



Greenacres
Makeney Road | Holbrook | Derbyshire | DE56 0TF

GREENACRES



This unique and very attractive four bedroom bungalow is beautifully positioned in a wonderfully secluded spot on the edge of the semirural village of Holbrook.



INTROUDCTION

Situated in the village of Holbrook, Greenacres has been recently renovated to the highest standards by the current owners, to create a stunning open plan property that is both light and spacious. Large windows throughout allow light from the south facing garden to flood the property with natural light.

The large and bright entrance hallway provides access to the stunning modern kitchen and living area with large centre island, pantry, utility room and a sitting area. Located off the living area is the master suite that benefits from its own lounge area, ensuite bathroom, walk in wardrobe and a master bedroom which has panoramic views across the manicured grounds and surrounding countryside.

Located to the right of the entrance hallway is a very large double bedroom, a shower room, an additional double bedroom and a further bedroom that is currently used as an office. The property sits within circa 1.3 acres of formal grounds with mature trees, a double garage/workshop, a lawned south facing rear garden and a fantastic private driveway which opens up into a turning circle area.

Ground Floor

Upon entering this stone built property you immediately see the quality on offer with Amtico oak flooring, recessed lighting and the large picture frame window to the rear of the hallway that is currently being used as a dining area. The hallway leads into the beautiful and spacious lounge area that is flooded with light via the floor to ceiling windows and sliding doors that lead to the rear garden and patio area. The bespoke kitchen has a range of wall and base units and a centre island with quartz countertop and bespoke integrated seating area which is the heart of the home. The kitchen also benefits from integrated modern appliances including a double oven, microwave, pan warmer, induction hob with pop up extractor, dishwasher and an American style fridge freezer. Off the kitchen is a pantry and utility room with w/c. The kitchen has a high slopping roof with two large skylights further adding to the light and space on offer. The living and dining area also boasts Amtico oak flooring with underfloor heating that continues around to the sitting room area with recessed lighting giving a contemporary feel to this space. The living area and sitting room area are divided by a large storage wall.









SELLER INSIGHT

“The property was originally built in the 1960s for Sir Denning Pearson, a former Chief Executive of Rolls-Royce, but in more recent times it has been sensitively updated by the current owners who wanted not only to make it more conducive to modern living, but also to take full advantage of its spectacular countryside setting. “My parents were very good friends with one of the previous owners of the property and it’s a house that they fell in love with the minute they laid eyes on it,” says George. “They actually moved to the next door village in the hope that one day they might be able to buy it, and when it finally came up for sale they jumped at the chance to own it.”

“My wife and I also fell in love with the property and so we bought it from my parents just a few years ago with a view to it becoming our forever home. The interior wasn’t really to our taste and the layout didn’t flow very well, so we undertook a quite major project of refurbishment. We’ve made all of the doorways much wider and we took down a wall to create one huge kitchen, dining and living area, which is now the real hub of the home. We also incorporated the integral garage into the main body of the house and created a really impressive master suite that takes up one entire wing, and on the other side of the house there are two more bedrooms, a study and family bedroom. We’ve also added a huge picture window and big skylights in the open-plan area, and we’ve replaced the frames of the floor-to-ceiling sliding doors that feature throughout the property, so they will be very low maintenance. The house is now really spacious, light and bright, and there’s a really lovely sense of synergy between inside and out.”

“The grounds are yet another gorgeous feature,” continues George. “The bungalow is positioned at the end of a long tree-lined driveway and sits almost directly in the middle of just under one and a half acres of land, which is completely surrounded by nothing but open fields. The outlook is green for as far as the eye can see so you get this tremendous feeling of peaceful seclusion, with the added peace of mind of knowing that everything one could possibly want or need is within very easy reach.”

“The new open-plan space definitely has the wow factor. It’s so bright and airy, and the huge windows and glazed doors create a lovely feeling of connection with the garden. We’ve also added underfloor heating so despite being a large space, during the winter it will be very cosy and warm.”

“What makes the location so very special is the simple fact that it’s Derbyshire; it’s such a beautiful part of the country. The property is surrounded by some of the most glorious countryside and it’s also just a stone’s throw from a very traditional village. There you can find a couple of cosy pubs and a shop, and for everything else there’s the lovely little town of Belper or indeed Derby city centre, which is only a fifteen-minute drive away.”

“We wanted to make sure that the house was future-proofed and accessible for all so we did things such as make the doorways wider and the family bathroom is totally wheelchair accessible. It makes the house great for multi-generational living, but it also means that this could well be someone’s forever home.”

