



Kiln House  
Clements Gate | Diseworth | Derby | Derbyshire | DE74 2QE



# KILN HOUSE



*This spectacular 5-bedroom family home with 4 reception rooms, including an 18th century brick kiln which has been transformed into a striking living space, is at the cutting edge of automated home tech and completed with meticulous attention to detail.*







# ACCOMMODATION

---

Set in the picturesque village of Diseworth this masterfully created five-bedroom, five-bathroom family home blends contemporary style with environmental efficiency and cutting edge automated home technology. With roots dating back to the 18th Century this stunning home offers open plan living spaces, high end specifications and an 18th century brick kiln which has been restored and transformed into a spectacular home office.

## Ground Floor

The spacious entrance hallway which is flooded with light from floor to ceiling glazing, gives views all the way through the house out into the garden and leads to the generous sized sitting room. Perfectly positioned to take full advantage of the views over the garden the sitting room with its large sliding doors giving access to the wrap around balcony is a fantastic space for entertaining or relaxing, taking in the views.

Double pocket doors then lead through to the breathtaking hand engineered German Nolte Küchen' kitchen, featuring a large central island with bar area, oversized inset induction hob with a built-in downdraft extraction fan and light lantern above. High end appliances include two Miele ovens, microwave and warming drawer, Quooker 5 in 1 tap and Fisher & Paykel American Fridge Freezer, dishwasher, coffee machine and wine cooler, providing everything you would expect for modern family living.

Further double pocket doors then lead through into the spacious dining room with dual aspect windows and access back into the entrance hallway.

Accessed to the right of the entrance hallway is the guest suite, which comprises of a generous sized double bedroom with dual aspect windows, dressing area and ensuite shower room.

The ground floor is split into two levels, with the lower level giving access through a glazed lobby area to the beautifully restored 18th century brick kiln. Flooded with light from three sky lights and a beautiful arched window, this unique and stunning space makes a spectacular home office, gym or bar area.































### Lower Ground Floor

A floating staircase with glass balustrade and automated lighting gives access to the lower ground floor, with beautiful, curved walls housing four good sized double bedrooms all featuring luxurious ensuite shower rooms and a further reception room which could be used as a sixth bedroom if so desired.

The principal suite features a glazed wall with sliding door access to the garden, flooding the room with light, a large dressing room and a luxurious ensuite. Featuring smart privacy glass, a large Roca smart shower and a freestanding bath, this luxurious ensuite ensures privacy whilst also giving the owners the opportunity to enjoy the views over their private rear garden.

Two of the three further bedrooms on this level also feature walk in wardrobes and all have luxurious Italian designed wet room ensuites, fully waterproofed and fitted with high-end Roca sanitaryware which have been finished to a very high standard.

The spacious fourth reception room on this level provides for further flexible living accommodation. With access outside to a terraced area wrapping round the side of the home leading, via a spiral staircase, to the ground floor balcony, this room could be used as a gymnasium, cinema room or entertaining area. There is also a convenient utility room with built in fridge and space for a washing machine and tumble dryer on the lower ground floor.

Sustainability and technology are at the heart of this property. A Valiant aroTherm Air source heat pump powers hot water & underfloor heating throughout the property, complemented by solar panels and a state-of-the-art MVHR ventilation system.

The home is also equipped with a smart lighting system, CCTV, and a fingerprint recognition entry system for maximum security and convenience.





















# OUTSIDE

---

The main driveway entrance is via a concealed entrance between two properties with remote controlled electric security gates with intercom and camera. A resin bound driveway provides ample guest parking and access to the large triple car garage with electronically operated doors.

The outside space is equally as impressive with frameless glass balconies enhancing stunning views over a secluded back garden.

Great care and attention have been given to the design of the outside space, with landscaped gardens, Marazzi Terrazzo tiled terrace areas, water features, a raised decked terrace, feature garden ponds, and a large lawned area with mature trees all set within circa 1.25 acres of grounds.

The garden room, left unfinished for the buyer's customisation, presents endless possibilities for entertainment or work-from-home needs.











# LOCATION

---

Situated in the sought after village of Diseworth, with its village pub, local amenities can be found in the nearby village of Castle Donington with an array of independent shops, cafes, bars and restaurants as well as larger supermarkets. Nearby towns of Long Eaton and Loughborough also provide further amenities.

For those looking to commute the property lies within commuting distance of Derby (14.5 miles), Nottingham (19 miles) and The M1 (J23A) motorways is within 5 minutes, while Loughborough and Nottingham Train Stations offer services to London St Pancras taking approximately 1.5 hours.

East Midlands airport is 5 minutes away whilst Birmingham airport is approximately an hour away. The village of Diseworth is currently a no-fly zone.





### Services, Utilities & Property Information

Utilities - The property is believed to be connected to mains electricity and water and drainage is via a Klargestar septic tank under the raised decking area.

Heating is via a Wunda, wet underfloor heating system, from the solar panels which can be controlled manually or via a mobile app.

The property also benefits from a Valiant aroTherm air source pump MVHR System (mechanical ventilation with heat recovery). This ventilation system improves indoor air quality and energy efficiency by circulating air and recovering heat, reducing heating and cooling costs, improving indoor air quality and maintaining a comfortable indoor climate.

Solar Panels: 46 Solar Panel System with Battery Reserve.

Security: Aluminium large entrance door with fingerprint recognition entry system as well as opening with mobile phone and keypad. Full security system with CCTV camera

Smart Home Features 'Click' system activation for lighting, activated by phone, voice activate with Alexa/Google Hub or manually.

Mobile Phone Coverage - 5G 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; we advise you to check with your provider.

Tenure - Freehold

Directions - Postcode: DE74 2QE / what3words: ///imprints.proud.competent

Local Authority: North West Leicestershire

Council Tax Band: TBC( New Build)

### 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











# 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](mailto:greg.perrins@fineandcountry.com)

Greg is a highly experienced estate agent specializing in luxury properties across Derbyshire. With over 20 years in the property industry and an MBA from the University of Leicester, Greg brings a strategic, results-driven approach to high-end real estate. His deep knowledge of the local market, strong negotiation skills, and commitment to personalized service have earned him a trusted reputation among discerning buyers.

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](https://fineandcountry.com/uk/foundation)



Fine & Country South Derbyshire, Ashbourne and Matlock  
The Old Post Office, Victoria Street, Derby DE1 1EQ  
01332 973 888 | [derbyshire@fineandcountry.com](mailto:derbyshire@fineandcountry.com)

