



Highgate House  
Burley Hill | Allestree | Derbyshire | DE22 2ET



# HIGHGATE HOUSE

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*Built just 15 years ago for the current owners, Highgate House is a beautifully bright and spacious family home in the most idyllic of locations. "We wanted to take full advantage of the magnificent views of the surrounding countryside" say the owners, "so we used lots of glass in the design of the house so that we can enjoy the rising and setting of the sun."*













A distinct and most versatile home designed by the current owners occupying a wonderful edge of village position offering exceptional views over surrounding countryside. The home is wonderfully presented throughout and has been finished to an impressive standard benefiting from triple glazing and high specification appliances and fittings completing the home. The home features a grand reception hallway with a galleried staircase leading to the first-floor bedrooms.





# Seller Insight

“The house is light, airy and sunny, and extremely spacious,” the owners continue, “the rooms are huge with vaulted ceilings. Due to glass on two sides of the master bedroom, we can lie in bed and see the sun rise and move round to the ethereal church spire in the distance, which pokes out of the mist that hangs over the river. It’s just breathtaking. On bonfire night, we can even lie in bed and watch firework displays in three directions, from the Golf Clubs and Derby centre!”

Another triumph in the building is the employment of all of the latest technology and gadgets, including mechanical ventilation, underfloor heating and triple glazing, to ensure comfortable modern living. Heating and security systems are even wired so that the self-contained apartment to the rear of the house can be heated and alarmed separately. “The house has three external doors, to the front, side and rear, so the apartment can be used as private accommodation for a teenager, grandparent, tenant or member of staff” say the owners.

Set in approximately 4 acres of land, the property is extremely private, not overlooked by any neighbours, and boasts equestrian facilities, which have been much enjoyed by the owners’ daughter. “Our daughter show-jumps, so it has been fantastic for her to be able to house her own pony here” say the owners. To the side of the property, the garden is mostly laid to lawn, with a charming outdoor chess board set into the paved entertaining area. Behind the house is a further seating area, formal lawns and exquisite borders, very private with amazing views. “We have an acre of landscaped garden, which is lovely,” say the owners “but the most wonderful thing is the views of the surrounding countryside.”

“We will miss the privacy. We are surrounded by fields, and when the leaves are on the trees you can’t see any other houses. We rarely close the curtains!”

“Opposite Allestree park and Golf Club, the property is close to leisure facilities as well as the local pub and shops in Duffield and Allestree. It feels like it is in the middle of the countryside, but in fact Highgate House is only 3 miles from the city centre, so you can still get home delivery from the city take away restaurants!”

“Christmases are always fantastic here. We often have 20 people staying here for three or four days, with plenty of room for everyone. The extendable dining table means we can accommodate the whole family for Christmas dinner!”











The real heart of this home is the fully open style lounge, dining area and kitchen within the home. Beautifully appointed and complete with under floor heating the room has a large lounge area with floor to ceiling glass on two elevations which faces south and maximises the beautiful open countryside views.

The lounge is fitted with a floor to ceiling Modus Boley gas fire with glass chimney and under-lit marble hearth. There is a further elevated seating area leading to the dining area which is open to the high specification kitchen which comes complete with stunning vaulted ceilings and full height prow windows offering the views again and a quality of fitments rarely seen in many homes. There are black granite work surfaces in the main kitchen area whilst cream Corian work surfaces feature upon the central island unit and breakfast bar. Gaggenau appliances include the hob, oven, microwave, warming draw, indoor bbq and built-in steamer. There is an American style fridge freezer and Miele dishwasher. The whole open plan area is complemented by a unique Bruck lighting system and integral and linked speaker systems and must be viewed to be appreciated.

To finalise the ground floor there is a utility room leading to the media plant room which links the home to systems such as a central vacuum system, a Homeworks home automation panel which, distributes audio, video etc. This area also houses a hub for the cat 5 cabling installed in every room.

