



Highfield House
42 Ripley Road | Heage | Belper | Derbyshire | DE56 2HU

HIGHFIELD HOUSE



Highfield House is an exceptional three bedroom equestrian property set within circa 4 acres of grounds, including stables and menage. Built in the 1930's the property has been renovated by the current family to create a modern home whilst retaining the original features of the property. When you enter this beautiful home you can instantly see the quality on offer along with its warmth and charm from the combination of soft furnishings, log burners, high ceilings and the period features blended together. The heart of the home is the country style kitchen that leads through into the cosy dining room with log burner offering views into the courtyard garden. Occupying a beautiful location within the village, the property offers stunning countryside views of the valley to the rear along with a wide selection of walks on its doorstep whilst boasting very good commuter links throughout the East Midlands.



ACCOMMODATION

Ground Floor

Upon entering the property, you instantly notice the bright and airy feel attributed to the high ceilings. The entrance hallway to Highfeid House features herringbone style flooring which is also a common feature throughout the property. Located under the stairs is a versatile space that is currently used as a home office with its postage stamp window overlooking the rear courtyard. To the left of the hallway is the living room featuring an electric fire and glass panelled patio doors leading through into the conservatory.

To the right of the hallway is the family room with feature brick fireplace with oak lintel, open fire and herringbone style flooring which continues into the kitchen. The country style kitchen features lots of cupboards and countertops including breakfast bar and benefits from a stainless steel sink, gas oven and hob with overhead extractor and space for a dishwasher and washing machine. To the rear of the kitchen is the utility room which leads through to the dining room with lots of windows and a pitched roof plus a log burner making this a warm and inviting space to entertain. Positioned off the dining room is a useful w/c and a bathroom area with shower which could be utilised as a useful bootroom having direct access out to the rear garden.









SELLER INSIGHT

“Highfield House holds a special place in our family’s heart, as it has been our beloved family home for 36 years. From the moment we first laid eyes on it, the property stood out as a picturesque gem, captivating us with its beauty.”

“Countless memories have been woven into the fabric of this home, with my parent’s personal touch evident in every corner. My father and I worked tirelessly to install the fencing, turning their dream house into a reality. The layout of the house was so perfectly suited to their needs that they never felt the urge or need to leave.”

“One of their favourite pastimes was driving their camper van down the hay field for a mini holiday, basking in the stunning views over the Amber Valley and Wingfield Manor. Over the years, my parents lovingly added a conservatory and updated the property. My mother’s creativity, honed from her time at Denby Pottery, shone through as she infused the house with unique touches, while my father brought her visions to life. Her keen eye for interiors, evident in the beautiful coving and ceiling roses, made our home truly special.”

“My mother cherished her walks with the family dogs through the field, while my father dedicated countless hours to tending the land, nurturing it into a haven for wildlife. The sight of butterflies dancing in the spring and summer brought joy to their hearts. To us, this house was more than just a dwelling—it was their sanctuary, their kingdom.”

“Growing up, I fulfilled my childhood dream of keeping ponies on the land, and even witnessed the birth of racehorses raised on our very own hay. My father used to jest that the organic hay from Highfield House was the secret behind their lightning-fast pace. An ancient fallen tree, sheltering sheep with its ivy-covered branches, became a haven for wildlife, with barn owls and buzzards becoming regular visitors..”

“Our home was always a warm and welcoming retreat, with the kettle perpetually on and an abundance of cake and biscuits to share with friends who dropped by. Our neighbours, whom we couldn’t have asked for better, became an extension of our family, joining us in tasks like harvesting hay and sharing festive meals. My father’s melodious voice and strumming guitar were constants in our home. Our neighbours easily recognised him by the music emanating from his Land Rover Discovery, a testament to his love for playing and singing.”

“Every room in the house held special memories for my parents. My father savoured the sweeping panoramic views visible from the master bedroom, while my mother sought solace in the window on the stairway. There, she would stand, quietly gazing out over the land, absorbing the beauty of it all.”

“My father was the undisputed king of his castle—this house was their very heart and soul and as we bid farewell to this cherished abode, we hope that the next family to call it home will find as much happiness and fulfilment within its walls as we have. The enclosed land, a true sanctuary, offers a safe haven for children to explore and play, just as it has for us over the years. Memories of walking through the hay field, surrounded by butterflies and overlooking the valley, will forever remain etched in my heart.”*

* 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 original 1930's staircase leads to the first floor landing that is flooded with lots of natural light from the large window which frames the rear garden and surrounding countryside . On this floor you have the main bedroom which features high ceilings and dual aspect views. The first floor of the property also benefits from a double bedroom and single bedroom, and a recently upgraded modern family bathroom that features a modern vanity unit with storage, bath and a chrome heated towel rail.









OUTSIDE

Highfield House sits on an elevated plot set back from the road with ample off road parking to the front. The driveway to the side of the property leads to the rear garden allowing those with trailers or horse boxes ample room to park at the rear of the property on the large hardstanding area. Tucked away at the rear of the property is a wonderful courtyard garden leading to the brick built stables, menage, numerous outbuildings and a separate 1 bedroom cabin. To the rear of the property are 5 large paddocks totaling circa 4 acres with stunning views across the valley to the rear.









LOCATION

The property is within walking distance to local pubs and shops. The village of Heage is within easy reach of the major road networks and giving easy access to Matlock, Belper, Derby and the M1. The A38 is only 5 minutes away, and for those looking for supermarkets, independent shops and other amenities the award winning town of Belper is only 10 minutes away.





Services

All mains services are provided to the property.
Broadband: FTTP is available.
Mobile Coverage: 4G currently available depending on Network. No 5G currently available.

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



GROSS INTERNAL AREA: 1709 sq ft, 159 m²
 LOW CEILINGS & OPEN TO BELOW TOTAL: 289 sq ft, 27 m²
 ATTIC TOTAL: 73 sq ft, 7 m²
 SHED TOTAL: 1328 sq ft, 123 m²
OVERALL TOTALS: 3399 sq ft, 316 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 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 15.03.2024





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

Fine & Country Derbyshire
07495 368 823
email: greg.perrins@fineandcountry.com

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

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

Fine & Country Derbyshire
The Old Post Office, Victoria Street, Derby DE1 1EQ
01332 973 888 | derbyshire@fineandcountry.com

