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estate agents

## **Walton Cottage Matlock Road**

Walton, Chesterfield, S42 7LG

**£2,950,000**

# Walton Cottage Matlock Road

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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 x 6'9"/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" x 4'9"/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 x 4.57m**  
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"/3.38m x 3.28m**  
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.

