

Home 2 Sell

Quality Service For Less



## Holly House Lane

Blackbrook, Belper, DE56 2DE

Offers In The Region Of £1,400,000  7  3  2  c



Home2sell are delighted to offer this very rare opportunity to acquire a Farm complex having circa 5 acres of land enjoying an enviable position with far reaching views in the much sought after hamlet of Blackbrook Derbyshire. The lot includes a sympathetically extended stone farm house constructed of course natural stone surmounted by a pitched roof that offers versatile family accommodation comprising in brief of Entrance hall open plan fitted dining kitchen having built in appliances, utility room, inner hall, guest cloakroom WC and lounge having a multi fuel burning stove. To the first floor a magnificent galleried landing having a master bedroom with en suite shower room and dressing room, second double bedroom, three further bedrooms and a luxury family bathroom having a four piece suite. Having the benefit of a gas central heating and double glazing. The house sits in its own grounds with detached residential log cabin having open plan kitchen dining room lounge with two bedrooms, study and a bathroom. Having a tarmac driveway with detached double garage having electric door power and light. The property is approached from Holly House Lane with gardens to the front laid mainly to lawn with well stocked borders, kitchen garden which enjoy a most fine aspect. Stone outbuilding and shed. To the rear of the property is a further lawn area with pathway to the most beautiful sun terrace with patio area and summer house which can only be truly appreciated when viewed. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

Being open plan to the kitchen area the property is entered via a glazed door with matching two storey side windows. Having a ceramic wood grain effect flooring, Edwardian style radiator, open galleried landing, stairs off to the first floor landing, double glazed window to the side elevation and ceiling light.

### Guest Cloakroom WC

Having a two piece suite comprising of a concealed cistern WC and a pedestal hand wash basin with complementary splash back tiling. Wood grain effect ceramic flooring and ceiling light.

### Open Plan Kitchen Dining Room

31'1" x 18'2" reducing 13'3" (9.48m x 5.55m reducing 4.04m )

This most impressive and generously proportioned room has a modern fitted kitchen comprising of a range of base wall and matching drawer units with worksurfaces over incorporating a ceramic Belfast sink with chrome Swan neck mixer tap. Having a centre island with five ring hob having a stainless steel extractor canopy over, Bosch integrated electric c fan assisted double oven, integrated dishwasher, breakfast bar, fitted display cabinet and recessed ceiling lighting. Having ceramic wood grain effect flooring, Edwardian style radiator, double glazed windows to the rear and front elevations. wall and ceiling lighting, useful under stairs storage cupboard. Television point and second staircase to the first floor landing.

### Utility Room

12'5" 8'9" (3.80m 2.68m )

Having a fitted range of base and wall units with work surfaces over having an integrated automatic washing machine and tumble dryer. Included with the sale is a quality American style fridge freezer. Having a fitted cabinet which houses the BAXI gas combination boiler which services the domestic hot water and central heating system. Cupboard housing the electric consumer unit, double glazed window to the rear elevation, ceramic tile wood grain effect flooring and recessed ceiling lighting

### Lounge

16'7" x 11'7" (5.08m x 3.55m )

This well proportioned room has wall and ceiling lighting, Edwardian style radiator, television point and double glazed windows to the front and side elevations. The focal point of the room is an inset multifuel burner set on a raised Derbyshire Gritstone hearth with exposed stone heath with brick pillars and back drop.

### Annex

Versatile integral accommodation.

### Lounge

13'3" x 12'2" (4.05m x 3.71m )

Having a double glazed window central heating radiator and ceiling light. Television point.

### Bedroom

9'4" x 12'1" (2.87m x 3.70m )

Having a double glazed window, central heating radiator and ceiling light.

### Shower Room

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a double shower cubicle with electric shower unit. Chrome ladder style heated towel rail and recessed lighting.

### To the first floor landing

Having a most impressive galleried landing with two velux style windows and two double glazed windows to the front elevation enjoying the fine aspect and views. With exposed ceiling beam, recessed lighting and second staircase to the ground floor. There is a door providing elevated access to the outside rear of the property.

### Master Bedroom

13'3" x 12'2" (4.05m x 3.73m )

Having a double glazed window to the front elevation enjoying a fine aspect and views, central heating radiator and ceiling light.

### Dressing Room

9'4" x 9'3" (2.87m x 2.84m )

Access to the loft void, recessed ceiling lighting and double glazed window to the side elevation.

