



The Chestnuts
2 Church Street | Holbrook | Belper | Derbyshire | DE56 0TD

THE CHESTNUTS

A Timeless Masterpiece of Elegance & History nestled in the heart of Holbrook. The Chestnuts is a stunning three-storey, four-bedroom residence with a rich history as the former Post Office & Butchers. Featuring a luxurious top-floor principal suite, a beautifully converted two-bedroom barn, and exquisite period details, it seamlessly blends historic charm with modern elegance.



Ground Floor

Steeped in rich history as the former post office and butcher's shop, The Chestnuts seamlessly blends timeless grandeur with exquisite modern refinement. Lovingly restored to an exceptional standard, this distinguished residence preserves its original character while offering a lifestyle of effortless luxury.

Upon arrival, you are welcomed into an elegant entrance hall, where a beautifully illuminated staircase commands attention as a striking centrepiece. The original quarry tile flooring, carefully preserved by the current owners, extends seamlessly across the ground floor, a timeless tribute to the property's rich heritage. Every element of the restoration has been thoughtfully executed, blending historic character with impeccable craftsmanship.

The elegant formal dining room leads through a stunning original 'Private' glass panelled door to a dedicated cinema room, an intimate retreat that could effortlessly transform into a fifth bedroom. Below, a versatile workshop with dual access to both the front and rear of the property further enhances the home's functionality.

The inviting lounge, once home to the village post office, retains evocative reminders of its storied past, including the original storage cupboards and drawers from the former branch. Moving deeper into the residence, the kitchen is a triumph of style and practicality. Centred around a sleek island with an integrated AEG hob and ample storage, this space is as functional as it is beautiful. To one side, a bank of seamlessly integrated AEG ovens and a coffee maker cater to culinary indulgence, while a raised, softly illuminated platform elegantly houses an American-style fridge freezer. Discreetly concealed behind a charming original wooden door, a hidden pantry and utility room offer additional convenience. From the kitchen a door opens onto a serene walled patio, perfect for alfresco dining and entertaining.

Further enhancing the ground floor is a sophisticated study, complete with one of the property's three exquisite fireplaces. The other two distinguished Morsø stoves from Denmark, takes pride of place in the lounge & formal dining room, adding warmth and character to these refined living spaces. A stylish cloakroom and downstairs W/C complete this level, seamlessly blending period charm with contemporary comfort.

Lower Ground Floor

Descend to the lower ground floor from the hallway and discover the exquisite Basement Bar and Wine Store. Thoughtfully curated to offer an inviting yet refined atmosphere, this exclusive space provides the perfect setting for celebrating with family and friends. Whether indulging in fine wines or crafting artisanal cocktails, this unique retreat ensures every occasion is an unforgettable experience.









Seller Insight

“The moment we stepped into The Chestnuts, we knew it was special. The character of the home, with its beautifully preserved original features, spoke to our love of history and craftsmanship. But what truly sealed the deal was the barn, an incredible opportunity to create a successful holiday let, thanks to the property's enviable location on the edge of the Peak District.

Over the years, we've poured our hearts into The Chestnuts, carefully renovating every inch to blend its timeless elegance with a modern, stylish twist. The result is a home that is as grand as it is inviting. The top-floor suite has been our personal sanctuary, almost like a private apartment, while the cinema room and bar have been the heartbeat of our family gatherings. Our guests are always wowed by the entertaining spaces, whether it's a relaxed movie night or a lively celebration in the bar.

One of the things we've loved most is how effortlessly the home accommodates a busy, social lifestyle while also offering peace and privacy. Even with a family of five adults, there's always been enough space for everyone to retreat to their own corner, whether in one of the generously sized bedrooms or the cosy living areas filled with natural light. The high ceilings and large windows mean that, even on the dullest of days, the house feels bright and uplifting.

The outdoor spaces have been thoughtfully designed for both entertaining and relaxation. With three distinct zones, we've enjoyed everything from summer BBQs on the top patio to roasting marshmallows by the firepit on cooler evenings, all while maintaining a low-maintenance garden to fit around our busy lives.

Beyond our front door, the village itself has been a joy to be part of. It's a truly traditional community, where friendly neighbours and local events, like Damson Sunday, bring people together. Having a fantastic village pub and restaurant just a minute's walk away has been the cherry on top! And of course, the Peak District's breathtaking countryside is right on the doorstep, making it perfect for weekend walks and outdoor adventures.

One of our favourite memories will always be the moment we uncovered the original quarry tiles the day after we moved in—a hidden gem beneath the surface that perfectly encapsulated what this home is all about: history, charm, and timeless beauty. Learning about its past as the village post office and butcher's shop only deepened our appreciation for its rich heritage.

