



Ladywood Farm
Ladywood Road | Dale Abbey | Ilkeston | Derbyshire | DE7 4PT

FINE & COUNTRY

LADYWOOD FARM



Ladywood Farm is an extensive modern country home built in 2008, boasting high-quality finishes throughout, extending over four floors. The property features a double garage and a large barn with a mezzanine floor, all set within approximately 30 acres of grounds. Accessible via a sweeping driveway, the entrance is marked by wrought iron electric gates, providing access to the parking area, the barn, and the main residence.



With 6 bedrooms and benefiting from over 6,400 sq. ft of accommodation, this beautiful property boasts large reception rooms, a stunning open plan kitchen and entertaining space, underfloor heating, a feature oak and glass staircase with 3-meter chandelier, and a large balcony area overlooking the formal gardens and surrounding fields. The property also boasts a large basement that is currently being used as a studio and games room.

ACCOMMODATION

Ground Floor

The property is accessed via a long driveway flanked by open fields and hedgerows which lead to the wrought iron electric gates providing access to the large parking area to the side of the property. Upon entering Ladywood Farm, you can instantly see the quality of the property with the porcelain tiled floors, high ceilings with spot lights and contemporary doors.

To the right of the entrance hallway lies the study, adorned with wood effect tiles, and equipped with a door providing access to the double garage. Adjacent to the entrance hallway is a staircase, illuminated by LED step lighting, leading down to the basement of the property. Here, two very large rooms are currently utilised as a studio and a games room. Off the games room, there is a generously sized and versatile storage room, along with the plant room.

The Kitchen and entertaining area boast uninterrupted views across the open countryside. The modern and high gloss kitchen features Silestone countertops, tiled flooring with underfloor heating, a large island with integrated wine cooler, induction hob, downdraft extractor fan, dishwasher, and a recessed sink. To the left of the kitchen is wall of kitchen units and integrated appliances including fridge, freezer, bean to cup coffee machine, an oven and a microwave. The windows in the kitchen also feature internal blinds that are built into the glazed windows along with integrated ceiling speakers. The entertaining area flows seamlessly from the kitchen, providing a social space to entertain friends and family. It boasts a recessed modern log burner that gives a contemporary and warm feel.

Located off the kitchen is a good-sized utility room with fitted cupboards, tiled splashbacks, and space for both a washing machine, tumble dryer, and freezer.

The entrance hallway also provides access to the impressive open plan dining room and sitting room that is accessed through large double doors. This impressive space has a modern gas fireplace that is framed by two sets of bi-fold doors leading out onto the formal gardens and decked veranda. Both the dining area and sitting room feature porcelain tiled flooring with underfloor heating. The sitting room also features contemporary sliding double doors leading through to another large reception room that is currently being used as a Cinema Room. The ground floor of the property also features a W/C that has a boutique hotel feel.





SELLER INSIGHT

“ Situated on the edge of the thriving town of Ilkeston and just a stone’s throw from the historic village of Dale Abbey is Ladywood Farm, an extremely attractive six-bedroom family home, beautifully designed and built by the current owners, which boasts around thirty acres of land and spectacular rural views.

“We bought Ladywood Farm back in 2007, and there were so many things that had initially attracted us to the property,” says the owner. “Firstly, it was a complete blank canvas. A previous owner had demolished the old farmhouse and so that presented us with the opportunity to build a brand new home from scratch, something we could really make our own. We also fell in love with the absolutely stunning setting. We have acres of rolling fields all around so the views are incredible and we enjoy total and utter peace and privacy. We feel completely removed from the everyday hustle and bustle of life, but at the same time we have the peace of mind of knowing everything we need is close at hand.”

“In terms of the house itself, we wanted the building to fit nicely within its rural surroundings, so from the outside it has the look of a rustic farmhouse. However, inside it’s very much a modern home designed for both modern living and entertaining. The layout is very open plan so there’s a tremendous feeling of space, and we’ve made the most of the beautiful views by adding large windows, bi-folding doors that enable us to bring the outside in, and on the first floor we’ve added a balcony where we can sit either in the morning with a cup of coffee, or in the evening and watch the sun go down.”

“The house is lovely, but I’d say that it’s the beautiful setting, the views and the peace and tranquillity that really sets the property apart from the rest. The house is completely surrounded by our land and so you get the feeling of being miles from anywhere, and within the grounds we’ve created a pretty wildflower meadow with a pond that’s home to a family of wild geese, and the garden is mainly laid to lawn for ease of maintenance – we want to enjoy it, not spend endless hours having to maintain it. We also have a large barn, which could be used for just about anything, a poultry shed and a lot of the pastureland is rented out to a farmer, so again, for us it’s relatively maintenance free.”

