



2 Troon Close
Littleover | Derby | Derbyshire | DE23 4UA

2 TROON CLOSE



“There were many things which attracted us to the property when we first saw it,” says the current owner of this superb eco-home surrounded by trees, “with its wonderful garden and valley views. One of only 4 houses in the close, there is such a sense of space and privacy. A paradise in the middle of Derby, the sunsets and the darkness at night are spectacular, with no street lights visible under the starry evening sky.”



This is a wonderful and individual detached eco home blessed with substantial accommodation and gorgeous gardens, all in a secluded and convenient location in the heart of Littleover. The home benefits from versatile accommodation; some highlights being a split-level lounge, open-plan dining room and kitchen, a snug/cinema room and study, all on the ground floor. The first floor has six generous bedrooms and three bathrooms, providing the perfect balance of amenities for family life. There is also an annexe, currently used as a workshop, but designed by

an architect for easy conversion into a two-person dwelling with services already installed. The wooded gardens, an outstanding feature of this home, are approaching two-thirds of an acre. There is plenty of parking at the front of the property, including under an open car port. The rear of the home has two west-facing balconies overlooking the grounds and golf course. Situated in a convenient location for schooling, commuting, and amenities, this home is a real hidden gem, a must-see property perfect for relaxed everyday living and entertaining.

GROUND FLOOR

The home is first entered via a sheltered front door into a large, light-filled hallway with adjoining cloakroom. Doors lead from the hall to all rooms. The first reception space is a wonderful split-level lounge with high ceilings and stunning views. The upper lounge is currently used as a music room, with steps leading to a lovely lower lounge overlooking the garden, complete with multi-fuel burner and underfloor heating. There is a study just off the upper lounge and a staircase that rises to the first floor.

The open plan kitchen diner is also a fantastic space, perfect for entertaining while cooking dinner. It is well appointed, with integrated appliances and an all-important pantry. The light and spacious dining room comes complete with doors leading out to a balcony with electric

awning over. All these spaces have a west facing aspect, making the most of the sunsets all year round.

The substantial utility room has a separate area for hanging and drying the washing, use of which removes the need for a tumble dryer, saving on energy consumption. The utility room leads to a useful boot room which has a door directly into the expansive carport area.

The cinema room is a secluded, snug reception area for family film-nights. Accessed off the cinema room is a separate plant room and a cold storage area perfect for bikes, with an up-and-over garage door to the outside.









SELLER INSIGHT

“The house itself provides the ultimate in flexible family living. “Each room in this versatile house comes into its own depending on the occasion,” says the owner, “from the dining room leading out to the balcony floating above the garden, just the spot for al fresco dining in the summer months, to the secluded cinema room, and the lower lounge with a woodburning stove for cosy winter evenings. And I just love cooking in my ultra-functional kitchen – whether for myself, family, or for the many we can accommodate around our table.”

“I built the annex for guests to stay in, for working in away from distractions, for yoga and meditation or just so we can relax with refreshments on the scenic second balcony. The annex is constructed from Hempcrete, which makes it a wonderful environment to be in and adds to the eco-credentials of the property.”

“Living in this house is like being on holiday every weekend,” continues the owner, “with plenty of space for entertaining and having friends and family to stay too. Our childrens’ friends always loved coming here after school. One aspect of the house which we really benefit from is the additional storage and workshop space for hobbies for the whole family – woodwork, sewing, music, drums, cycling, you name it! We also have an enchanting garden in which my wife planted flowers and I planted 60 trees over our twenty-four years here. The birds and squirrels planted more, including one peach tree by the pond!”

The gardens surrounding the house are indeed fabulous. “Overlooking a golf course in our own little valley, the lawns slope down to the west,” says the owner, “punctuated by trees which produce all the wood for our woodburning stove. The brook at the foot of the garden and the sunny deck by the now wilded pond afford picturesque views set off by our unique collection of Norwegian boulders. We have enjoyed countless summer evening meals under the awning on the balcony, feeling connected with the garden and watching the wildlife. The old fishpond is now a marsh attracting frogs, newts, and dragonfly, not to mention the occasional bathing wood pigeon and the fox who visits regularly – even in daytime. A pair of buzzards nest opposite on the golf course and sometimes fly in and out of the trees in our garden. We have a tame robin and wrens flit about the place – I find their nests in some quite wonderful places.”