The Chestnuts has been a place of love, laughter, and incredible memories. It's a home that embraces family life, encourages entertaining, and provides a true sense of warmth. To whoever is lucky enough to call it theirs next, our advice is simple—fill it with friends, host unforgettable gatherings, and enjoy every magical corner of this remarkable home.*

* 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

Ascending to the first floor, you will discover three beautifully appointed double bedrooms, each adorned with its own original fireplace, exuding charm and character. One of these exquisite bedrooms boasts dual-aspect views, a stylish dressing room walkway, and a private en-suite featuring another original fireplace, underfloor heating and an elegant freestanding roll-top bath.

This floor is also home to the sophisticated modern family bathroom, thoughtfully designed with both style and comfort in mind. Complete with a sumptuous bath and shower, underfloor heating, integrated Bluetooth speakers, and ambient mood lighting, this space epitomises elegance and contemporary refinement. Beyond the final door on this floor lies the staircase to the exclusive principal suite, a private sanctuary of luxury and tranquillity, awaiting discovery.

Second Floor

The top floor of this exquisite property is dedicated to a breathtaking principal suite, elevating luxury to new heights. A true sanctuary of tranquillity and refinement, this space is designed for those who appreciate the finer things in life. The beautifully appointed bedroom is bathed in natural light, offering stunning views through a gabled dormer window. Beyond the double doors, a bespoke walk-in wardrobe and dressing room provide a seamless flow into the opulent en-suite. Here, indulgence awaits with ambient mood lighting, underfloor heating, integrated Bluetooth speakers, a striking walk-through feature shower, and a sumptuous freestanding bath. As the ultimate touch of sophistication, a built in bath TV invites you to unwind in absolute luxury.









Barn Conversion

Complementing the main residence is a beautifully converted barn, seamlessly blending rustic charm with contemporary living. Thoughtfully designed, the ground floor features two double bedrooms, a convenient utility closet, and a stylish w/c, all accessed via a welcoming entrance foyer. Ascending the staircase, you are greeted by an expansive living space, a well-appointed bathroom, and a sophisticated kitchen dinning space, perfect for entertaining or relaxed living.

Whether utilised as an extension of the main home or as a lucrative investment, this exceptional barn conversion presents a rare opportunity. Currently let through one of the UK's leading independent holiday cottage rental agencies, it boasts an impressive occupancy of approximately 45 weeks per year. An outstanding business venture or an opulent guest retreat, this barn conversion offers the ultimate blend of comfort, style, and exclusivity.





Outside

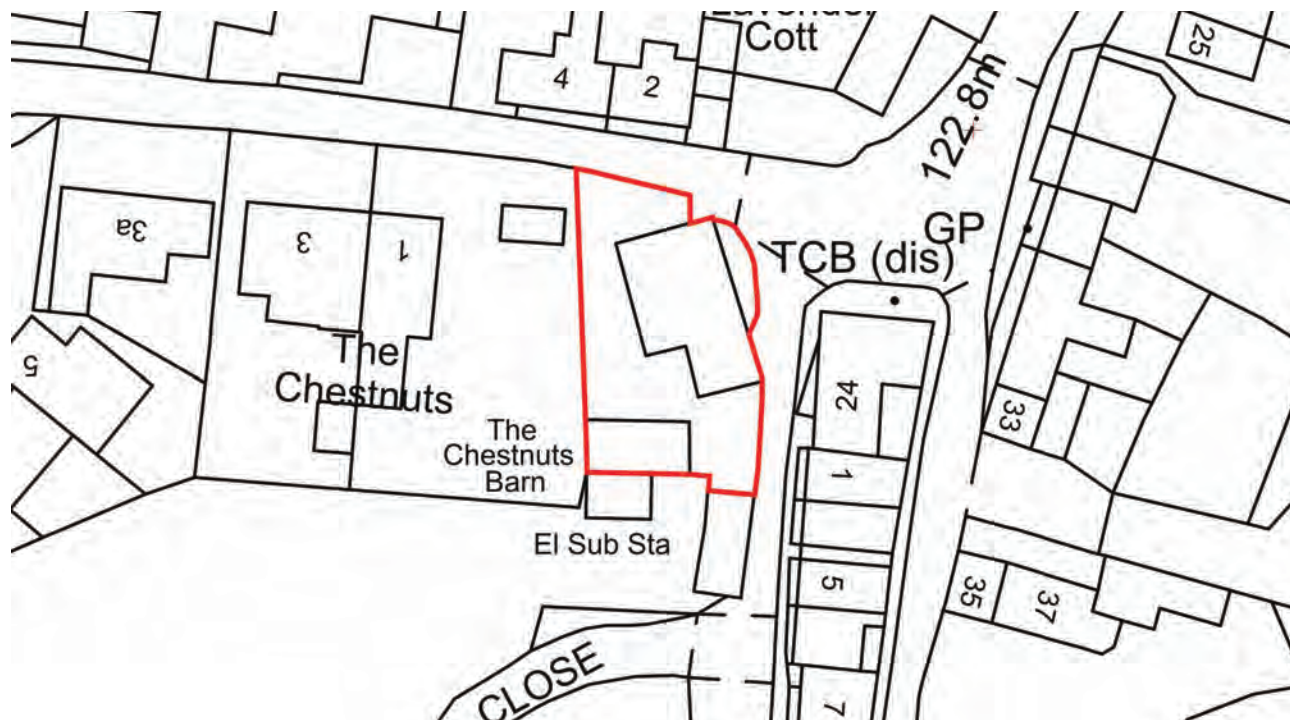
Set within approximately 0.10 acres, The Chestnuts is a private haven of tranquillity, enveloped by a picturesque walled garden that exudes charm and serenity. The outdoor space is thoughtfully designed across three beautifully arranged split-level garden and patio areas, offering the perfect setting for al fresco dining, elegant entertaining, or simply unwinding in peaceful seclusion. Ample off-street parking serves both the main residence and the exquisite barn conversion, ensuring effortless convenience for homeowners and guests alike. A seamless blend of beauty and practicality, this enchanting outdoor retreat enhances the property's luxurious appeal.

