



Greenacres  
45a Main Road | Smalley | Ilkeston | Derbyshire | DE7 6EF

FINE & COUNTRY

# GREENACRES



*Greenacres is a 5-bedroom detached modern property with fantastic equestrian facilities, all within approximately 3.5 acres of grounds (STM) and ample off-street parking. The open-plan kitchen and dining area are the heart of the home, featuring high-gloss units, tiled floors, high ceilings, granite and wood countertops, integrated appliances, and patio doors leading out onto a large patio entertaining space overlooking the formal garden, stables, and paddocks.*



# ACCOMMODATION

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This rare modern equestrian home in a sought-after village location boasts over 2,364 square feet of living space, excluding the outbuildings, and benefits from having five double bedrooms and a family bathroom. The master suite also boasts a walk-in wardrobe and an en-suite.

## Ground Floor

Greenacres is accessed via a spacious driveway leading to a large parking area and the front of the property. Upon entering this fabulous home via the porch and boot room, you can see the modern and contemporary finishes that the current owners have applied to this beautiful family home. The hallway is both spacious and bright, with its double-height ceiling, Velux window, and neutral colours.

Accessed off the main hallway is the spacious and versatile study with wooden floors, which could also be used as a kids' playroom or gym. Located on the opposite side of the entrance hallway is the formal sitting room, a lovely place to relax and unwind with its recessed log burner and three postcard windows overlooking the front of the property. Also accessed off the main entrance hallway is a w/c and a large utility room. The sitting room, with wooden floors and a log burner, offers additional living space that is beneficial in a large 5-bedroom property and leads through into the fabulous dining room via a set of French doors. The dining room features tiled floors, a high ceiling, and an impressive wall of windows, including patio doors that frame the beautiful garden and fields beyond.

The modern high-gloss kitchen, with a mixture of granite and wooden countertops, features a gas hob with an overhead extractor, a glass splashback, a sink and drainer, a chrome prep sink, built-in microwave and oven. The kitchen also features a breakfast bar and ample cupboard space for the keen cook. The kitchen benefits from a side door offering access to the side of the property and an internal door offering access into the main hallway.









# SELLER INSIGHT

“Greenacres is a fabulous, architect-designed family property located in the heart of Smalley village. It has been the much-loved home of the current owners, Julia and Kim. Julia recalls being thrilled to discover Greenacres, as the land behind the property enabled her to keep her horses at home.

As the family grew, so did the house. With extensions to both the front and rear, it is now nearly triple its original size. Stables were added, creating stunning equestrian facilities, making Greenacres the perfect home for horse lovers.

The house is a light-filled, elegant, and comfortable home with a positive atmosphere throughout. The conservatory, which flows from the kitchen, is the bustling daily hub where the family relax, dine, and entertain. The wall of windows overlooks the garden and the paddocks beyond. Julia says she enjoys being there and watching the horses and busy bird life from the kitchen window.

Each room has its own unique character and is used and enjoyed. The “Green Room,” with its bookshelves and log burner, is a cozy retreat for curling up with a good book. Another room is currently used as a music room but could easily be converted into a study or children’s playroom. The main lounge is a chic space for family downtime or entertaining. Kim recalls family parties, fundraisers in the garden, and a music prom and film night held in a marquee.

The generous decked area in the garden is a great outdoor space for barbecues, and the lawn beyond is ideal for children’s garden games. There is even a wooden two-story castle for them to play on.

The three stables and tack room are all under cover, making them a horse lover’s dream. The paddocks are also a wildlife haven. It is not uncommon to see hares, foxes, pheasants, and flocks of swifts swooping across the field while tending to the horses.

Smalley is a friendly community-minded village with local pubs, a school, a cricket and tennis club, a village shop, and a hall. There are three golf courses nearby, and Shipley Country Park offers many walking and riding trails. The A38 and M1 are easily accessible, and Nottingham and Derby are a short drive away.

After 28 years, Julia and Kim will be sad to leave. Their family has now grown up and moved, and they feel the house needs a new family to love it as much as they have. While they will miss everything about Greenacres, they will take away many happy memories.”\*

\* 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 of the property is accessed via a modern wooden staircase that leads to the light and spacious first-floor galleried landing. On this floor, you have five good-sized double bedrooms, of which the master bedroom also features a walk-in wardrobe and en-suite shower room. On the first floor, you also have a good-sized family bathroom.

















# OUTSIDE

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The property is set back from the road behind a redbrick wall and a low-maintenance front garden with ample parking for multiple cars. The rear garden boasts an easterly aspect, and the generous gardens are laid to lawn with mature trees and shrubs to the boundaries. A gated driveway to the left-hand side of the property (shared access with the neighbour) leads down a track to the stables, tack room, hay store, and workshop. Located to the rear of the stables are a winter turnout area with lighting and two large paddocks. Shipley Country Park is also within easy access of the property, offering plenty of options including bridle paths.





# LOCATION

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Greenacres is situated in the sought-after village of Smalley, offering excellent schools, local pubs, and opportunities for outdoor activities like horseback riding and walking along nearby bridleways and country parks. Golf enthusiasts will find three top golf clubs nearby.