The local area has much to offer, too. “There are three top secondary schools nearby,” says the owner, “and a park with extensive walks and a well organised play area on the other side of Pastures Hill. The hospital is just a 20-minute walk away and we are close to the Co-op and Sainsbury’s too. Two miles to the south is the A38/A50 intersection: A38 north-south and A50 east-west. Railway connections are good including Lichfield Trent Valley, and we have bus stops (both directions) at the end of our private road. Cycling in The Peak District is excellent, and we have a safe cycle route into Derby centre. We live within the city boundary with good accessibility, and yet it is tranquil here. In summary, it is an absolute blessing of a place.”*

*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

On the first floor there are six bedrooms with the option to create a seventh bedroom from the upstairs work room. The principal bedroom comes complete with a well-appointed ensuite and there are two further bathrooms on this floor. If wished, a second main bedroom, shower room and dressing room suite can be segregated at the eastern end of the first floor. The landing area by the stairs offers an open space with a desk and the separate upstairs work room is fitted with wardrobes.













Potential Ancillary Accommodation

Adjacent to the home is a large, detached building (architect-designed and built to full building regulations), with a roller garage door to the front, close to which is a separate entrance door. It is designed for easy completion as a dwelling for two people with services, including plumbing, already connected and positioned according to the architect's design. Current uses include as a home-office (working from home), for yoga, as a gym, and as a large workshop. The structure is dimensioned to support vehicles for the full length of the building. There is a patio door at the far end leading to a further decked balcony. Beneath the building is further storage, rainwater capture, and a separate workshop with a plumbed-in sink and WC.

Lastly, there is a further hobby room with power and lighting underneath the dining room in the main house, accessed externally from the lower patio. Its location and construction is good at attenuating noise from activities like band practice.







Outside

The home has plenty of parking to the front as well as an open plan, pan-tiled, double car port, with ample storage over. To the rear of the home, there is an extensive garden with great views over Mickleover Golf Club. The gardens, planted with numerous species of trees to give privacy, natural shading, and habitats to wildlife, measure 0.63 acres in total and feature a pond area. The garden slopes gently down to the west, levelling off as it approaches the brook that divides the home from the golf course. The brook drains the local valley and feeds into Littleover's Hell Brook. There is a balancing pond for rainwater at the bottom of the garden. The tranquillity of the outside space is a delightful key feature of this home.





LOCAL AREA

The home is tucked away on a private drive close to outstanding-rated private and state schools. Littleover village centre is close by for amenities and the Royal Derby Hospital is a twenty-minute walk away. Derby City Centre and the Peak District are both within easy reach by bicycle, car, and local transport. The home offers easy access to both the A38 and A50 for commuting, and main-line railways run from both Derby City Centre and, to the south just off the A38, from Lichfield Trent Valley, offering access to London in an hour and thirty minutes. For International travel both East Midlands Airport and Birmingham Airport are easily reached.





INFORMATION

Services

The home benefits from mains gas and electricity. Water and drainage (separate rainwater and greywater) are adopted via Severn Trent through a pumping station which serves all properties on Troon Close. In addition, the home is heated by an air-source heat pump and has both PV and hot water solar panels, as well as a mechanical ventilation and heat recovery system. All doors and all windows bar three in the house and annexe are triple glazed adding to the outstanding eco-friendly nature of the home. The home has been insulated to the highest standards and validated running costs are £135 per month (average over the last three years) for all services.

Local Authority

Derby City Council – tax band F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973888