“Our circumstances have changed and we have decided to stay in our current home, but we’re very proud of all of the work that we have done to Greenacres; it’s now a really stunning home and one that’s ideal for modern living,” says George. “But what really sets it apart is this idyllic setting, which will allow the new owners to enjoy complete and utter rural seclusion without ever feeling isolated.”*

*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.









BEDROOMS

The master suite is located just off the living area and includes a lounge area that could also make an ideal nursery, ensuite and walk in wardrobe. The ensuite features a large shower, a heated towel rail and solid wood doors that are featured throughout the property. Located off the ensuite is the dressing area with bespoke fitted shelves and drawers. The master bedroom boasts panoramic views, a large bay window and sliding doors that lead out to the garden.

To the right of the entrance hallway is a very large second bedroom that also has services in place to install an ensuite if needed. There is also a large modern family bathroom with a walk in shower, chrome towel rail and modern fixtures and fittings. Opposite the family bathroom is another double bedroom with dual aspect views and at the end of the hallway is the fourth bedroom with fitted units that is currently being used as a study.









OUTSIDE

The bungalow is positioned at the end of a long tree-lined driveway and sits almost directly in the middle of just under one and a half acres of land, which is completely surrounded by nothing but open fields. The large south facing lawn and patio area is ideal for entertaining and those with children. The double garage is versatile and could be used for storage or even converted into a separate annex subject to planning.







LOCAL AREA

Greenacres is located in the sought after village of Holbrook which is nestled between the market town of Belper and the village of Duffield. The village benefits from local pubs, a post office, a school, and a village store. Further to this, the village is 15 minutes away from the city of Derby. The village also has great access links to the A38, the A52 and the M1 for those looking for good commuter links.

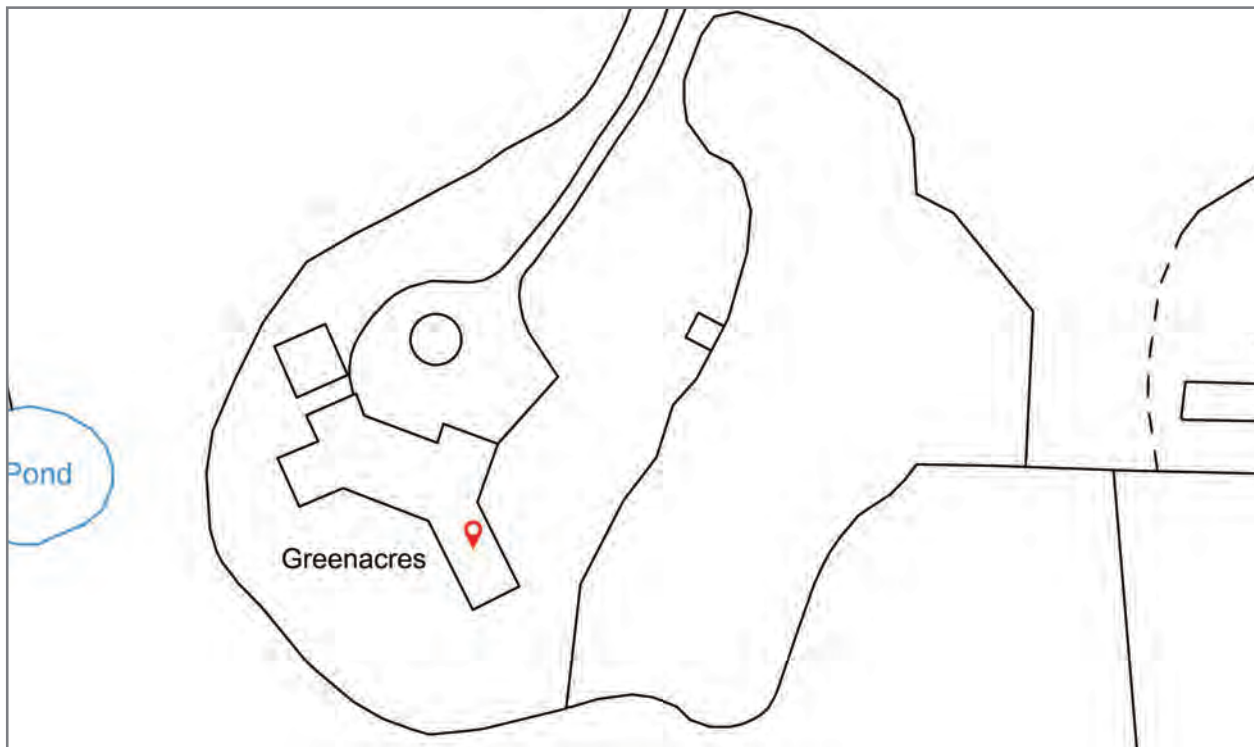
For international travel Birmingham International Airport is just over an hour away and East Midlands airport is just a 35 minute drive.