### Luxury en suite Bathroom

Having a beautiful four piece suite comprising of a roll top bath with claw feet having hand held shower attachment, wall mounted hand wash basin, close couple WC and a shower cubicle having shower with rain head. Ceramic tiled mosaic flooring, complimentary part wall tiling, Edwardian style towel radiator, recessed lighting to the ceiling, double glazed window and extractor fan.

### Bedroom Two

16'7" x 12'1" (5.07m x 3.70m )

Having double glazed windows to the front and side elevations enjoying a fine aspect and views, central heating radiator and ceiling light.

### Bedroom Three

16'2" x 9'1" (4.93m x 2.77m )

Having a double glazed window to the rear elevation, central heating radiator and ceiling light.

### Bedroom Four / Study

9'1" x 7'6" (2.78m x 2.29m )

Having a double glazed window to the rear elevation, central heating radiator and ceiling light.

### Luxury Family Bathroom

This generously proportioned room has a four piece suite comprising of a roll top bath with claw feet having hand held shower attachment, wall mounted hand wash basin, close couple WC and a shower cubicle having a thermostatically controlled shower with rain head. Recessed ceiling lighting, wood grain effect flooring, double glazed window to the rear elevation, complimentary part wall tiling and extractor fan.

### Residential Log Cabin

The cabin sits in a prominent position within the grounds of Ingleton Farm enjoying the fine aspect and views.

### Open Plan Kitchen Dining Room Lounge

14'7" reducing 12'4" x 18'9" max (4.45m reducing 3.76m x 5.74m max )

Having a window to the rear, French doors and window, ceiling lighting.

### Inner Hall

Louvered doors provide storage area and ceiling light.

### Study

6'6" reducing 3'2" x 6'7" (1.99m reducing 0.99m x 2.02m )

Window to rear and ceiling light.

### Bedroom

9'4" x 9'1" (2.85m x 2.79m)

Having window and ceiling light.

### Bathroom

Having a three piece suite comprising bath with panelled side, wc and hand wash basin. Window, extractor fan and ceiling light. Electric towel heater.

### Grounds and Land

Ingleton Farm sits in an elevated prominent position off Holly House Lane Blackbrook Derbyshire and enjoys stunning panoramic views over the valley. The property is accessed via a road that forks to the right granting access to the main residence and garage. The road also provides access straight on the land to the rear of the dwelling. There is circa five acres of land with the property to the front and rear of the buildings. Having a large tarmac driveway which provides access to the detached double garage. There is an access bridge to the rear giving access from the main residence to the garage area which spans a tiered landscaped area. Gardens to the front laid mainly to lawn with well stocked borders, kitchen garden which enjoy a most fine aspect. Stone outbuilding and timber shed.

### Detached Double Garage

21'9" x 19'2" (6.65m x 5.86m )

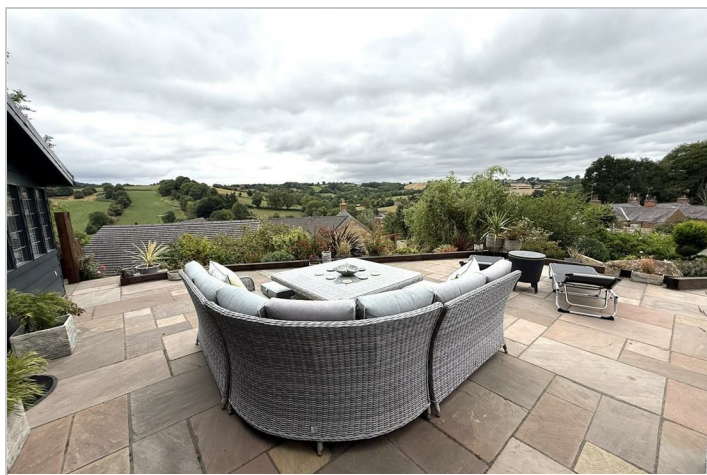
Having an electric garage door, courtesy door to rear, windows rear and side. Power and light. Eaves storage.

### Area

Blackbrook is a very pleasant hamlet approximately 3 miles from the village of Duffield which provides a varied and interesting selection of shops and amenities. Recreational facilities in Duffield Village include tennis, squash and Chevin Golf Course and it in turn lies some 5 miles North of Derby City Centre. A wide range of amenities will also be located in Belper approximately 2 miles to the East.

