Tiled Cloakroom-9'6" x 4'8"/2.90m x 1.42m
Includes a 2 piece suite with wash hand basin & Low level WC.

Fully Tiled Front Bathroom-11'1"x10'9"/3.38mx3.28m
Luxury family bathroom includes a 3 piece White suite with free standing cast bath & pedestal stand mixer tap, pedestal wash hand basin & low level WC.

2nd Floor Loft Room-11'6"x11'1"/3.51m x 3.38m
Inner Hallway-6'7" x 4'9"/2.01m x 1.45m with further access to the 2nd floor loft room(original servants room) with useful Eaves Storage-8'0"x3'11"/2.44m x 1.19m

Hallway-12'4" x 7'10"/3.76m x 2.39m
Access door into bedroom 7/office

Office /Bedroom 7-10'4"x7'7"/3.15m x 2.31m
Side aspect window

Fully Tiled Shower Room-10'7"x8'0"/3.23m x 2.44m
Comprising of a 2 piece White suite with a shower cubicle/mains shower, pedestal wash hand basin Built in cupboard with cylinder water tank.

Rear Double Bedroom 4-15'3" x 10'7"/4.65m x 3.23m
Rear aspect window. Cast fireplace.

Rear Double Bedroom 5-16'2" x 11'3"/4.93m x 3.43m
Rear aspect window. Cast fireplace. store cupboard

Rear 1st Floor Landing-14'0"6'3"/4.27m x1.91m
Additional ancillary accommodation access.

Splendid Family Bathroom-13'8"x11'1"/ 4.17m x 3.38
Comprising of a 3 piece suite with fabulous free standing bath having marvellous views! Low level WC, pedestal wash hand basin, shower cubicle. tiled floor & cylinder water tank.

Rear Double Bedroom 6-14'3"x14'0"/4.34m x 4.27m
Double bedroom with front and rear aspect window

Outside
Outside Beautifully landscaped gardens wrap around this incredible home, creating a series of inviting outdoor spaces, with a substantial gated entrance to the tarmac driveway providing parking for multiple vehicles. Adding to its unique appeal, the grounds also feature a private tennis court and established gardens, offering a rare blend of leisure, lifestyle and rural charm within an exceptional unique and cohesive setting.

Sun blessed, lovingly tended gardens include flower beds, and a kitchen garden with soft fruit bushes, vegetable plots, fig trees and an orchard of apple, pear and plum trees. A fire pit with log seating. A shady woodland walk with fernery wraps around the end of the garden. Two greenhouses, summer house and a large brick garden machinery store. Within the grounds are many mature trees including Walnut, Horse Chestnut, Copper Beech & Mulberry. Side enclosed stone courtyard with decorative railings. Access to the stables, stores, workshops, external WC and boiler room

External Stables/Stores/Workshops
Stables/Stores/Workshops -Original mounting block at stables. Side track to horse paddock.
External Boiler Room- Two Keston Heat Boilers new in 2021/22 serviced with Alpha Heating. Consumer units
Three Monarch Stables- lighting, Velux windows, power & water.
Front Bicycle Store with power & lighting Two further external stores.
Workshop- Electrics room, work benches. Lighting & power
Rear Store-with lighting
External W/C- Belfast sink low level WC and water tap. base unit with granite work surface.
Chicken house together with useful large wooden storeroom.

School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

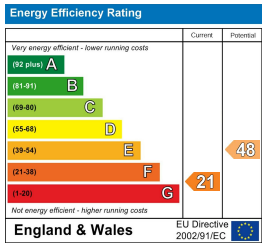
Floor Plan

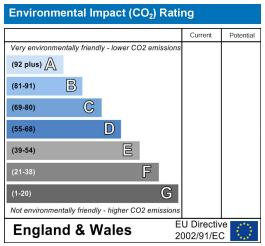
Area Map

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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