LOCATION





INFORMATION

Services

All mains services are connected to the property

Is the property Freehold/Leasehold?

Freehold

Local Authority

Amber Valley Borough Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01 332 973 888

Website

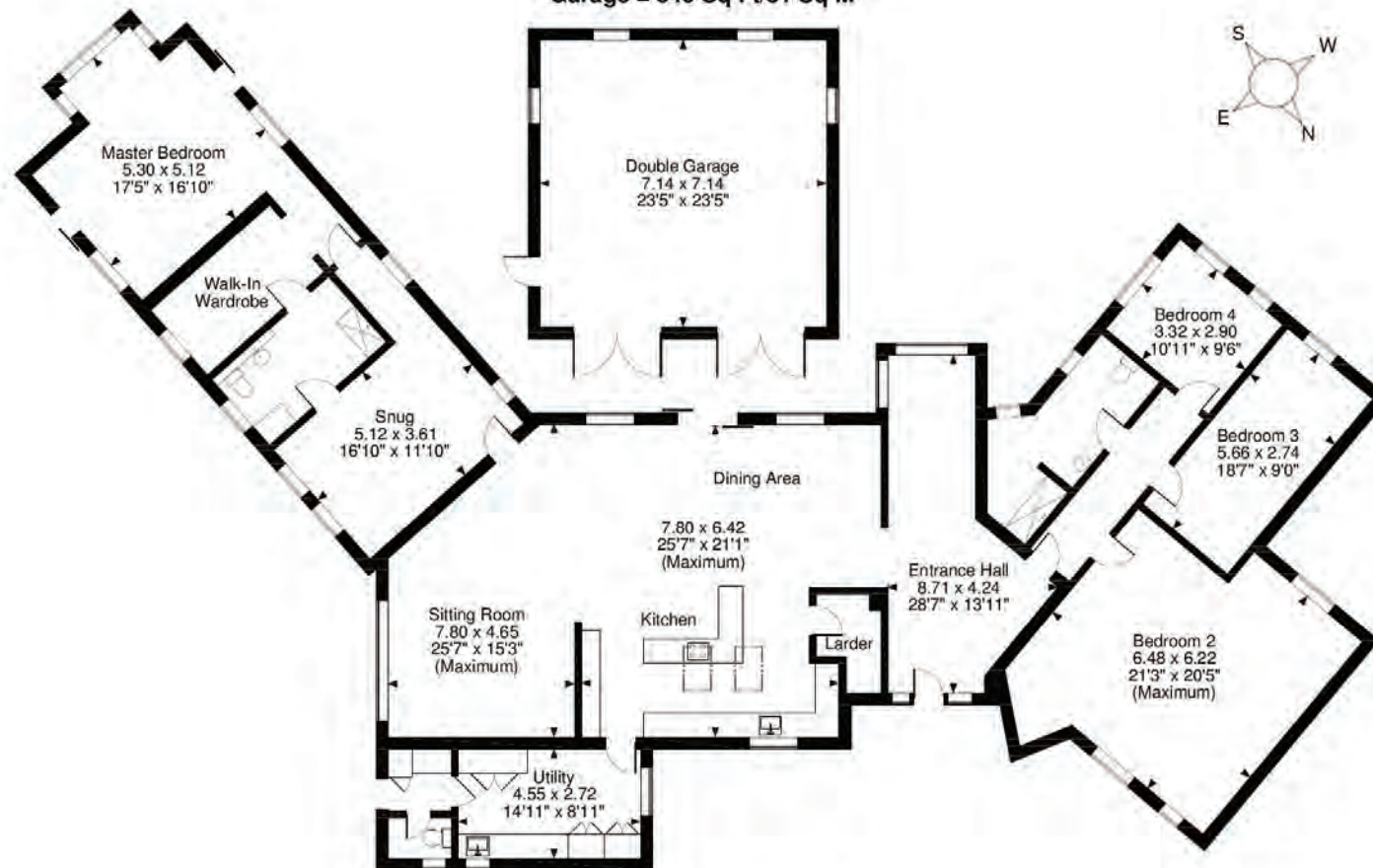
For more information visit <https://www.fineandcountry.com/uk/derbyshire>

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only



Greenacres, Makeney Road, Holbrook, Belper
Approximate Gross Internal Area
Main House = 3093 Sq Ft/287 Sq M
Garage = 549 Sq Ft/51 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (49-54)		
F (45-48)		
G (35-44)		
Not energy efficient - higher running costs		
England & Wales		



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