“The open-plan kitchen is where we tend to spend most of our time. It’s a very functional room, but it’s also a really nice space for get-togethers with family and friends, and despite being a large room, when the log burner is roaring away it takes on a really cosy atmosphere.”

“It’s the peace and tranquility that I love most about the setting. We have easy access to a superb array of shops and amenities, and the local transport links are excellent, but when we’re at home we feel a million miles from anywhere.”

“In the large basement of the house we’ve created a dance studio/gym, as well as a snooker room. Interestingly, we bought the snooker table from Elvaston Castle, which was used as one of the locations in Ken Russell’s film adaptation of the D H Lawrence novel Women in Love, and in one particular scene, our snooker table had a bit of a starring role!”

“What will we miss when we move? Absolutely everything,” says the owner. “This place is a real slice of paradise.”*

* 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 wooden and glass staircase leads to a spacious split-level landing. To the left of the landing are two double bedrooms with a Jack and Jill bathroom with wet room. At the end of the hallway is a unique bar area with patio doors providing access out onto the large balcony area with glass balustrade.

To the right of the landing are two double bedrooms of which one also benefits from having an ensuite with wet room. Further to this there is also a large family bathroom with fitted vanity units and a recessed jacuzzi bath. At the end of the hallway is the impressive main bedroom suite with ensuite wet room, a walk-in wardrobe and patio doors leading out onto the large balcony overlooking the surrounding countryside and the duck pond.

Second Floor

The oak and glass staircase continues to the second floor of the property that has a bright and spacious landing due to the high ceilings and large Velux windows. On this floor you have the magnificent Sun Room with its vaulted ceiling and plethora of windows providing the room with an abundance of natural light. Located on this floor is the stunning 6th bedroom which is an impressive 50 ft long and boasts a dressing area, stunning views across the surrounding countryside, and a Jack and Jill bathroom that features a multi jet shower pod.















OUTSIDE

The property is set in private and secure grounds extending to circa 30 acres. The property benefits from a large sweeping driveway leading to wrought iron electric gates leading to a large, gravelled parking area. Located off the parking area is access to the impressive barn with mezzanine floor, kitchenette and w/c that could be converted into a separate dwelling subject to applicable planning.

The property benefits from formal gardens with south facing views, manicured lawns, a working well and a duck pond located in the corner of the garden. Further to this Ladywood Farm also boasts 4 fields that could be used for various uses including livery, hobby farming or even a glamping site.





LOCATION

Ladywood Farm is located on the outskirts of the sought after and historic village of Dale Abbey. The property lies within commuting distance of Derby, Nottingham, Chesterfield, Birmingham, and Sheffield. The A52, A50 and M1 motorways are all within 15 minutes, while Derby train station offers direct services to London St Pancras (1 hour 45 minutes). Alternatively, East Midlands Parkway station provides good commuter links with Euston being just 1 hour and 30 minutes. East Midlands airport is 20 minutes away whilst Birmingham airport is just an hour away.

The nearby Locko Park and the Peak District National Park provide for beautiful walks and riding, whilst there is sailing and other water sports at Carsington Water. Other local attractions include Kedleston Hall, Chatsworth and Alton Towers.





Services

LPG, Mains Water and Electricity, Private Drainage.

Notes

A public footpath is located within the grounds.

Is the property Freehold/Leasehold?

Freehold

Local Authority

Erewash Borough Council

Viewing Arrangements

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

Website

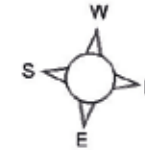
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Opening Hours:

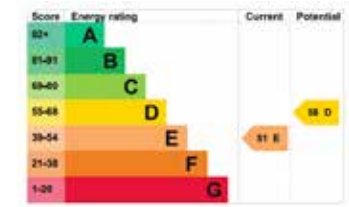
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only



Ladywood Farm, Ladywood Road, Ilkeston
Approximate Gross Internal Area
Main House = 6488 Sq Ft/603 Sq M
Garage = 345 Sq Ft/32 Sq M
Outbuilding = 2594 Sq Ft/241 Sq M
Balcony external area = 205 Sq Ft/19 Sq M
Total = 9427 Sq Ft/876 Sq M



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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FINE & COUNTRY

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We value the little things that make a home



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Greg has over 11 years' experience working within the real estate industry. With a passion for luxury property, Greg relocated back to the UK to apply his knowledge, experience, and passion for the industry as an Associate for Fine & Country Derbyshire.

THE FINE & COUNTRY
FOUNDATION

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