



Manor Quarry
Duffield Bank | Duffield | Derbyshire | DE56 4BG

MANOR QUARRY





Manor Quarry is a spectacular six-bedroom family home that has been with the same family for over 60 years. Set within circa 6 acre of grounds this magnificent home offers an impressive 6,103 sq.ft. of living and entertaining areas plus a further 1,788 sq.ft of workshops, garaging and a one-bedroom annexe.

The flexible living space which includes a garden room, a large living room and a large office/entertaining room with separate kitchen make this stunning home perfect for entertaining and family life.

Located in arguably one of Derbyshire's most sought-after postcodes overlooking the village of Duffield this exceptional property has easy access to local amenities and is within the catchment area for the renowned Ecclesbourne School.

ACCOMMODATION

Ground Floor

The glazed front door leads into a long reception hallway that is flooded with lots of natural light. At the southern end of the house, is the formal living room measuring circa 23'4" x 16'10" with two sets of sliding doors opening to stone terraces, and a large picture window which provides great views to the west.

Adjoining this room is the snug which benefits from an extensive range of fitted units and a bay window offering stunning countryside views. The study has a range of fitted units and an adjoining wet room with WC. The hallway also boasts a large storage room with built in cupboards either side, together with a high up door lock to ensure cleaning materials etc are securely stored from those with younger children.

On the opposite side of the hallway is a brilliant open plan living/dining kitchen space which is a key feature of the house. The kitchen area includes a range of wall and floor mounted units and an island, surmounted with granite work surfaces and a seating area. In addition, there is a gas AGA, a Miele induction hob, combi microwave, twin sinks and sliding doors leading to the terrace. A breakfast and seating area with a picture window provides great views to the west.

Located off the kitchen is a pantry, a guest WC and boot store area. A doorway leads through to the garden room which provides an excellent spacious dining space with an outlook over the formal gardens; a utility cupboard is accessed from here. Double doors lead from the garden room into the office area which is a room of 26'11" x 17'10" with doors leading off to a kitchen, storeroom, shower room with WC, external door and stairs leading to the first floor guest suite.

First Floor

From the reception hallway an oak staircase leads to a broad landing with reception area (formerly a bedroom which could easily be turned back into another bedroom if so desired). The master bedroom of 16'5" x 15' has a range of fitted storage and benefits from superb east, south and westerly views. A door leads through to a bathroom comprising a bath with overhead shower, WC, wash hand basin and bidet. A further door from this bathroom leads into an adjoining bedroom, however, this can be locked in order that this bathroom acts purely as an ensuite to the master bedroom; alternatively the adjoining bedroom could act as a dressing room.

A second bedroom suite offers an exciting layout with a sitting room area and doors leading to an ensuite shower room with WC, and French doors leading to a roof terrace. Stairs from this sitting room area lead up to a mezzanine floor, with a supporting oak column and glazed balustrade, which acts as the bedroom area for this suite. A further first floor bedroom benefits from a range of fitted units, drawers and shelves. There is a further separate spacious family bathroom with a bath, shower, WC and wash hand basin on this level.

The guest suite, accessed via the office/games room, consists of an open plan living and bedroom area with an ensuite bathroom with overhead shower. This provides great guest accommodation or alternatively could be let with or without the office space and kitchen below.

Second Floor

The second floor is accessed from a second flight of stairs leading from the main landing which rise to an extensive bedroom suite on the second floor. This includes an amazing bedroom area, study area and is open plan to a bathroom. This suite unsurprisingly benefits from great views and a set of French doors lead to a roof terrace. There is also access on this level to the roof space for storage.









SELLER INSIGHT

“The property's location never fails to impress – many visitors can't resist snapping photos of the breathtaking views. Sitting high on Duffield Bank, it overlooks Duffield and stretches into the Ecclesbourne Valley, with the hills beyond Belper visible to the north,” says the owner of this attractive rural home. “Despite the elevated, secluded location, Duffield village centre is just a ten-minute walk away, offering the best of both worlds – stunning scenery and easy access to amenities.”

“I've lived in the property on and off since 1964 when my parents bought it, and later, my wife and I purchased it from them. We believe the original part of the house was built in the 1940s,” says the owner. “We carried out an extensive update, replacing the old conservatory with what we now call the garden room, we redid the entire roof with thick insulation, and replaced all the roof tiles. As part of the renovations, we also remodelled the third floor, creating a beautiful top-floor bedroom, as well as updating the downstairs with a new kitchen and underfloor heating.”

“A few rooms really stand out to me. First, the principal bedroom, which offers spectacular views on three sides – over the garden, the field, and the valley. Then there's the light-filled garden room, a truly joyful space to spend time in. Finally, the top-floor bedroom, with its breathtaking view over the valley and its own private patio. It really makes you feel on top of the world.”

