



The Firs
Farnah Green | Belper | Derbyshire | DE56 2UP

THE FIRS



The Firs is a spacious five-bedroom detached property that occupies an elevated position on a landscaped plot of circa 1acre.

INTRODUCTION

Upon entering the home, you get a glimpse of what is on offer, as the large entrance hallway is both light and airy, due to the skylights located at the top of the stairs. On the ground floor, the property benefits from a large country kitchen, utility room, w/c, dining room, snug and a fantastic lounge, with envious countryside views. The first floor boasts five bedrooms, of which the main bedroom has an ensuite. The first floor also boasts a very spacious family bathroom, with separate bath and shower, and a mezzanine office, located above the lounge. Outside, there is ample off-street parking, a double garage, patio area and a private wooded area. Farnah Green offers a wide selection of walks, a very well-known pub -restaurant, whilst boasting very good commuter links throughout the East Midlands.



GROUND FLOOR

On entering the property, you are greeted by an entrance hallway with tiled flooring, high ceilings and a spiral staircase that leads to the first floor.

Leading off the hallway to the left is the stunning lounge, with solid oak flooring, large picture frame window that overlooks the back garden and the stunning open countryside views, and patio doors that lead out onto the garden patio area. To the right of the hallway is a storage cupboard, utility room and a w/c. At the end of the hallway is the large country style kitchen with Rangemaster oven, set in brick surround, oak lintel, and tiled insert. The kitchen also has a breakfast area and patio doors, leading out onto the rear garden.

To the other side of the kitchen, is a second hallway and the formal dining room, with high ceilings, a large bay window and a gas log burner fireplace, making the perfect room for hosting dinner parties. Located off the second hallway is also a lovely snug, with wood burning stove set-in stone surround, dual aspect views and recessed shelving. Opposite the snug is the main staircase leading up to the first floor.





SELLER INSIGHT

“This lovely five-bedroom detached family home, which boasts a large garden and quite spectacular countryside views, occupies an enviable location in the peaceful rural hamlet of Famah Green, boasting a popular pub, 'Blue Bell', well known for its delicious food, the perfect place to be on a summer's afternoon. Famah Green, located close to the edge of the Dales, also offers many wonderful walks and a lovely feeling of community. "From the very first moment we laid eyes on this property we knew it was for us," says the owner. "It sits in this gorgeous, elevated position, overlooking the most stunning open countryside, and the house itself has lawns and flowerbeds and beautiful mature trees all around... It's one of the most picturesque settings I've ever seen, and to this day those views still take my breath away."

"The house itself is totally unique. It's a lovely-looking building and inside it's so incredibly spacious and bright. The rooms are nicely proportioned, there are beautiful features including big fireplaces and gorgeous solid wood floors, but what makes it so incredibly special are the huge windows that beautifully frame those views; every single room enjoys a gorgeous outlook. We've updated the décor here and there, but the house was just lovely when we came here so we haven't needed to make any major changes. The layout flows exceptionally well and there are rooms that are very flexible in terms of how they can be used so the house can adapt and change depending on the family's needs."

"Outside we have two patios where we can sit, relax, entertain and enjoy that magnificent vista," continues the owner. "One is accessed from the main living room and the other from the kitchen so there's a lovely sense of connection between inside and out. The garden is a feature that we've all really enjoyed and it's both very private and super peaceful. I think it's one of the things that we'll miss most when we leave."

"The main living room definitely has the wow factor, but we have two further reception rooms, one of which is more of a snug and that would probably be my favourite. It has an open fire and a lovely big bay window that overlooks the garden and the countryside beyond. It's a really nice room to settle down in on a cold day while the fire roars away."

"Our immediate surroundings are definitely very rural and peaceful, and at the same time we have everything we need. It takes under five minutes to drive into nearby Belper and Duffield, only fifteen minutes to get to Derby, and we also benefit from really good road and rail links."

"One of the many things that I love about the house is the fact that it has so much storage space, so it never feels cluttered. There are lots of fitted cupboards and shelves, and the utility room doubles as a boot room so all the shoes and coats can be kept out of the way."

