

THE MODERN HOUSE



*Matlock, Derbyshire
Sold*

Sandy Lane

With superlative views across the rolling Derbyshire hills and Derwent Valley, this beautifully light five-bedroom home occupies an elevated position at the edge of the village of Crich. The house is set in expansive landscaped gardens, with around 4,460 sq ft of internal living space extending across two storeys. The surrounding area is famed for its walking, cycling and wildlife watching and the Peak District National Park can be reached in around 20 minutes by car. The cities of Nottingham, Derby and Sheffield are also under 30 miles away.

The Tour

Set back from the road by a sweeping private driveway, the house is bordered by dense hedging and tall specimen trees ensuring excellent privacy. The driveway and integral double garage provide a generous provision of off-street parking for multiple vehicles.

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Entry is via an impressive hallway; a generous circulation space with a log-burning stove providing a warm welcome. A wall of aluminium-framed glazing invites light to flood through and tiled flooring runs underfoot. A music room is located to the immediate left and the open-plan dining and living room lies to the easterly side of the house.

Double-height pitched ceilings work harmoniously to create an interplay of spaces that offer a dramatic sense of volume in the communal areas. The primary living spaces have been cleverly conceived to optimise the wonderful views from all angles.



Timber flooring runs throughout the living room, where a log-burning stove provides a natural centre point and a wall of sliding glass doors open this room onto the terrace and gardens in warmer months. Large picture windows retain a constant visual connection to the gardens and surrounding landscape, inviting soft illumination throughout the day.

The large kitchen has been designed with the practicalities of daily family life in mind, with plenty of work surfaces for food preparation and cooking. A utility room is positioned adjacently. There is also a large workshop at ground level with potential for a fifth bedroom, office, cinema or fitness space.



Space and light are the organising principles of the house and the upper levels are home to inviting living areas alongside the bedrooms. The wide galleried landing is characterised by a striking wall of timber-framed glazing that follows the pitched roofline, framing views across the rooftops and skyline and opening onto a wide balcony. The quality of light in this part of the house is particularly good; a quiet and peaceful corner for reading or listening to music.

Four bedrooms are arranged across the first floor on either side of the roof's pitch. Two of the bedrooms are en suite and there is also a family bathroom. Plentiful storage areas are integrated into the bones of the house, with deep cupboards running the length of the eaves.

Outdoor Space

The garden rises up attractively, with numerous areas to enjoy the sun at its various points throughout the day, elevated terraces to take in the views, and secluded corners to enjoy a morning coffee or an evening sundowner. Deep herbaceous beds, perennials and mature shrubs provide structure, interest and colour throughout the seasons, and an impressive circular hedge creates an excellent weather shield.

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The Area

The friendly village of Crich is located at the south-eastern edge of the Peak District and Derbyshire Dales, between the towns of Matlock and Ripley. The village is renowned for the superior quality of limestone upon which it sits, unusual for an area geologically characterised by gritstone. For daily amenities, Crich has a village shop, bakery and deli, plus a doctor's surgery and several traditional pubs, popular with local residents.

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty. Steep limestone valleys like Dovedale, with its famed stepping stones, and Lathkill Dale, draw visitors from around the world. The rolling hills of Derbyshire have rich industrial roots, forming the backdrop for many innovations of the industrial revolution.

Nearby Matlock Bath rose to popularity as a Victorian spa town and continues to thrive on tourism, attracting visitors to its warm springs, hiking trails and bucolic views. The area is also home to the knitwear manufacturer, John Smedley, which continues to produce hand-crafted knitwear from its Lea Mills factory, powered by a neighbouring brook just outside of Matlock.

The nearest train station is Whatstandwell, half a mile away, with direct links from here to Derby, Matlock, Nottingham and further afield. Connections to London from Derby take approximately 1.5 hours and there is also good road access to the A6 and the M1.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.