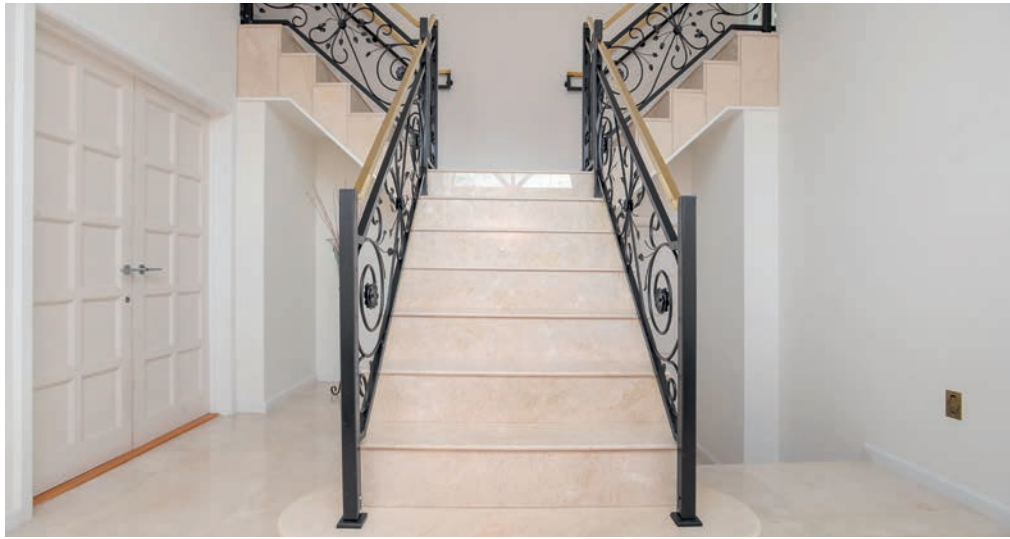






“We spend most of our time in the kitchen, where we have a dining table with reclining chairs from which to enjoy the stunning views. We quite often spend our evenings in the kitchen and go straight to bed from here.”





Accessed off the galleried landing, the second bedroom suite is a generous room having a dressing area with a great range of fitted wardrobes and an open plan full en suite with double ended bath and double shower; toilet and bidet. The master bedroom suite is a delightful light and airy room and offers access onto a private rear facing balcony which maximise stunning views over countryside. With floor to ceiling windows on two elevations and vaulted ceilings, this south facing room is flooded with natural light. To further add to the facilities on offer is there is a dressing room complete with full height mirrored wardrobes, leading through to a well appointed ensuite with Jacuzzi bath and again boasting amazing views. There is also a shower/steam cubicle with two seats and body jets for ultimate luxury.

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Accessed of the entrance hallway there is a well-appointed cloakroom and double doors leading to an inner reception room complete with small kitchen area and direct access to the rear garden. This in turn leads to two double bedrooms and a bathroom. This wing of the home could easily be utilised as a separate annex or self-contained apartment offering independent living.



There is a further study room with French doors overlooking the rear garden which can be used a bedroom five.

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## OUTSIDE

The home is accessed via secure wrought iron electrically operated gates and these open to a front courtyard with parking for many vehicles and a separate parking area for staff in front of the detached office building. There is a double garage and then pathway leading to the stone pillared front entrance and carved mahogany double doors. The rear of the home has a south east Facing orientation making the most of the stunning sun rises and countryside can be seen from across the homes exterior. The formal gardens are of a generous size and feature a variety of seating areas and patio including an oversize chess set and all the gardens offer great privacy. As mentioned this home also makes a great equestrian residence as there is stabling for five horses plus a tack room with all the services needed.

There is a full-size ménage (20x40) and overall the equestrian facilities including the ménage and paddock are approximately 3 acres. Formed from the double garage and in addition to, is a detached office building purpose built to house the current owner's business needs and perfect for those looking to maximise home comforts whilst running their commercial affairs. The building has a conference room, cloakroom and a main office building complete with Cat 5 data points to 11 desk stations within the office. This air-conditioned building could be utilised for a number of purposes such as gym facility, spa area, home cinema, prestige car collection, workshop, consulting rooms or further residential accommodation subject to planning.









## LOCATION

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Set on the Allestree/Duffield border, this home is located in one of Derby's most favoured suburbs. Benefitting from the popular catchment area of Ecclesbourne School it is also within easy reach of many of the area's best private schools including the acclaimed Repton School, Ockbrook, Trent College and Derby High School and Derby University. The home is located adjacent to the municipal Golf Course and facilities in the area include the nearby Park Farm shopping centre. The home offers ease of access into Derby City Centre and is conveniently located for many commuter links such as the A38, A52 and A6 giving a range of access across the East Midlands. Derby train station offers a direct mainline train to London, which can be reached in 1hr 20 mins. The Peak District and all its attractions are close by also.











**A**

For those with equestrian interests, the property is very well positioned for a number of local hunt meeting:

Four Shires Bloodhounds  
High Peak Hunt  
Meynell & South Staffordshire Hunt  
South Notts  
Quorn Hunt

#### SERVICES TO THE PROPERTY

All mains services are connected to the home and the home features Cat 5 data points, underfloor heating, Central Vacuum system, Mechanical Ventilation, Media and Lighting hubs. The home also boasts triple glazing throughout. All services are also connected to the stabling and tack rooms.