"This has been a wonderful home and the setting couldn't be more idyllic so it's going to be a real wrench to leave, but we need to move closer to our children's new school," says the owner. "In terms of what I'll miss most, it will definitely be those views. I don't think I'll ever live anywhere quite as beautiful as this ever again."*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









FIRST FLOOR

The first-floor benefits from a family bathroom and five bedrooms, of which the master bedroom has an ensuite. To the right of the landing is bedroom five which benefits views over the side garden. Opposite is bedroom two, which is a very large double bedroom, with dual aspect views and also boasting fitted wardrobes. Bedroom four is also a spacious double bedroom, with dual aspect views, fitted wardrobes and the added benefit of a desk/writing area. To the centre of the hallway is the family bathroom, with half tiled walls, tiled flooring, bath, bidet, and a separate shower. Located after the family bathroom is bedroom three, with views to the rear garden and a washbasin in the corner. Bedroom three then leads through to the main bedroom, offering built-in wardrobes, an ensuite with shower and a nautical style window with views to the rear garden.

Located off the main bedroom is a separate landing area, with Velux windows above the spiral staircase, leading to the ground floor. The landing area also leads through to the stunning mezzanine office area, with Velux windows and storage cupboards, that is located above the lounge.









OUTSIDE

The property is accessed via a large, gated driveway with a double garage to the bottom, which leads up to the property and large parking area. The 1-acre garden is both secure and private, benefiting from two patio areas, located at the front and rear of the property, a large lawned area, secluded wooded area with mature trees and rhododendrons and a pathway that leads down to a gate, providing access to the road. The rear garden has envious elevated views across the local countryside, spanning across Belper and the famous East Mill.











LOCAL AREA

Strategically located between the award-winning town of Belper and the sought-after village of Duffield, the Hamlet of Farnah Green is the perfect place for families. The property is only a minute walk away from the Blue Bell pub, whilst the amenities of Derby City Centre are only a short 15-minute drive away. For the tennis-squash lovers, Duffield offers a fantastic tennis-squash club, open 7 days a week and Hazelwood, a local village nearby, is well known for its beautiful church, which holds a service every Sunday. The Peak National Park is only 30 minutes away provides many opportunities for a variety of sports including hill walking, cycling, horse riding, climbing, and fishing.

For those interested in schooling, Ecclesbourne School, rated outstanding by Ofsted, can be found in Duffield which is a short 5-minute drive from Farnah Green.

East Midlands Airport is only 30 minutes away and for those looking to commute, the A38, A50 and M1 are all located close by, or for those looking to commute by train Duffield station is only a 5-minute drive away.





LOCATION



INFORMATION

Services
All mains services

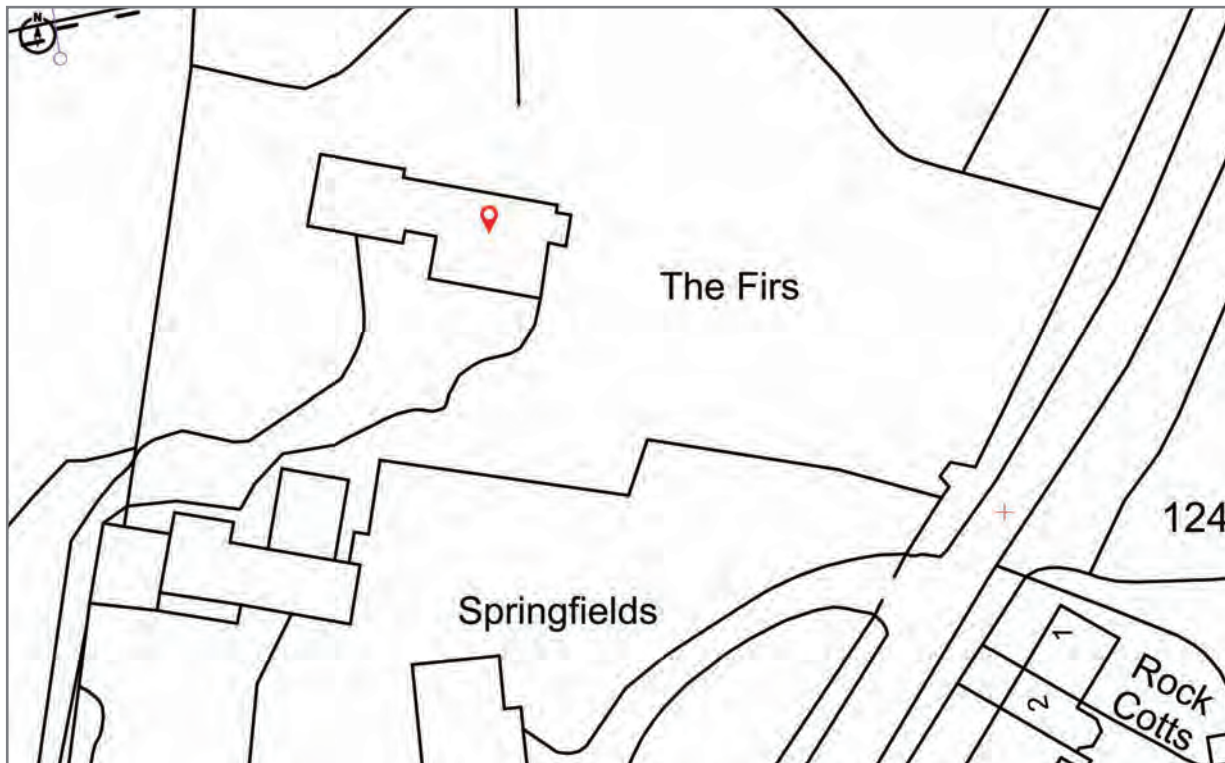
Is the property Freehold/Leasehold?
Freehold