“The garden is extensive, with a flat paddock lawn near the house and a steeply sloping field beyond. It's filled with rhododendrons, camellias, and hydrangeas, providing blooms from mid-February to late October. We're passionate about encouraging wildlife, so have working toward a more environmentally friendly garden,” explains the owner. They add, “one of the most unique features is the incredible tennis court, set at the base of one of two abandoned quarry cliffs, alongside extensive sandstone ruins built within the quarry area.” The house itself is wonderfully light, with huge windows on all sides that bring the beauty of the garden and views inside. “The setting is truly stunning.”

Beyond the grounds of Manor Quarry, the local area has much to offer. “Duffield has excellent amenities including a much sought-after secondary school. There is a church and sports facilities and shops in the village. Then close by is Belper and the other way is Derby. There are excellent road, bus and train links.”

















OUTSIDE

Manor Quarry is approached via a long sweeping driveway surrounded by mature trees. The house sits within approximately 6 acres (stm) of gardens and grounds with stunning views overlooking the village of Duffield. The stunning formal gardens wrap around the house and mainly comprise of beautiful, manicured lawns, and established flower beds.

Located across the driveway and within a part of the former quarry is a wonderful area of pathways, climbing and weaving through and around stone structures commissioned by the owners with a hint of mediaeval battlements to them, providing a unique garden area that would be ideal for children to explore. A pathway leads deeper into the quarry with expansive sandstone faces rising some 80 feet which wrap around a hard surface tennis court (by En-tout-cas), a summerhouse and viewing terrace, providing a setting like no other.

One Bedroom Annex

To the north of the house and accessed via a flight of steps is The Folly, a stone and timber building which offers further accommodation including an open plan kitchen with sitting area, bedroom and ensuite shower room. This building is ideal for letting to generate an income but would also provide useful ancillary accommodation to the main house for guests or family members or alternatively could work very well as a home office away from the house. Adjoining The Folly is a useful timber framed barn with concrete floor and part block walls. Electricity is connected to this building, and it provides useful storage but could also be converted to provide stabling.

Equestrian Facilities

To the north of the barn and accessed off the house driveway, or via a secondary access leading from the north, is an area of approximately 0.95 acres which could be fenced in order to provide paddock land for equestrian or livestock uses or alternatively could simply provide an area of extensive lawns to enjoy in addition to the formal gardens. Adjoining this area is a timber building providing storage. With the reinstatement of internal divisions this building would provide an excellent stable range which was its original use, comprising three loose boxes and a tack room. The additional paddock to the south of the plot measures circa 1 acre offering additional grazing land.

An impressive building by Passmores offers an extensive double garage area of 7.2 metres by 7.2 metres and is of a timber framed construction with clap board walling and a pantile roof. Beneath the garage and accessed from the rear is an undercroft providing further storage.

A further fascinating element of the property is a cave set within a sandstone face of the quarry. This is accessed via a doorway leading to a weaving passageway which ends in a single chamber set deep within the wall of the quarry. It is believed that Rolls Royce used a number of secret locations for development and storage of confidential information during the Second World War and this included Duffield Bank, Littleover Hall and Belper. It is reputed that this cave was used to provide a secret location for the storage of designed plans for the Spitfire aircraft. The cave is currently unused but could perhaps provide space for an extraordinary wine cellar.



