

Home 2 Sell

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## Fritchley Lane

Fritchley, Belper, DE56 2FN

Offers Around £595,000



Home2Sell are delighted to offer For Sale this beautiful property the origins of which date back several hundred years. Originally a Derbyshire long house built to follow the line of the hills and accommodate live stock on the ground floor and their keepers on the first floor. Sympathetically rebuilt from the ground up using the original stone, the current owners have created a traditional country home with landscaped gardens using traditional and reclaimed materials. An internal inspection will reveal an entrance porch/study, living room, dining room, farmhouse style kitchen, sun lounge, office/playroom/fourth bedroom, shower room and WC. To the first floor are three double bedrooms, shower room and an additional separate WC. Outside there is ample off road parking behind electric gates, a double garage with stairs to the loft space and beautifully maintained gardens. The property also benefits from UPVC double glazing, gas central heating, an alarm and CCTV.



### Kitchen

16'6" x 8'11" (5.04m x 2.74m)

Farmhouse style kitchen appointed with matching wall and base units having roll edge work tops. Gas fired Aga, inset one and a quarter bowl sink and drainer with mixer tap having complementary tiling to the splash back and work areas. Integral dishwasher. Tiled flooring, ceiling lights, radiator, a UPVC double glazed window and a UPVC double glazed stable style kitchen door.

### Shower/Store Room

8'0" x 6'6" (2.45m x 2.00m)

Having a comprehensive range of fitted storage cupboards, space for an upright fridge freezer, a shower cubicle, chromed towel radiator, ceiling light and a continuation of the tiled flooring from the kitchen.

### WC

Appointed with a low flushing WC and a pedestal wash hand basin with pillar taps. Continuation of the tiled flooring from the shower/store room, ceiling light and an opaque UPVC double glazed window.

### Dining Room

13'10" x 11'10" (4.22m x 3.61m)

Dining room having carpet, ceiling light, radiator and a UPVC double glazed door opening to the garden lawn.

### Sun Lounge

6'6" x 20'3" (2.00m x 6.19m)

West facing sun lounge having tiled flooring, ceiling lights, UPVC double glazed windows and double doors opening to stone slab steps leading up to the driveway.

### Living Room

13'8" x 16'6" (4.18m x 5.03m)

The focal point of the room being the decorative brick fire place surround with tiled hearth. Carpet, wall lights, radiator, UPVC double glazed window looking out across the main garden lawn and there is a very useful under stairs storage cupboard.

### Bedroom Four/Study

6'3" x 11'4" (1.92m x 3.47m)

Offering a variety of uses accessed off the main living room having carpet, ceiling light, radiator and a UPVC double glazed window.

### Hall/Study

7'0" x 10'2" (2.15m x 3.10m)

The entrance hall/porch which is currently used as a study having UPVC double glazed windows to two elevations, laminate flooring, ceiling light, radiator and an opaque UPVC double glazed front entrance door.

### Stars and Landing

Rising from the dining room and having carpet, ceiling lights and wall lights on the landing, radiator and a low window over the sun lounge.

### Bedroom One

11'0" x 10'2" (3.37m x 3.10m)

The principle bedroom has fitted wardrobes to one wall, carpet, ceiling light and a radiator.

### Bedroom Two

14'8" x 9'0" (4.48m x 2.76m)

The second bedroom has fitted storage cupboards to one wall and two wardrobes with a central vanity area to the opposite wall. Carpet, ceiling light and a

radiator. Two low UPVC double glazed windows and a Velux roof window having a fitted black out blind.

### Bedroom Three

8'1" x 12'11" (2.48m x 3.96m)

The third double bedroom has two low UPVC double glazed windows, carpet, ceiling light and a radiator.

### WC

Having a low flushing WC and a pedestal wash hand basin with pillar taps. Two wall lights, radiator and a Velux roof window having a fitted blackout blind.

### Shower Room

Appointed with a low flushing WC and a pedestal wash hand basin with pillar taps. Double shower enclosure having a shower with a fixed monsoon head, detachable rinser and four body jets. Chromed towel radiator, ceiling light and a Velux roof window having a fitted black out blind.

### Outside

The property sits on a good size plot bordering open fields on two sides. Pedestrian access to the entrance property from Fritchley Lane is through a garden gate in to a flag stone courtyard area with dry

stone walls. There is an antique swill burner, stone bench, planted flower borders and a gate to the main garden. Vehicular access is through double electric gates opening to the drive providing ample off road parking for several vehicles and/or a caravan or motor home. The beautifully maintained landscaped gardens have a formal lawn, fruit trees, vegetable/kitchen garden, fine stone walling, deck seating area, log store, summer house/shed, ornamental stone mushrooms, water trough, cold tap, outdoor lights, outdoor power sockets and CCTV.