Local Authority
Amber Valley Borough Council

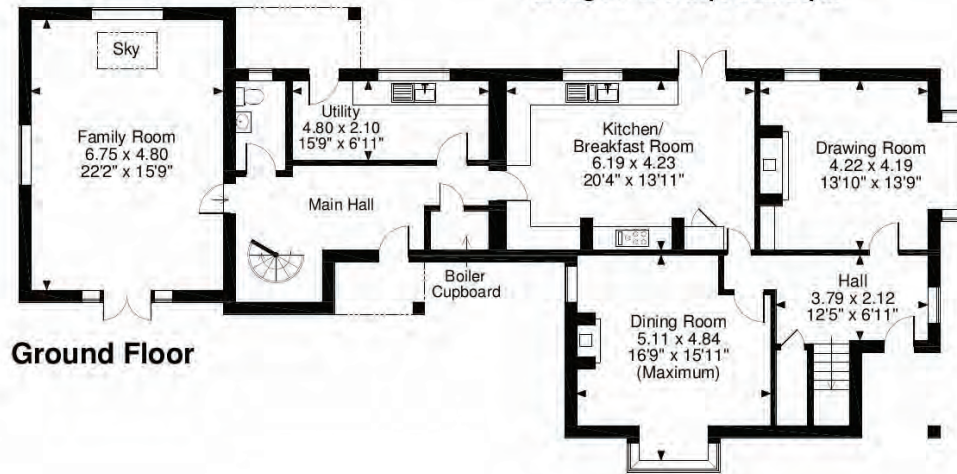
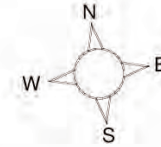
Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01332 973 888

Website
For more information visit <https://www.fineandcountry.com/uk/derbyshire>

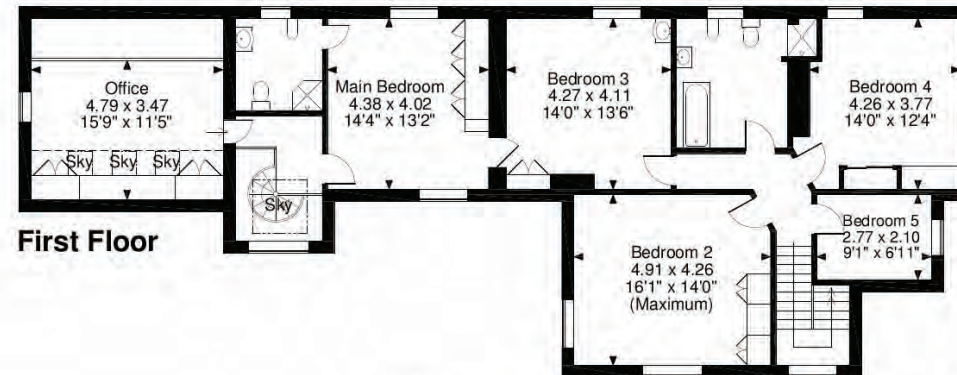
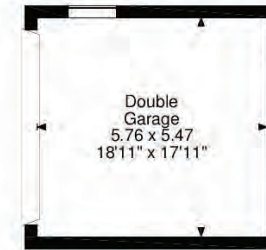
Opening Hours:
Monday to Friday - 9.00 am - 5.30 pm
Saturday - 9.00 am - 4.30 pm
Sunday - By appointment only



The Firs, Farnah Green, Belper
Approximate Gross Internal Area
Main House = 2909 Sq Ft/270 Sq M
Garage = 339 Sq Ft/32 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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THE FINE & COUNTRY
FOUNDATION

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