Location

Nestled in the scenic Derbyshire countryside, Holbrook offers an exquisite blend of rural tranquillity and modern convenience. This charming village is steeped in history and surrounded by breathtaking natural beauty, making it an ideal choice for discerning homeowners seeking a balance of serenity and accessibility. Holbrook benefits from excellent transport links, with the vibrant market town of Belper just minutes away. Here, residents can enjoy boutique shopping, fine dining, and cultural attractions. The nearby A38 provides swift access to Derby city centre and beyond, ensuring seamless connectivity by road and rail. For outdoor enthusiasts, the village serves as a gateway to the Derbyshire Dales and Peak District National Park, offering scenic walking and cycling trails through some of England's most stunning landscapes. Holbrook itself is home to characterful country pubs, independent shop, and a excellent village primary school, fostering a welcoming and vibrant community.

This is a rare opportunity to own a distinguished piece of Holbrook's history, thoughtfully reimagined for contemporary living. Offering both countryside charm and modern accessibility, Holbrook is truly an exceptional place to call home.





Services, Utilities & Property Information

Water Mains – Standard

Gas Mains – Standard

Electricity Mains – Standard

Drainage – Standard

Broadband Availability – Ultrafast Broadband available, please check with your internet provider

Mobile Phone Coverage – 5G available in the area, please check with your mobile provider.

Tenure – Freehold

Viewing Arrangements

Strictly via the vendors sole agent Kelly Rhodes Fine & Country on 01332 973 888 / 07940 027 184

Website

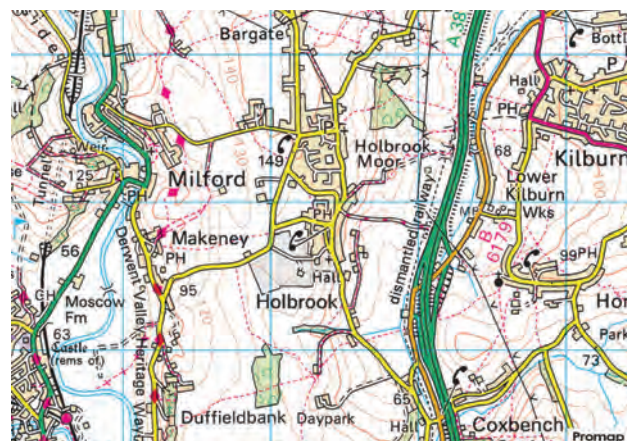
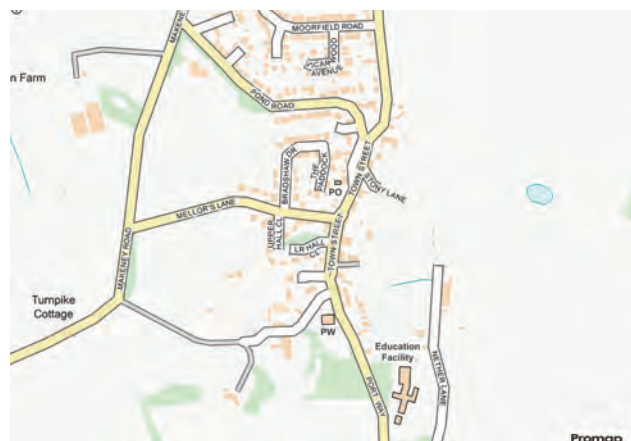
For more information visit <https://www.fineandcountry.com/uk/derbyshire>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

