



LUMSDALE HOUSE

Matlock, Derbyshire

Caudwell
• & CO •

A rare opportunity
to acquire a handsome
Georgian house formerly
the residence of a local
mill owner

Distances (approximate): Matlock (town centre 1.2 miles);
Chesterfield- 9 miles; Bakewell- 9 miles; Derby (mainline station
to London St. Pancras, 1hr 42mins)- 19 miles; Sheffield- 22 miles;
Nottingham- 27 miles; M1 (junction 28)- 10 miles; East Midlands
Airport- 34 miles.

FOR SALE – FREEHOLD
Guide price: On application



ACCOMMODATION

Entrance hall; drawing room; dining room; sitting/garden room; study; orangery; kitchen/breakfast room; utility room; cloakroom; master bedroom suite comprising bedroom, bathroom, dressing room with walk-in wardrobe and sitting room; guest bedroom suite with shower room; two further double bedrooms; large family bathroom.

AMENITIES

Beautifully laid out gardens extending to approx 1 acre; pond; large workshop with potential; further outbuilding/woodstore; single garage; parking for a good number of cars; electric gate and driveway.



DESCRIPTION

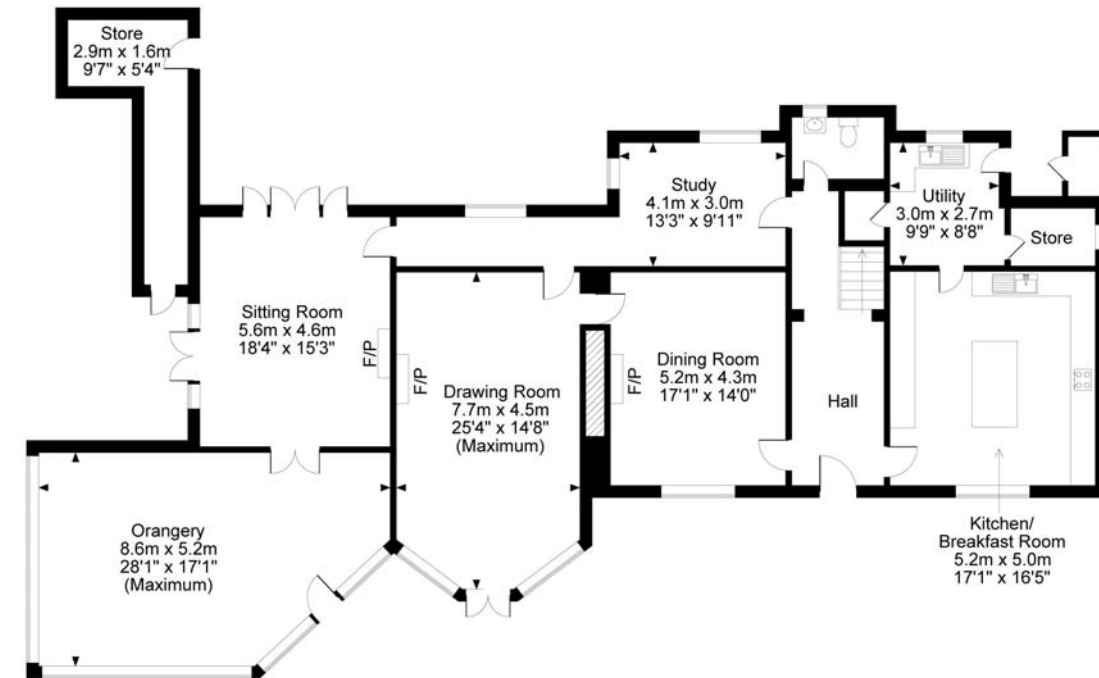
A bright, well presented Georgian family house which was historically the local mill owners residence. The house offers well proportioned entertaining rooms to the ground floor with high ceilings and views over the gardens and a well fitted kitchen/breakfast room. To the first floor is a large and indulgent master suite comprising bedroom, bathroom, sitting room and dressing room, there are three further bedrooms, an en suite shower room and a family bathroom. The house is approached through electric gates onto a sweeping gravel driveway leading to the front of the house and gardens, which are believed to have been laid out by Paxton, and sweep down to a large pond. The grounds in all extend to approximately one acre and have the benefit of a single garage and a large workshop.



