

Wood Bank House



Hopton
Derbyshire

Wood Bank House

Hopton

Derbyshire DE4 4DF

Approximate distances

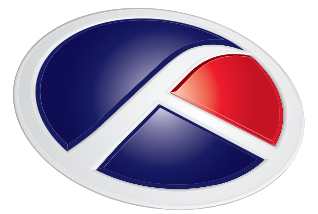
- Wirksworth – 1.5 miles
- Ashbourne – 6.5 miles
- Matlock – 7.5 miles
- Derby - 19.5 miles
- East Midlands Airport – 37 miles

a stunning country property in a beautiful location

3 reception rooms • breakfast kitchen • 4 bedrooms
2 en suite shower rooms • family bathroom

double garage • workshop/store • 2 stone outbuildings
fantastic views





Ashby-de-la-Zouch
01530 412821
www.fishergerman.co.uk



situation

Wood Bank House is situated in a slightly elevated position in the hamlet of Hopton, on the north-eastern edge of Carsington Water, with picturesque views towards the reservoir. The area is renowned for its attractive landscape, being on the edge of the Peak District National Park and provides opportunities for many leisure pursuits such as walking, horse riding, climbing, fishing, water sports and birdwatching. Local shops can be found in the nearby market town of Wirksworth, with a wider range of facilities available in Ashbourne and Matlock. The cities of Derby and Nottingham are also accessible. Nearby road links provide access to the M1 and M6 motorways. Rail services are available at Matlock, Uttoxeter and Derby, with fast services from Derby to London St Pancras.

There are a number of renowned schools in the area including Abbotsholme and Denstone College. Local schooling can be found at nearby Carsington and Wirksworth.

description

Dating from the late 18th Century, it is believed that Wood Bank House was once a gamekeeper's lodge and barn. The properties were converted approximately nine years ago to form an attractive stone detached cottage with an unusual and impressive semi-circular turret style elevation with Gothic tracery windows. Internally in the drawing room there are window seats where one can take in the glorious views towards Carsington Water. In the 'west wing' there is a bespoke kitchen with granite work surfaces and centre island incorporating double sink and granite topped





breakfast bar. Stairs lead from the kitchen to a comfortable sitting room commanding spectacular views across the reservoir, with woodburning stove, oak floor and exposed roof trusses. Limestone tiled flooring carries on from the kitchen into the hallway and stairs. In the dining room there is an attractive flagstone floor and stone fireplace with multi-fuel burner. The master bedroom, with recently added en suite is situated within the turret and has a pretty Gothic window with stone surround and countryside views. There are three further bedrooms and a contemporary style family bathroom with free standing bath and separate walk-in multi-shower. This is a most appealing family home with delightful views from most rooms.

outside

Wood Bank House is approached by a gated gravelled driveway leading to parking area and a stone built open fronted double garage. Above the garage there is a useful good sized workshop/storage area, which might also be ideal for a studio or annexe, subject to obtaining necessary planning consents.

The delightful gardens are exceptionally well stocked with flowers, shrubs and trees, including apple, pear, plum and raspberry, and are ideal for the garden enthusiast. This is also a fabulous garden for al fresco dining and entertaining, with a lawned area, two ponds and several seating areas from where one can enjoy the pleasant surroundings and the outstanding views.