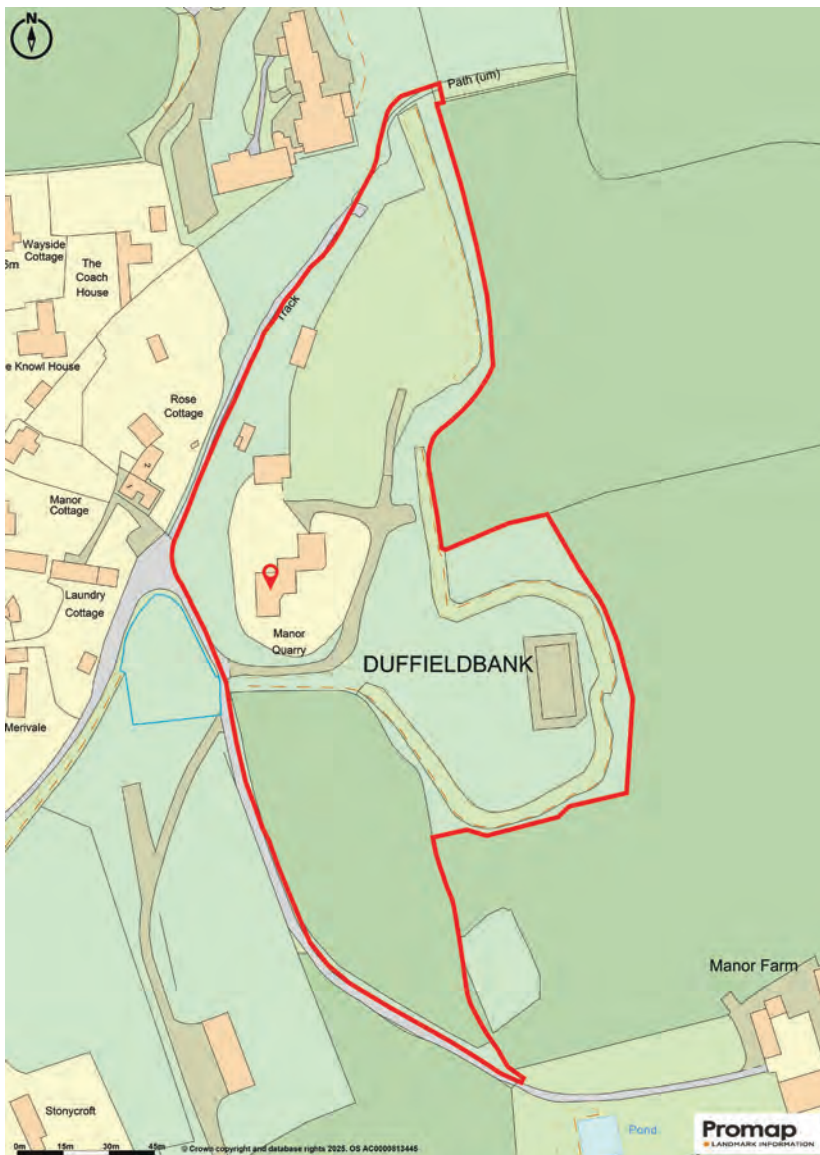




LOCATION

For those looking to commute the property lies within commuting distance of Derby (5 miles), Birmingham (42 miles) and Sheffield (40 miles). The M1 (J25) motorways is within 20 minutes, while Derby train station offers direct services to London St Pancras (1 hour 45 minutes). Alternatively, Lichfield station provides good commuter links with Euston being just 1 hour and 10 minutes. East Midlands airport is 30 minutes away whilst Birmingham airport is just under an hour away. For those with children the property is also within the catchment area for the well regarded Ecclesbourne School in Duffield.





Services, Utilities & Property Information

Utilities – The property is believed to be connected to mains electricity, water, gas and drainage is via two septic tanks.

Mobile Phone Coverage - 4G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - FTTC - Superfast Broadband Speed is available in the area, please check with your internet provider.

The private road is unadopted and maintained by all neighbours who use the road - Please ask the agent for more details.

Tenure

Freehold

Directions

Postcode: DE56 4BG | What3words: ///loved.sung.usual

Local Authority

Amber Valley Borough Council

Council Tax Band: H

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973888

Website

For more information visit Fine and Country Derbyshire

Opening Hours

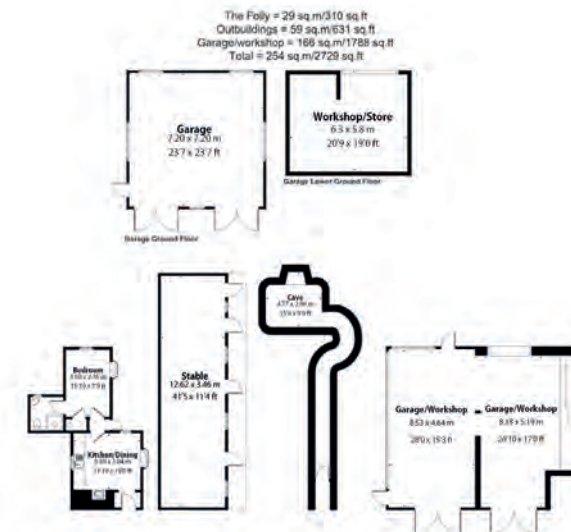
Monday to Friday – 9.00 am – 5.30 pm

Saturday – 9.00 am – 4.30 pm

Sunday – By appointment only

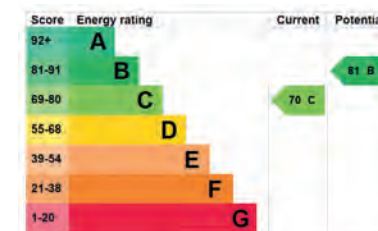


Approximate Area: 567 m² | 6103 Sq Ft.



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Property Redress



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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.
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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.

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