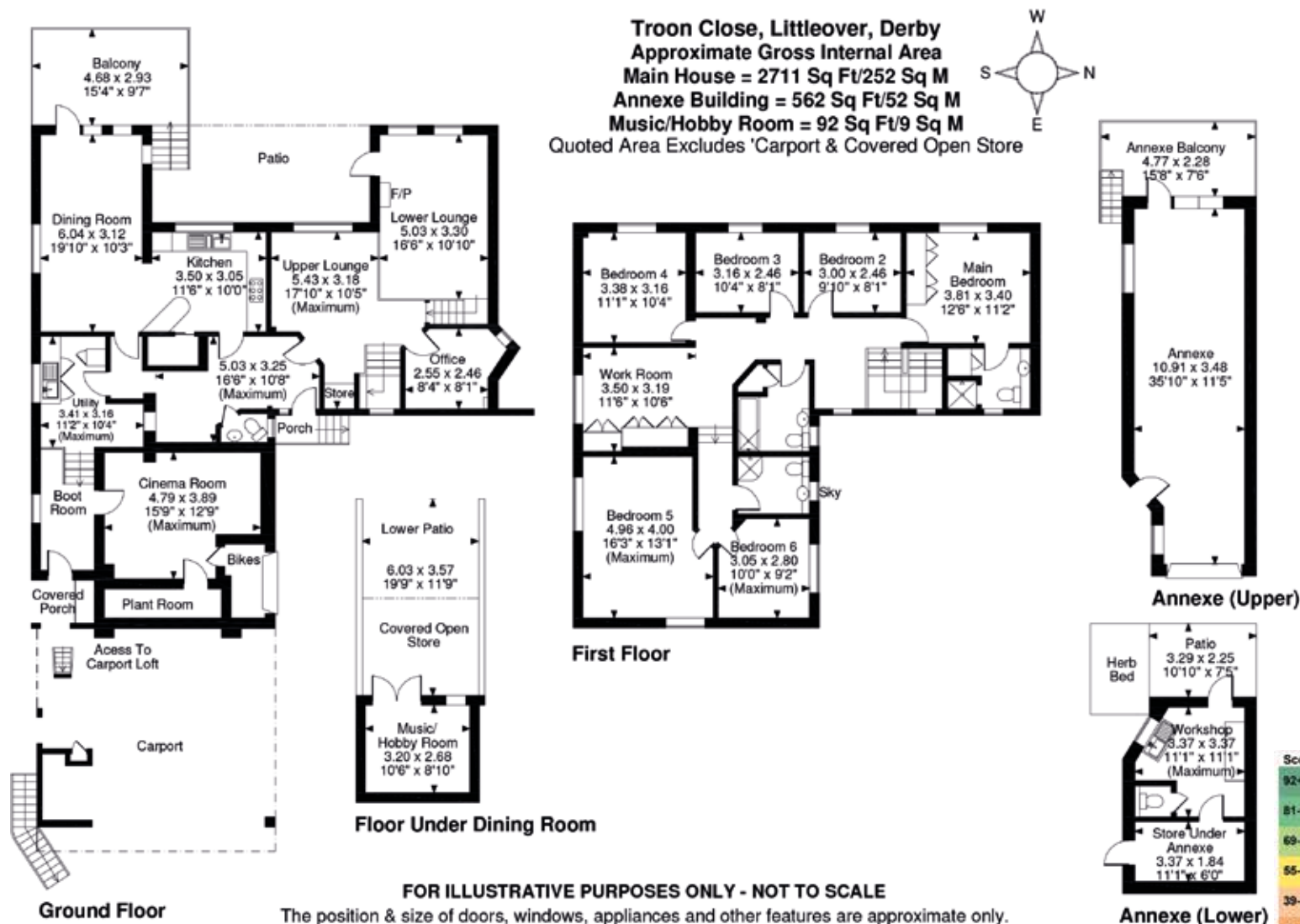
Website

For more information visit 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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LEE ARMSTRONG

BRANCH PARTNER

Fine & Country Derbyshire

07496 710 557

email: lee.armstrong@fineandcountry.com

Lee has over 20 years' experience within the property market working across the Midlands and is highly educated within the industry holding both a BA (Hons) Degree in Marketing along with a Post Graduate Diploma in Surveying. He also holds the NAEA Technical Award and is ARLA qualified and therefore is fully able to advise clients on all aspects of the property market. Living locally to the area, Lee has a great knowledge of the affluent suburbs of Derby and an in depth knowledge of the Peak district's villages and Market Towns. Couple this experience and knowledge together with the specialist marketing techniques and sales processes Fine & Country offer he is confident he can help to gain the best possible results for sellers across Derbyshire and help buyers find the home of their dreams.



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Fine & Country Derbyshire
11 Mallard Way, Pride Park, Derby DE24 8GX
07496 710 557 | lee.armstrong@fineandcountry.com