#### LOCAL AUTHORITY

Amber Valley

#### VIEWING ARRANGEMENTS

Strictly via the vendor's agents Fine & Country

#### WEBSITE

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

#### OPENING HOURS

Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 4.30 pm  
Sunday 11.00 am - 3.00 pm

#### DIRECTIONS

Take A6 from Derby city centre, crossing over the roundabout at A38. Travel past the Shell petrol station and a few shops and out into the countryside. Once past the entrance to Allestree Park on the left hand side, the property can be found approx. 200 yards further along on the right hand side. Highgate House is clearly marked at the entrance gates.



Registered in England and Wales.

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## 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.

## Highgate House, Burley Hill, Allestree, Derby, DE22 2ET

Approximate Gross Internal Area = 356.0 sq m / 3832 sq ft

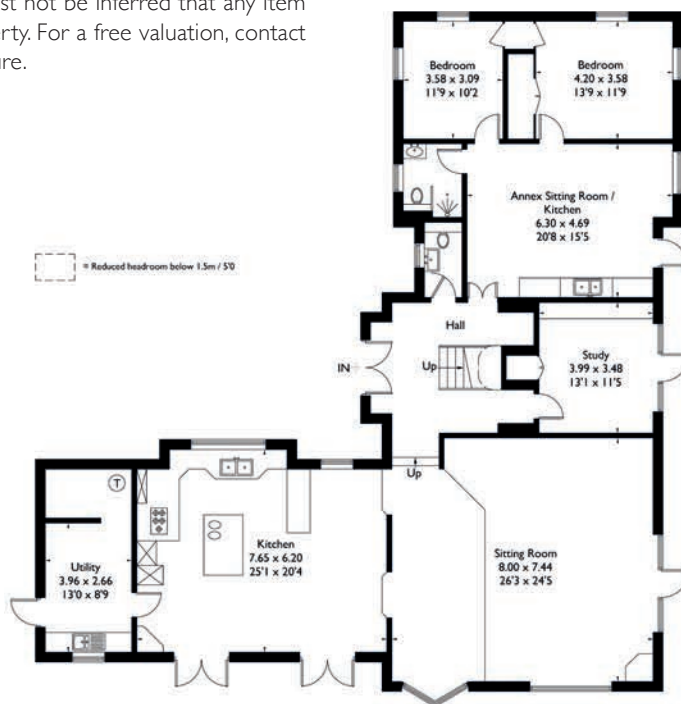
(Excluding Under Eaves)

Office = 76.8 sq m / 827 sq ft

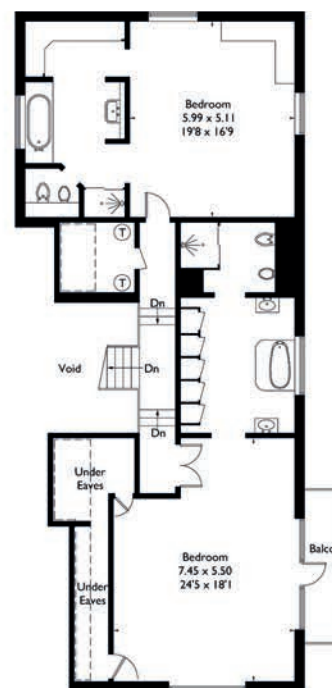
Stables = 67.8 sq m / 730 sq ft

Garage = 15.0 sq m / 161 sq ft

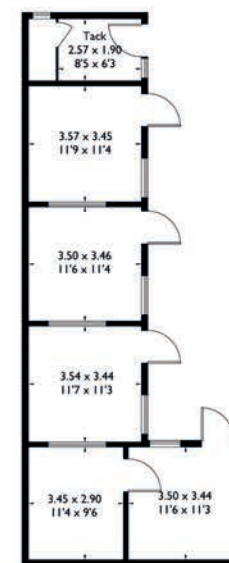
Total = 515.6 sq m / 5550 sq ft



Ground Floor

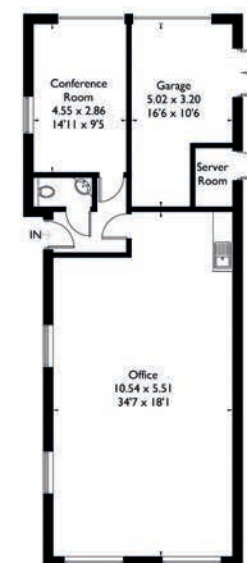


First Floor



Stables

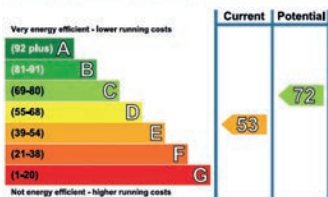
(Not Shown In Actual Location / Orientation)



Office

(Not Shown In Actual Location / Orientation)

### Energy Efficiency Rating



FLOORPLANZ © 2016 0845 6344080 Ref: 179446

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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FINE & COUNTRY







# FINE & COUNTRY

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FOUNDATION

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