### Directional Note

The approach from Derby is via the A6 Duffield Road proceed through the village of Duffield eventually turn left into King Street which becomes Hazelwood Road, leave the village into open countryside bearing left adjacent the grass triangle in Spring Hollow / Hazelwood continue past the turning for Hobb Hill and continue to the end of this land turning right onto the A517. Proceed down the hill and turn left on to Holly House Lane. Turn right and follow the road to the end where you will find Ingleton Farm.



Road Map



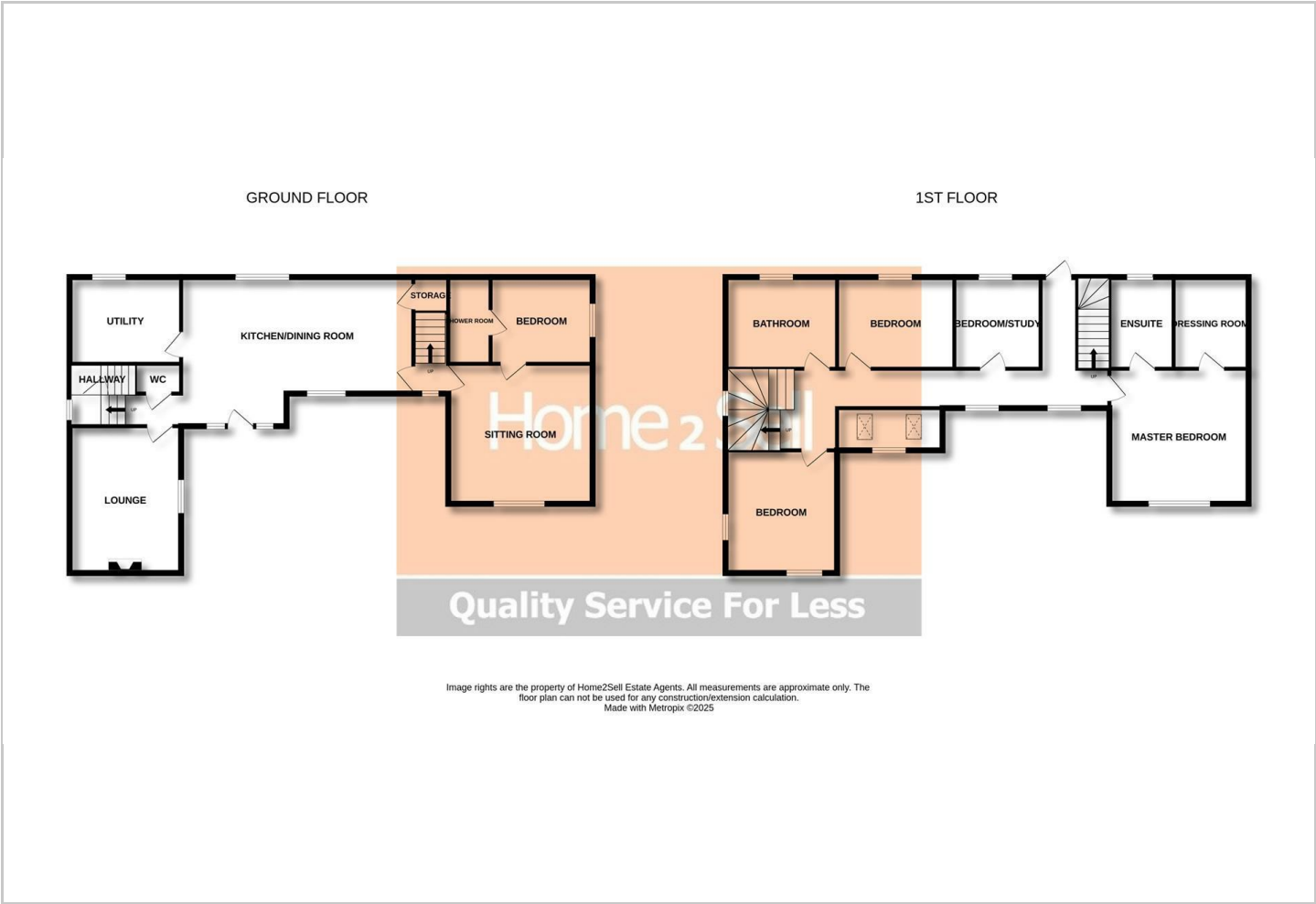
Hybrid Map



Terrain Map



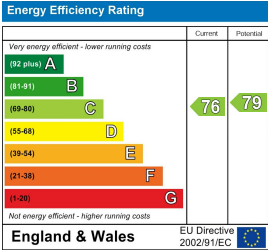
Floor Plan



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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