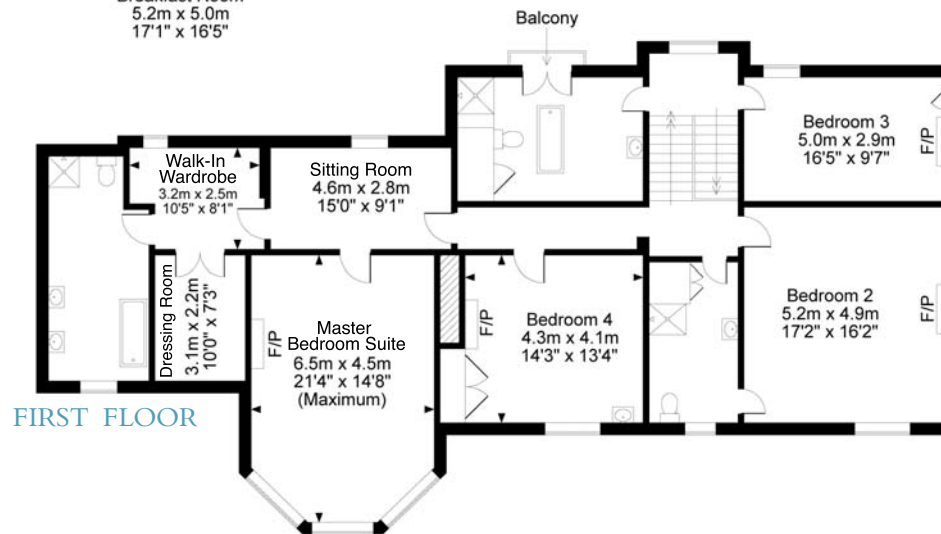
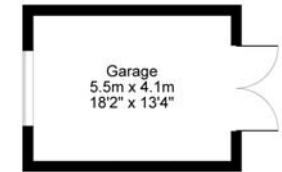
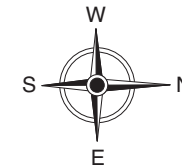


Lumsdale House Matlock, Derbyshire

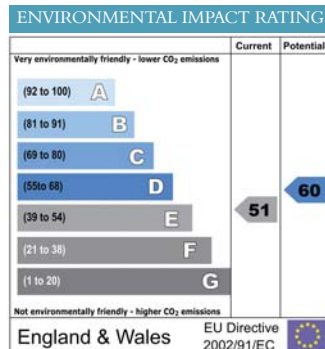
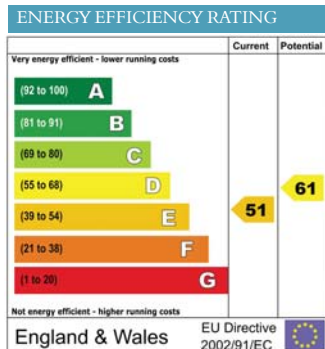




GROUND FLOOR



FIRST FLOOR



SERVICES

Mains water and electricity are all connected. Drainage is into the mains.
Gas fired central heating. Broadband is connected

FIXTURES AND FITTINGS

Fitted carpets, standard fixtures and fittings are included in the sale.
Any fixtures and fittings not mentioned in this brochure may be available
by separate negotiation.

COUNCIL TAX: Band G

POSTCODE: DE4 5LB

VIEWING

All viewing is to be strictly by appointment with Caudwell & Co
on 01629 810018

DIRECTIONS

On leaving Crown Square in Matlock proceed up Bank Road bearing right
at the top and turning left onto Chesterfield Road, proceed along the road
for a short distance taking the second right hand turn into Lumsdale,
proceed down past Highfields School on your right and follow the road
down the hill bearing left at the fork in the road. The house will be found
after a short distance on the right hand side behind electric gates.

IMPORTANT NOTICE

In accordance with the Misrepresentation Act 1967 and the Property Mis-
Description Act 1991, these details have been prepared in good faith, they
are not intended to constitute part of an offer of contract. Any information
contained herein, whether in the text, plans or photographs is given in good
faith but should not be relied upon as being a statement or representation of
fact. Any measurement or distances referred to herein are approximate only.
March 2008.

Caudwell
• & CO •

Derbyshire's dedicated sales, acquisition and letting agents.

Rutland Square, Buxton Road, Bakewell DE45 1BZ

Tel: 01629 810018 Fax: 01629 810044

Email: info@caudwellandco.com

www.caudwellandco.com