outbuildings

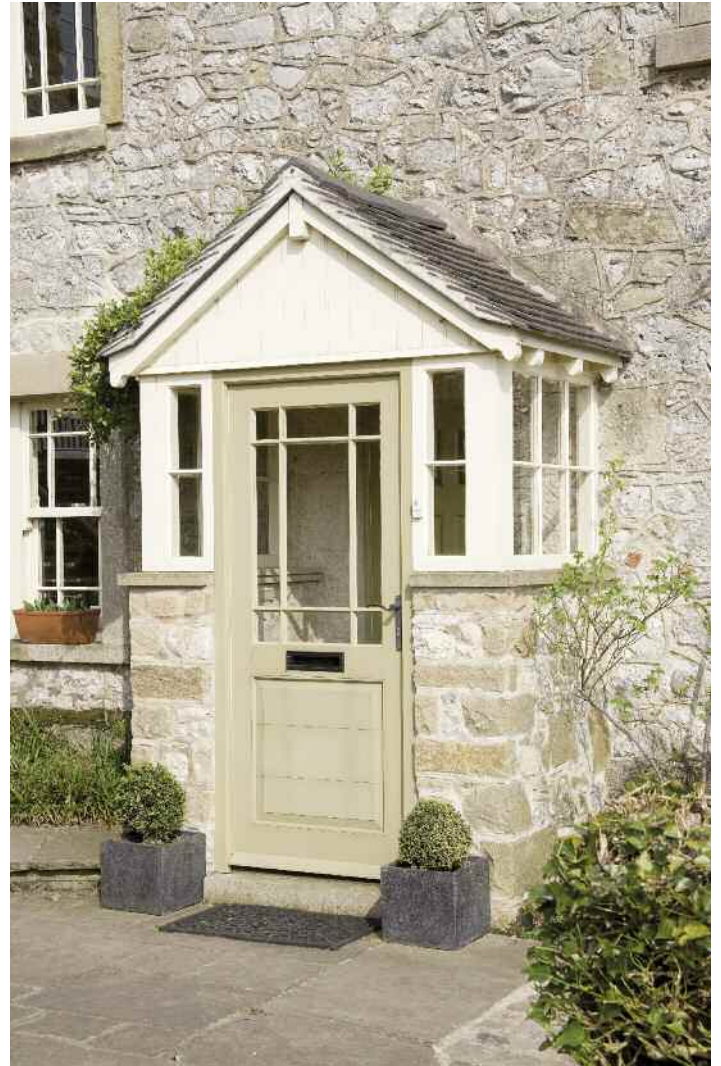
There are two stone outbuildings, useful for garden storage or log store.

services

Mains water and electricity are connected. Drainage is to a private system and heating is provided by an LPG gas fired central heating system. None of the services, appliances, heating installations, plumbing or electrical systems have been tested by the selling agents.