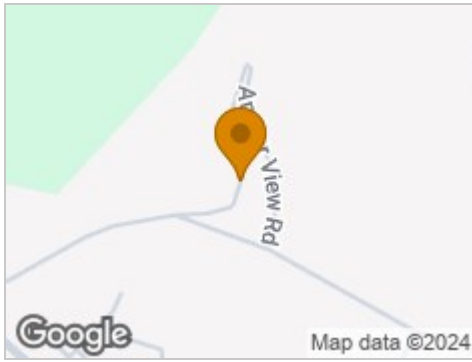
### Garage

18'5" x 18'10" (5.63m x 5.76)

Double garage having tow up and over doors, power, lighting and stairs to the loft room. The loft room is fully boarded out providing a multitude of uses having power, light and two Velux roof windows.



## Road Map



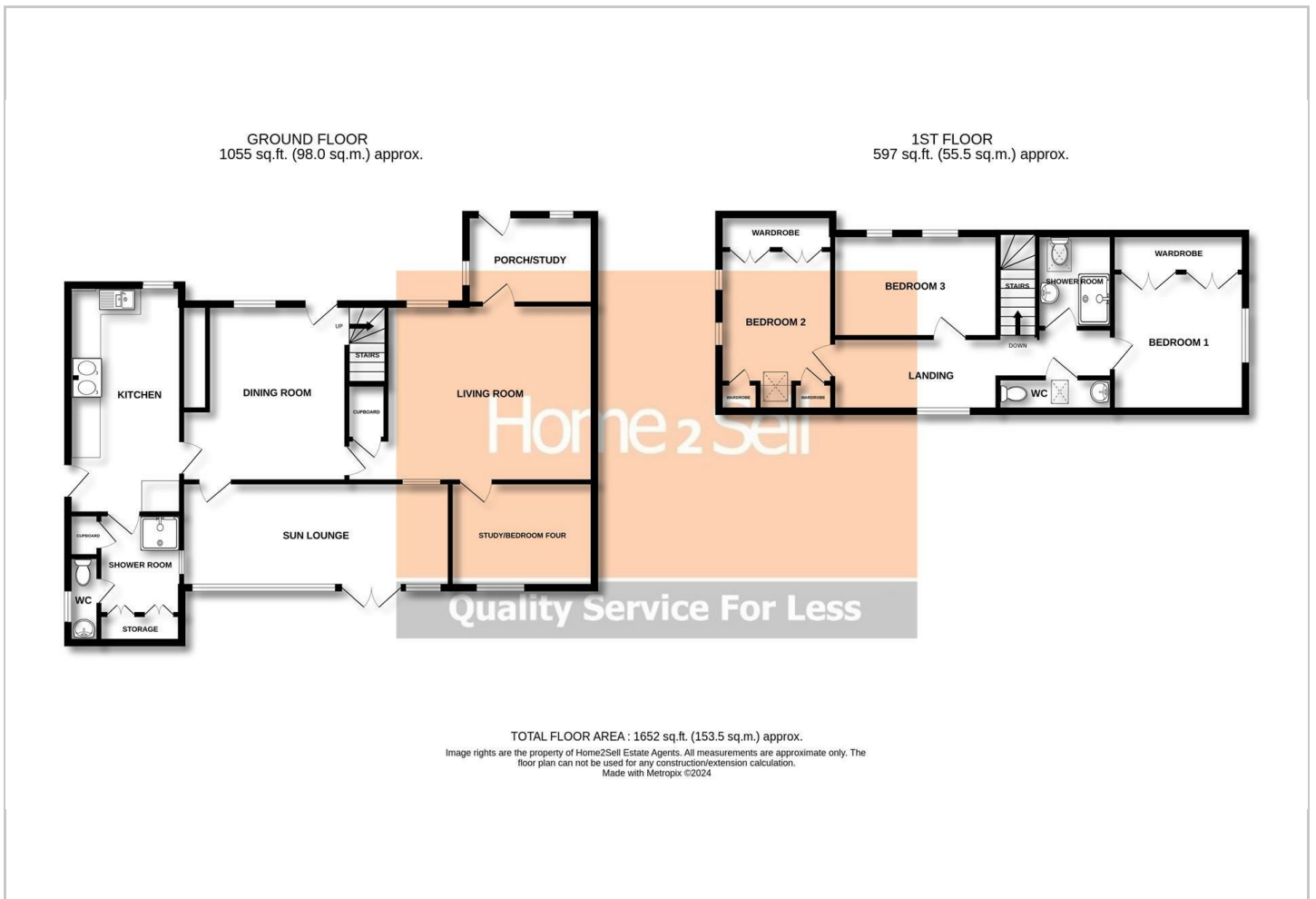
## Hybrid Map



## Terrain Map



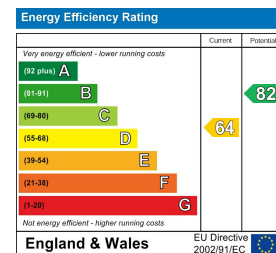
## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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