



84 Rykniel Road
Kilburn | Belper | Derbyshire | DE56 0PF

FINE & COUNTRY

84 RYKNIELD ROAD



A beautifully appointed, truly versatile, and deceptively spacious family home complete with an abundance of open plan living; an interior defined by contemporary styling, and all highlighted with fine fittings throughout. Located in one of North East Derbyshire's most sought-after villages, this charmingly presented home enjoys a semi-rural setting, just moments away from stunning rolling countryside.

This home is perfectly positioned within commutable distance of reputable schools, excellent transport links, and close to all amenities the historic market town of Belper and the city of Derby have to offer.



Situated on the outskirts of the pretty Derbyshire village of Kilburn, this property is a lovely example of an individually designed, well presented family home offering flexible open plan accommodation with the ease of modern living in mind. Accessed via a private driveway, this property is nestled within its own grounds, where previous owners have sympathetically modernised the property into a timeless home, ideal for a large family.

This property is immensely spacious, with private extensive south facing gardens to the rear, and sits within an elevated plot overlooking the most idyllic rolling Derbyshire countryside. There is an easily accessible private driveway leading to a double garage and additional off-road parking for multiple vehicles.

Once inside the property, the feeling is of seclusion, tranquillity, and privacy. The highlight of this beautiful home is the particularly well proportioned open plan downstairs accommodation.

Encompassing all aspects of modern living, this home comprises of spacious reception rooms that lead from one to another via an impressive central hallway and includes a spacious, beautifully light dining kitchen with large sitting area, open plan lounge with separate dining space if so desired, utility area, cloakroom, and guest WC.

To the upstairs, the room sizes are excellent, boasting four/five bedrooms, one of which has the possibility of being utilised as a home office. The principal bedroom boasts a beautifully appointed oversized ensuite bathroom and walk-in wardrobe.

The total accommodation of which extends to over 2,400 sq.ft, all of which provide the perfect setting for modern contemporary living.

GROUND FLOOR

This home has a lovely welcoming feel as soon as you enter the split level reception hallway complete with a part tiled and part oak floor, exposed beams, a dual height feature stone wall, and an impressive open plan bespoke staircase with galleried landing above. Looking up from the ground floor where the staircase rises, gives an impressive view of the height of this property, designed to the eaves creating a grand aspect. Here there is access to a practical downstairs guest cloakroom to the rear.

The left of the hallway leads to an inner lobby complete with tiled floor which gives access to a useful utility / laundry space where the Worcester boiler is housed. Here there is plumbing for a washing machine and tumble dryer. In addition, a useful built-in storage cupboard provides the ideal space for storing outdoor attire.

The inner lobby continues into the living dining kitchen at the rear of the property where there is a further exterior door to the driveway and garage. The contemporary styled, generously proportioned kitchen has been appointed with modern high gloss units complete with a superb kitchen island with breakfast seating, wooden work surfaces throughout, filtered water and hot water tap, waste disposal, integrated appliances, and an integrated sound system to the ceiling. This kitchen is truly the very heart of this home providing the perfect contemporary reception space for relaxing too, including a sizeable area for seating / dining. The perfect space for day-to-day living - whether it be a casual breakfast, an evening supper, or simply enjoying the views of the gardens. All flooded by natural light created by a set of French doors to the outside patio and gardens beyond.

To the right of the reception hallway double doors open into a beautifully light and elegant lounge with an optional further dining area, complete with seamless oak flooring. The sunken lounge area is truly versatile, perfect for casual evenings in front of the television or entertaining large gatherings, ideal for modern open plan living. There is an integrated multi-media speaker system and mood lighting. Light floods through imposing dual aspect windows which look across the countryside views beyond at the front of the property.















FIRST FLOOR

The central wooden staircase with matching balustrade rises to a gallery landing leading to four beautifully appointed bedrooms with built-in wardrobes, a further single bedroom / option study, and the family bathroom.

The principal bedroom suite is impressive both in terms of space and natural light created by a wide expanse of windows giving views over the rear garden and beyond, and further benefits from a fitted walk-in dressing area and spacious ensuite bathroom complete with contemporary fittings, and marble tiling to the floor and walls. The generous size of this bedroom allows for more than ample space to sit, relax and simply enjoy the solitude of the garden views.

Both the principal bedroom and family bathroom benefit from an integrated sound speaker system, there are also three useful loft spaces.











OUTSIDE

The home is set back with a good sized driveway leading to an integral double garage which includes access from both the front and the rear, a vehicle charging point, power, and light. The plot is substantial with extensive gardens to the south facing rear, and having an elevated position allows for far-reaching countryside views to be enjoyed from the front of the property.