tenure

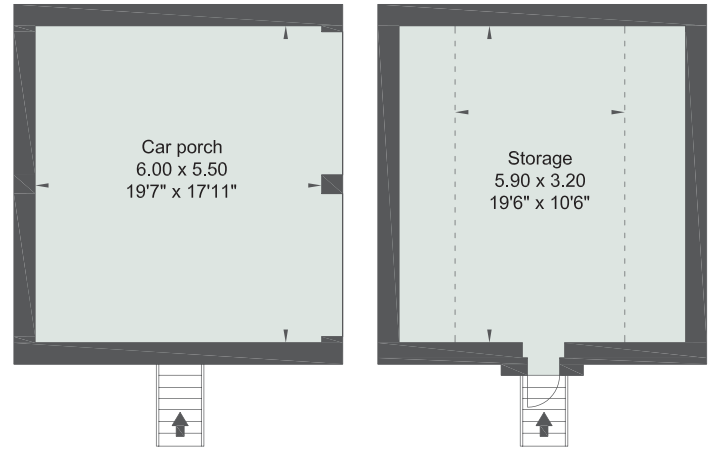
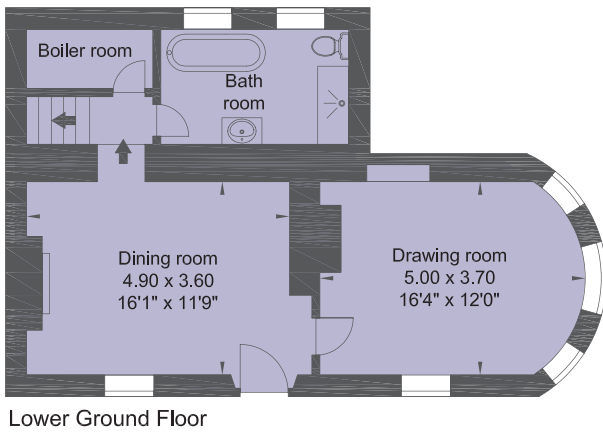
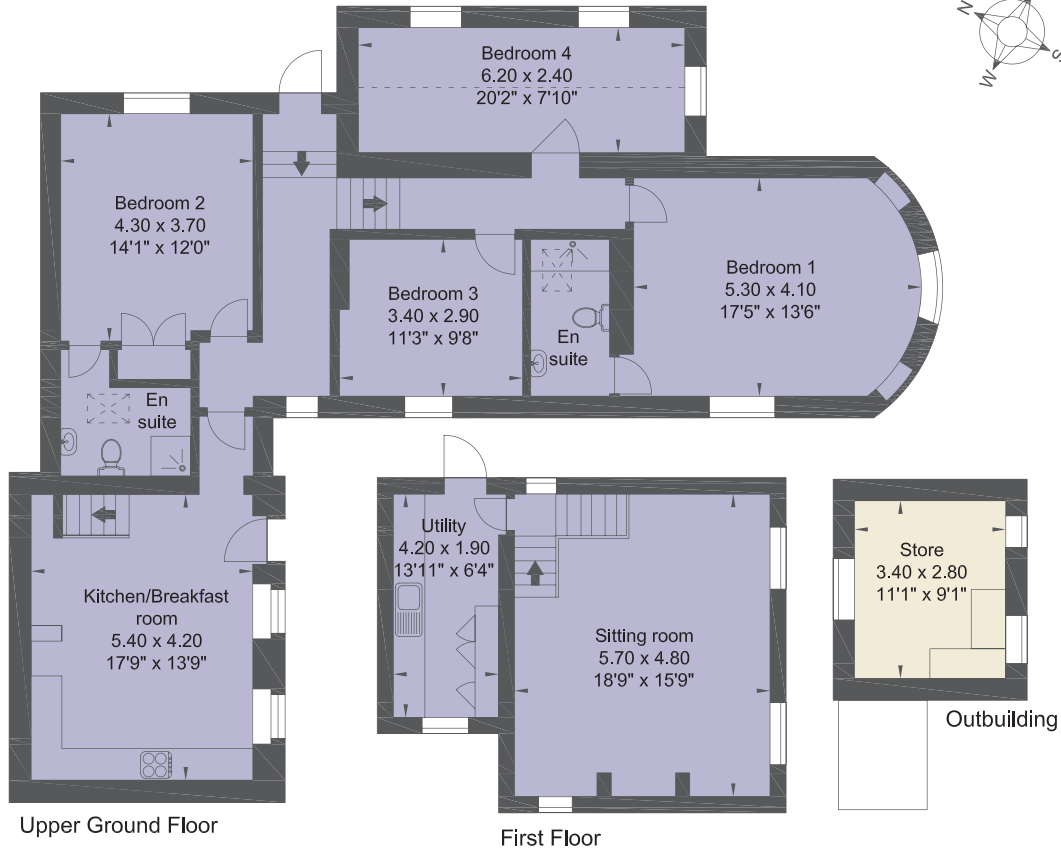
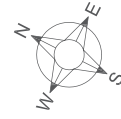
This property is to be sold freehold with vacant possession.



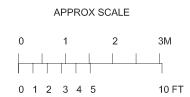
Wood Bank House

Hopton

Derbyshire DE4 4DF



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p>Energy Efficiency Rating</p> <p>Very energy efficient - lower running costs</p> <p>A (91-100) B (81-90) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)</p> <p>England & Wales EU Directive 2002/91/EC</p>			
		<p>Environmental (CO₂) Impact Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>A (10-40) B (41-50) C (51-60) D (61-70) E (71-80) F (81-90) G (91-100)</p> <p>England & Wales EU Directive 2002/91/EC</p>	
	31 → 34	54	57
<p>Not energy efficient - higher running costs</p>			



Approximate Gross Internal Floor Area:

- House: 204 sq m (2,194 sq ft)
- Car Porch / Storage: 52 sq m (558 sq ft)
- Outbuilding: 9 sq m (101 sq ft)
- Total: 265 sq m (2,853 sq ft)

Cotswold Plans Ltd. 01386 430176
10.3.2011 ma/5751

For illustrative purposes only



fixtures and fittings

All fixtures, fittings and furniture, such as curtains, light fittings, garden ornaments and statuary are excluded from the sale. Some may be available by separate negotiation.

viewings

By strict appointment through the sole selling agents, Fisher German LLP tel. no. 01530 412821, email: ashby@fishergerman.co.uk

directions

From Ashbourne follow the B5035 towards Wirksworth. Proceed through the villages of Kniveton and Knockersdown and past the turning for Carsington on the left. Follow the road along the edge of Carsington Water and at the end of the reservoir turn left up the hill towards Hopton. Wood Bank House can be found on the right hand side, as indicated by the Fisher German For Sale board.