Historically, Smalley played a role in the 1745 Jacobite Rebellion, when Bonnie Prince Charlie's army passed through, possibly stopping at the Bell Inn.

Smalley's location provides easy access to Heanor, Derby, and Nottingham via major roads, while the award-winning market town of Belper, a gateway to the stunning Peak District, is just 15 minutes away.





### 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:

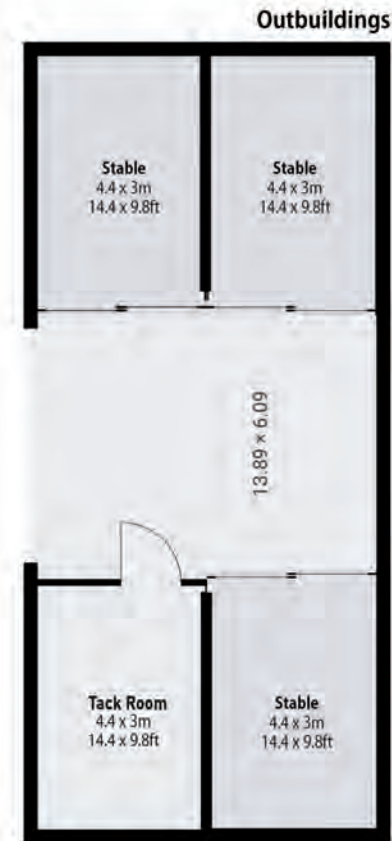
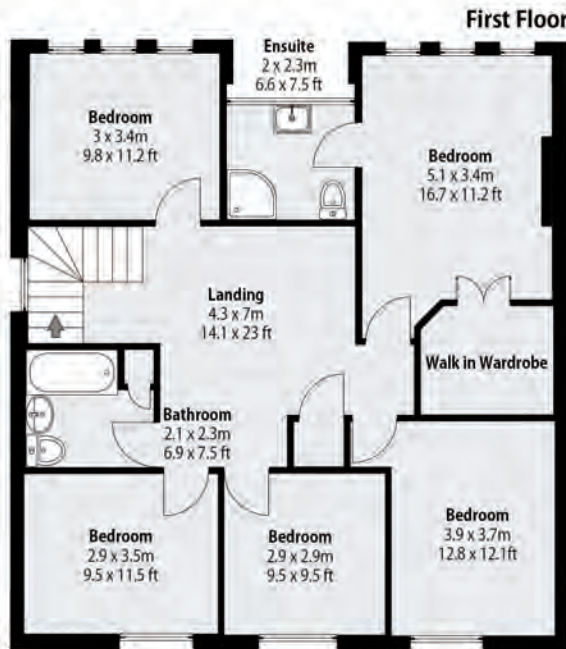
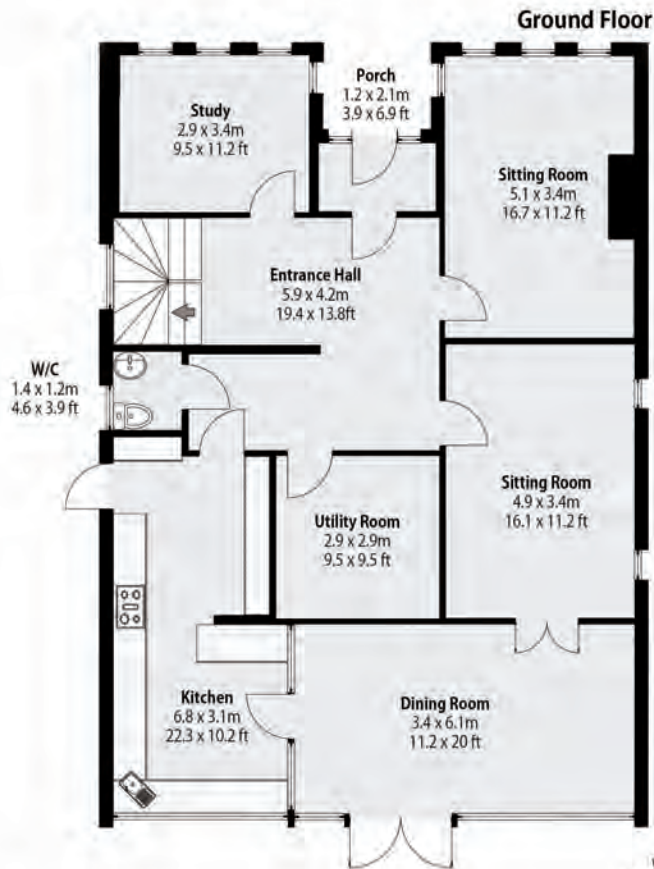
Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday By appointment only

### Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents 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 and 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.



**Main House Area: 219.7m<sup>2</sup> | 2364.8 Sq Ft.**  
**Outbuildings: 84.6m<sup>2</sup> | 910.6 Sq Ft.**  
**Total Combined Area: 304.31m<sup>2</sup> | 3275.4 Sq Ft.**

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.





# FINE & COUNTRY

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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**  
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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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