The outside space and garden at the rear have been maximised to the full, beautifully presented with lawned gardens and paved patio areas, which are versatile and idyllic, making it perfect for entertaining, relaxing in the sun, and outside dining when the weather permits. There is a large variety of planting areas, mature trees including fruit trees, shrubs, and flowering plants. A screen of bamboo at the base of the garden gives access to a further gravelled secret garden with a versatile pine cabin with power and brick-built BBQ.



LOCATION

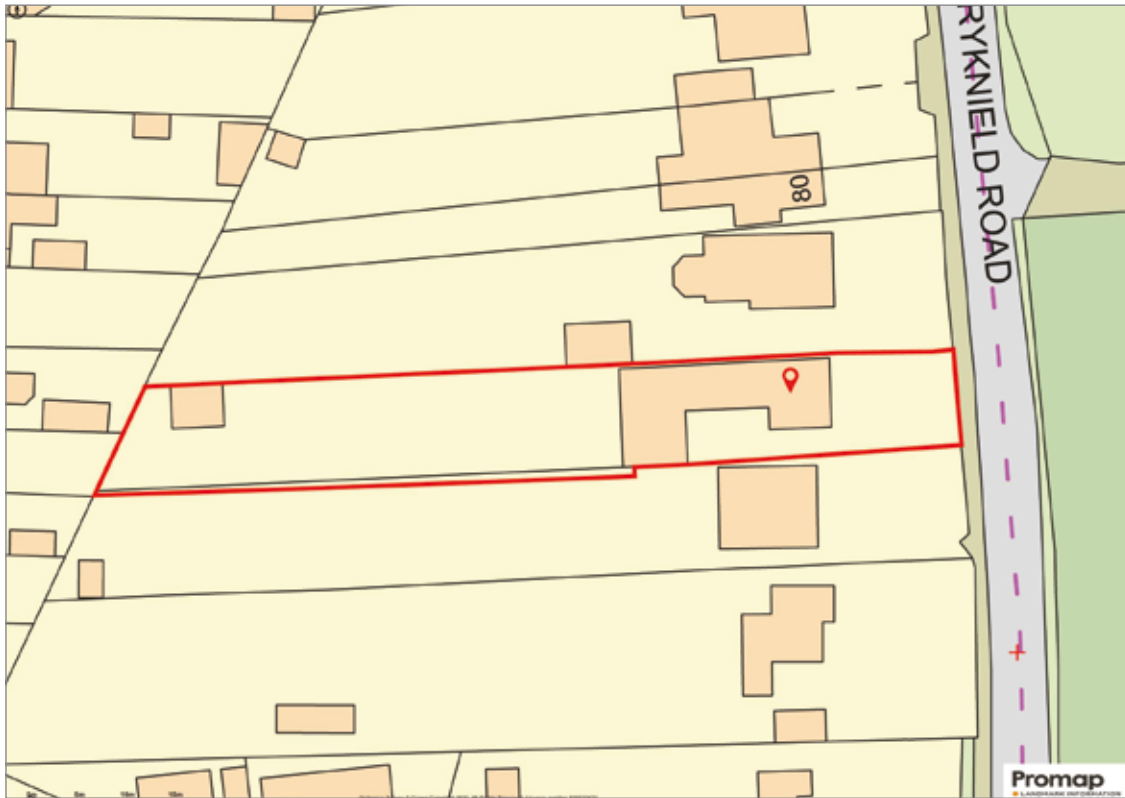
This family home is beautifully positioned to make the most of the stunning views over the Derbyshire Countryside, yet moments away from excellent transport links and all the amenities the nearby town of Belper and city of Derby have to offer.

Kilburn is located approximately six miles north of Derby with an array of local amenities including village stores, takeaways, café, several village inns, and parks for children. There is a thriving community spirit, an abundance of local activities, and is served by three village schools: Kilburn Nursery, Kilburn Infant School, and Kilburn Junior School. School children then generally progress to John Flamstead Community School in the nearby village of Denby.

The close by recreational activities are vast ranging from visiting stunning country parks such as Shipley and Locko park, to exploring the National Trust property of Kedleston Hall, or simply wandering the lovely walks surrounding our local canals and reservoirs or visiting the historic Midland railway.