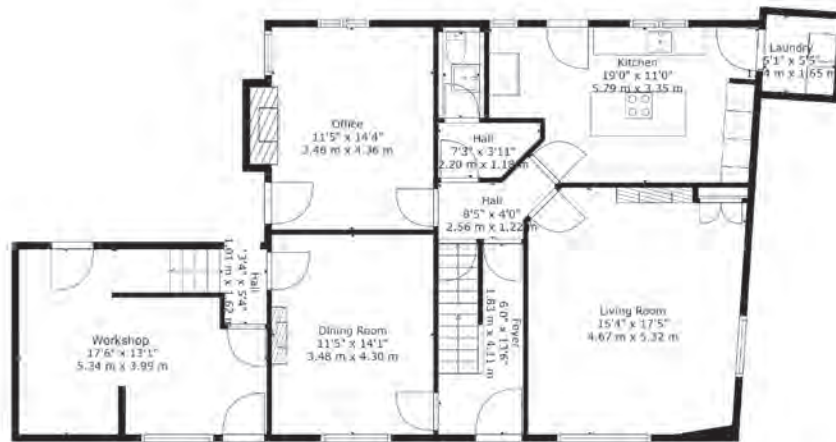
Sunday - By appointment only



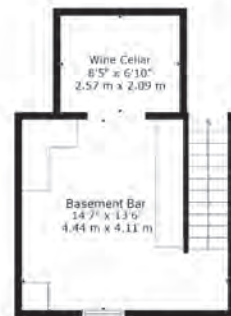
Registered in England and Wales. Company Reg No. 09929046 VAT Reg No: 232999961

Registered Office: Newman Property Services, 5 Regent Street, Rugby, Warwickshire CV21 2PE

copyright © 2025 Fine & Country Ltd.



Ground Floor



Basement



Second Floor



First Floor

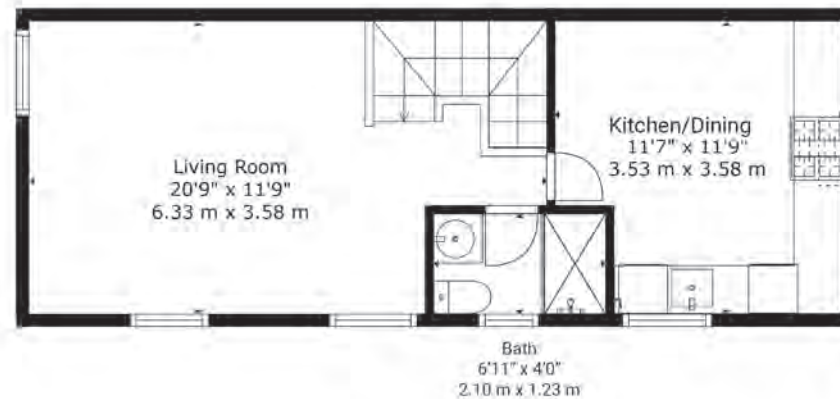
Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	78 C
39-54	E		
21-38	F		
1-20	G		

Approximate Area : 295m² | 3179 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**.

Second Floor



Ground Floor



Approximate Area : 72m² | 778 Sq Ft.

It has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for 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**.

The Barn

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	89 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





KELLY RHODES PARTNER AGENT

Fine & Country Derby
M: 07940 027 184 | DD: 01332 973 888
email: Kelly.rhodes@fineandcountry.com

As a seasoned expert and developer in the property industry, with over a decade of experience, I specialised in transforming houses into luxurious family homes in the top tier of the market. My foresight in anticipating and overcoming any potential obstacles, combined with my exceptional negotiation skills, enables me to deliver the best possible outcome in every situation.

From meticulous project planning to seamless execution, I have a proven track record of successfully navigating every stage of the property buying or selling process. My extensive local, national, and international exposure, coupled with the exceptional presentation and service offered by Fine & Country, make me the perfect choice for anyone seeking a property consultant to work with.

As a proud mother of two beautiful children, Evelyn and Nicholas Jr., my family and friends are incredibly important to me. When I have some time to myself, I love nothing more than curling up with a good book next to a cosy fire. My love for ancient history and self-improvement fuels my passion for reading and fuels my dedication to providing the highest level of service and commitment to my clients.

I have a genuine passion for houses and people and fully understand that buying or selling a home is one of the most significant decisions in anyone's life. That's why I take my responsibility to you seriously and promise to give you my undivided attention and unwavering commitment to achieving your desired results. With my experience, drive, and determination, I am confident I can help you find your dream home or successfully market your property and achieve the finest results.

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.

Fine & Country Derbyshire
Tel: +44 (0) 1332 973888
derbyshire@fineandcountry.com
The Old Post Office, Victoria Street, Derby, Derbyshire DE1 1EQ

