



1 Cornhill Close
Duffield | Belper | Derbyshire | DE56 4HQ

1 CORNHILL CLOSE



An impressive 5-bed home in Duffield, set over 3 floors with 2,400 sq. ft. of stylish living. Features include an open-plan kitchen/family room, luxurious principal suite, self-contained annexe, landscaped gardens, parking, and Ecclesbourne catchment.



Ground Floor

The ground floor has been designed for modern living, offering a seamless flow of open-plan space.

The magnificent living kitchen/dining/family room forms the heart of the home, fitted with a bespoke range of wall and base units complemented by quartz worktops and high-specification appliances including a Neff induction hob, dual Neff ovens, Neff microwave with warming drawer, Bosch dishwasher, integrated fridge/freezer, and wine cooler. A large central island with seating provides the perfect focal point for family gatherings and entertaining. Bi-fold doors open directly onto the landscaped rear garden, blurring the line between inside and out.

A welcoming lounge and games area provide further versatility, ideal for relaxing, entertaining or family life. Practical features include a walk-in pantry, cloakroom, and utility room with access to the garden.

The attached annexe, created from the former double garage, offers superb flexibility. Currently arranged with a modern kitchen, lounge, double bedroom, shower room and home gym, this space is perfect for multi-generational living, guests, or independent teenagers.





SELLER INSIGHT

“ From the moment we discovered this home, it was the setting that captivated us. Privately positioned at the end of a peaceful cul-de-sac, with far-reaching countryside views and the vibrant village of Duffield just a short stroll away, it offered the perfect balance of seclusion and connection. We knew instantly this was more than a house, it was a lifestyle.

Everyday living here feels effortless. The light-filled open-plan kitchen, dining and lounge form the true heart of the home, where family and friends gather around the quartz island before flowing through bifold doors into the garden on long summer evenings. With a home gym, a cosy snug, and spaces designed for entertaining, the house adapts beautifully to every season and occasion.

We have cherished the gardens as much as the interiors. Landscaped with structured planting, slate patios and a calming water feature, they offer the perfect backdrop – whether for a glass of wine at dusk or lively gatherings around the firepit. Inside, every detail has been elevated, from contemporary bathrooms and bespoke wardrobes to a state-of-the-art kitchen that balances style and practicality.

Life here has been enriched by the village community. Duffield offers everything from independent shops, cafés and wine bars to summer carnivals, concerts on Eyes Meadow and riverside walks. Whether it's a peaceful morning coffee or an evening out with friends, there is always something to enjoy.