Slightly further afield is the market town of Belper, renowned for its historic Mills, character, and charm. The town also forms part of the Derwent Valley Mills World Heritage Site with the River Derwent flowing through the town. Belper boasts a railway station, excellent schools, shopping, bars, restaurants, cinema, and leisure facilities. With easy access to Derby and Nottingham via major road links including A6, A38 and M1, the area is a gateway also to the stunning Derbyshire Peak District National Park. There are many opportunities for exploring the local heritage and history locally. The divided landscape has something for everyone from the windswept moors in the north of the Peaks, known as the Dark Peak to the softer green meadows of the White Peak in the South. Visitors flood here to explore the local heritage whether it be visiting the historic local mills, some of which date to the 1600s, strolling the beautiful canal walks, or visiting some of Derbyshire's spectacular country houses a little further afield. The closest of which is the eminent Chatsworth House and the stunning medieval manor, Haddon Hall. Both of these stately homes have inspired filmmakers, authors, and painters over the centuries and are synonymous with the history of the area.





INFORMATION

Services

All mains services. Gas central heating with a Worcester gas boiler with pressurized hot water system.

The home benefits from efficient solar installation, solar panels with FIT tariff with over £2500 money back.

Tenure

Freehold

Local Authority

Amber Valley District Council.

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

Website

For more information visit <https://www.fineandcountry.co.uk/derbyshire-estate-agents>

Opening Hours:

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

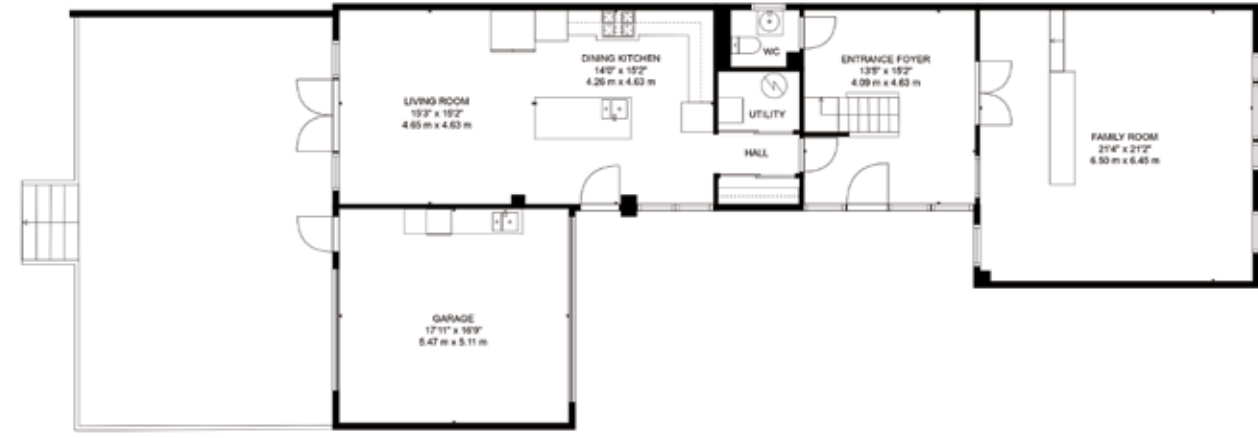
Offers over £600,000

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SUMMER HOUSE



GROUND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR : 1211 sq. ft, 113 m2, SUMMER HOUSE : 158 sq. ft, 15 m2, FIRST FLOOR : 1221 sq. ft, 113 m2
 EXCLUDED AREAS: GARAGE: 301 sq. ft, 28 m2, LOW CEILING: 108 sq. ft, 10 m2, OPEN TO BELOW: 115 sq. ft, 11 m2
 TOTAL: 2590 sq. ft, 241 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 80 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 06.07.2023





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



GREG PERRINS MBA
PARTNER ASSOCIATE

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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.



PIP HOLDEN
PARTNER AGENT

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Pip has a wealth of experience in product strategy and brand development after achieving a first-class honours degree in Fashion Management and Technology. Beginning her career in fashion buying and management focusing on trend and product development, she moved to take on creative roles at leading fashion companies such as Next, Marks & Spencer and George. With her passion and proven track record in managing business operations while driving brand growth and sales her strong negotiation skills enabled her to focus on international buying particularly in the Far east, Asia and Mauritius as well as closer to home in Europe.

Pip's career in fashion has developed her love of Interior design and the pursuit of her career in the luxury property market. She has a very keen eye for detail and can help advise clients the latest trends within the upper quartile of the housing market. Pip is a great communicator and prides herself on keeping in touch with both buyers and sellers alike. She loves to help buyers find the property of their dreams and can offer expert advice on premium locations across Derbyshire having lived across the County over the last 40 years.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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