



EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS



The Manor House, Froggatt Edge, Curbar, Peak District S32 3ZB

The Manor House

Froggatt Edge, Curbar, Peak District S32 3ZB

A rare opportunity to acquire a beautifully located house with land. This fine country house is approached via an imposing entrance and long sweeping driveway winding gently up through mature woodland to a level plateau facing out in a southerly direction taking in a magnificent panoramic vista including grazing land, across the woods and farmland of the valley of the river Derwent and up to moorland. This is not a large rambling country house but a manageable family residence in an ideal environment with a pool complex and tennis court. From the north east boundary there is direct private access in to Bee Wood and hence on to the edge, idea for dog walking or adventurous children. Those seeking a home of quality in the countryside will know that really worthwhile opportunities rarely occur and it is therefore suggested that this home warrants earnest consideration.



- Beautifully located.
- Garaging for four or more.
- Magnificent southerly facing vista.
- Games room and playroom.
- Pool complex.
- Air conditioned wine cellar.
- Tennis court.
- Seven bedrooms, five bathrooms.
- In excess of seven acres.
- Four reception rooms.

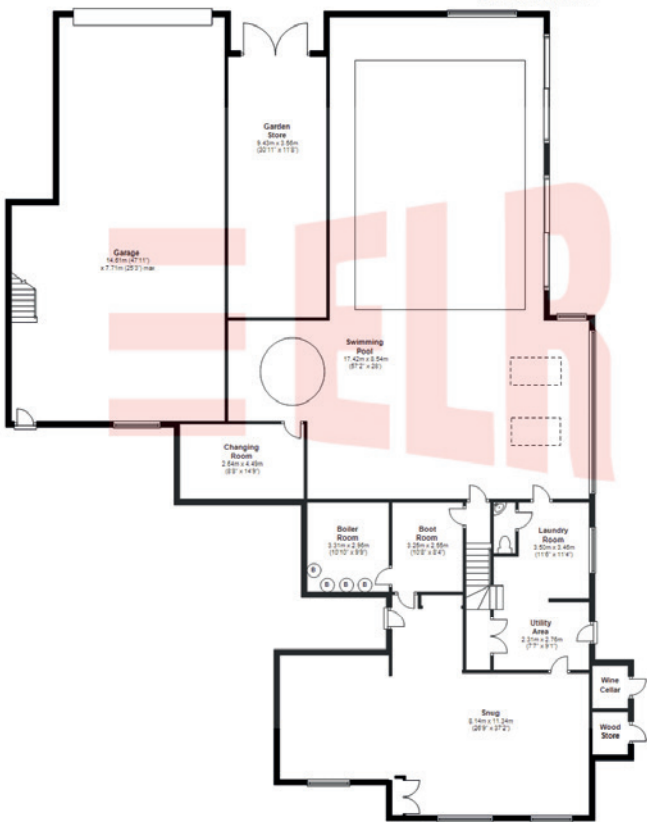




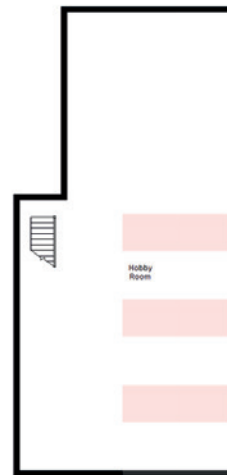




Ground Floor
Approx. 559 sq. metres (5610.7 sq. ft.)



First Floor
Approx. 356 sq. metres (3822.2 sq. ft.)



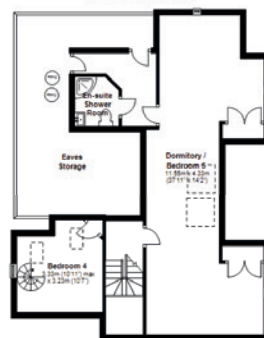
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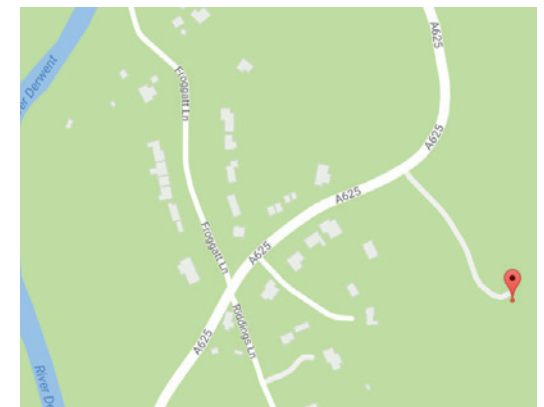
Second Floor
Approx. 62.9 sq. metres (676.1 sq. ft.)



TOTAL AREA:

Approx. 939.3 sq. metres
(10110.9 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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