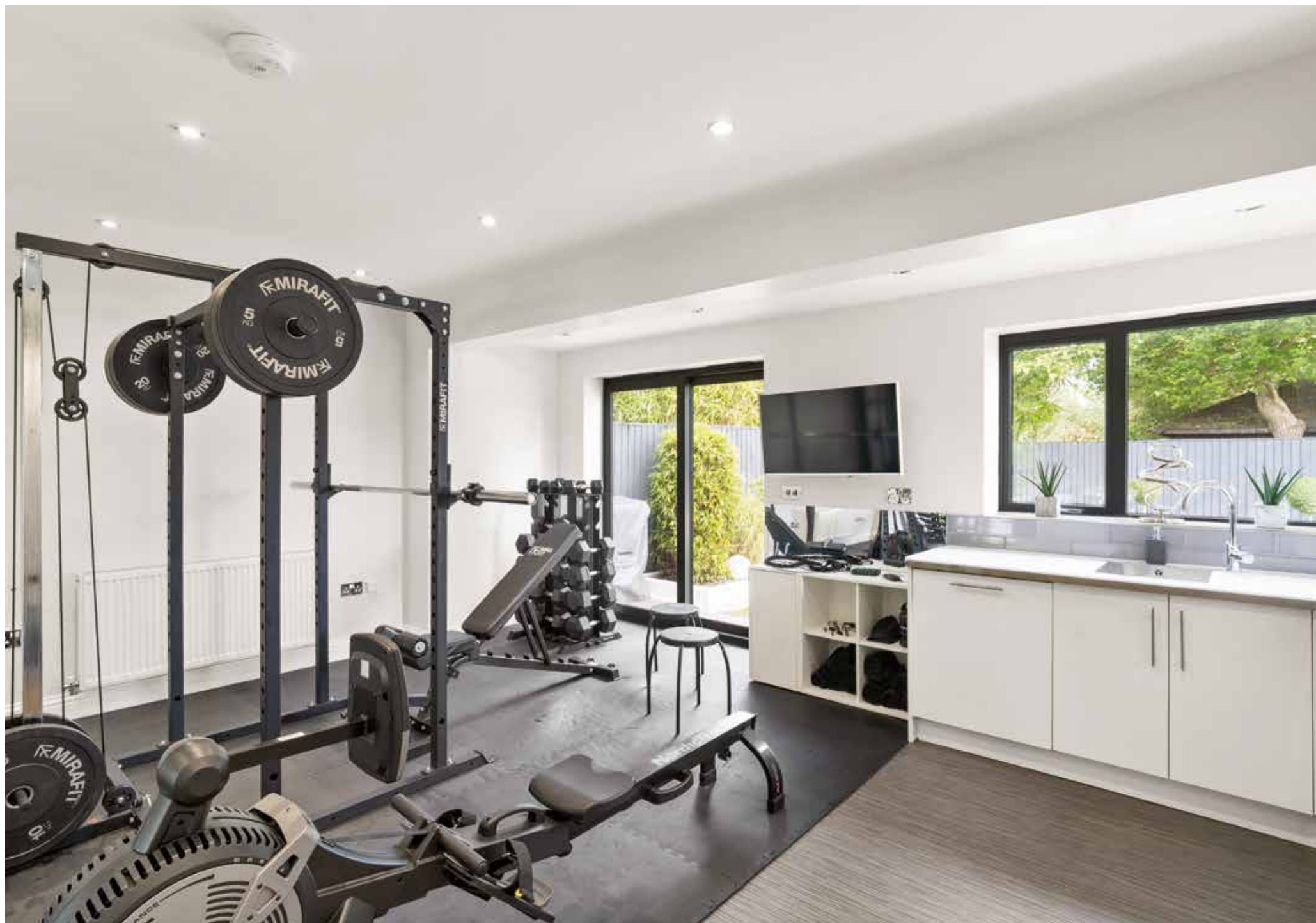
This has been a home of laughter, warmth and unforgettable memories, from summer barbecues to magical family Christmases. To its next custodians, we would say: "embrace every space, entertain often, and let this home be the setting for life's most treasured moments."

* 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 is dedicated to a luxurious principal suite, creating a true private sanctuary. The elegant lounge, complete with Juliette balcony, enjoys open countryside views and provides the perfect retreat at the end of the day. An adjoining dining area offers versatility and could serve as a study or even an additional bedroom if required.

The principal bedroom itself is beautifully appointed, benefitting from a dressing area and a boutique-style ensuite featuring a double walk-in shower, sleek fittings and marble-effect tiling.

Second Floor

The second floor provides excellent family accommodation, with three double bedrooms one with ensuite facilities and a well appointed family bathroom completes this level. Each room is finished to a high standard, with fitted wardrobes, modern flooring and generous proportions.















Outside

The property sits within a landscaped plot of approximately 0.13 acres. To the front, a double-width driveway with block-paved edging provides ample off-road parking. A brick-built bike/garden store offers practical storage.

The rear garden has been designed for both ease of maintenance and style, with a large sun terrace perfect for alfresco dining, level lawned areas, modern raised beds, clipped hedging, and a contemporary water feature. Thoughtful lighting enhances the ambiance into the evening, while the uninterrupted views towards open fields and countryside create a truly special setting.







LOCAL AREA

Cornhill Close is a highly appealing cul-de-sac within the sought-after village of Duffield, renowned for its excellent amenities, vibrant community and exceptional schooling. The village offers a wealth of shops, cafés, pubs and restaurants, as well as sporting and leisure facilities including squash and tennis clubs, Chevin Golf Club, and Eyes Meadow with its cricket, football and riverside walks.

Duffield is perfectly placed for families, lying within the catchment for the renowned Ecclesbourne School, alongside William Gilbert Endowed and Meadows Primary Schools. The village also enjoys excellent transport connections, positioned on the East Midlands Mainline with direct services to Derby and beyond. The A6 provides swift access to Matlock, Belper and the Peak District, while local attractions such as Chatsworth House, Darley Park and the historic town of Ashbourne are within easy reach.





INFORMATION

Services, Utilities & Property Information

Utilities - Mains electrics, Gas and drainage.

Tenure - Freehold

Property Type - Detached

Construction Type - Brick & Tile

Council Tax - Amber Valley

Council Tax Band - F

Parking - Private parking with two driveways

Mobile phone coverage - 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Standard Broadband connection available- we advise you to check with your 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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We value the little things that make a home



KELLY RHODES

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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.

THE FINE & COUNTRY
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