

Fletcher & Company

Larkfield Golden Valley, Horsley Woodhouse, Derbyshire, DE7 6BA

Offers Around £750,000

Freehold



- Architect Designed Detached Bungalow
- Approximately 0.5 Acre with Countryside Views
- Three Reception Rooms
- Four Double Bedrooms
- Luxury En-Suite & Family Bathroom
- Driveway, Double Garage & Carport
- Feature Pond with Boathouse
- Workshop, Greenhouse & Kitchen Garden Ideal for the Keen Gardener
- Suitable for the Growing Family
- Idyllic Location Backing onto Open Fields





Summary

Larkfield is a stunning, Architect designed, extended four double bedroom detached bungalow, boasting magnificent charm and character, set in beautifully kept grounds and gardens extending to approximately half an acre enjoying fine views over surrounding scenic semi-rural countryside with a feature pond and boathouse offering a delightful, tranquil setting along with workshop, orchard, shaped lawns and kitchen garden.

This beautiful countryside residence of grand stature is set back behind an extensive driveway leading to the double detached garage and carport having excellent potential to be converted to an Annexe (subject to planning permission).

Internally the meticulously, lovingly cared for, extremely well presented and proportioned accommodation creates a light and spacious home ideal for the growing family with the benefit of gas central heating and double glazing and in brief, comprises: welcoming entrance hall with solid Elm flooring and steps leading to the dining room with a fine aspect overlooking the beautiful gardens, orangery with Velux windows, lounge with feature fireplace, Daval fitted and well appointed kitchen with quality appliances and feature centre island, utility, master bedroom with built-in wardrobes and luxury en-suite shower room, three further double bedrooms and a four-piece family bathroom.

Being of a major asset to this property is by far its splendid, well established mature gardens backing onto open fields with views overlooking Derbyshire rolling countryside and impressive boathouse offering a pleasant sitting out space enjoying the wonderful pond, ideal for the keen gardener featuring a generous vegetable garden, large greenhouse and workshop with power and lighting providing potential for a home office/hobby room.

F&C

The Location

Horsley Woodhouse is an extremely sought-after location offering beautiful countryside walks and for the keen golfer, boasts reputable courses close by including Horsley Lodge, Morley Hayes and Breadsall Priory Country Club.

A reputable primary school is on the doorstep along with Church, doctors surgery, pharmacy Co-Operative supermarket, village store, Old Oak Village Inn, takeaway and coffee shop.

Nearby town centres include Belper, Heanor and Ripley offering a more comprehensive range of amenities, leisure centres and schooling at all levels.

Accommodation

Ground Floor

Storm Porch

With composite front entrance door with inset glazing opening into the entrance hall.

Entrance Hall

10'1" x 6'2" (3.08 x 1.90)

With solid Elm flooring, central heating radiator, access to cupboard housing the hot water cylinder, useful cloaks cupboard, ceiling lights and steps leading into dining area.

Formal Dining Room

30'10" x 10'11" (9.40 x 3.34)

With wall to ceiling angled uPVC double glazed window enjoying fine views overlooking garden, wall mounted gas Radiant fire, central heating radiator, recessed ceiling spotlighting, telephone point and Velux style window.



Orangery

12'4" x 8'0" (3.78 x 2.46)

A magnificent light and airy room providing an ideal space for a reading room with floor to ceiling double glazed window to the side elevation and four Velux style windows, two central heating radiators, bamboo flooring and telephone point,



Lounge

17'2" x 15'9" (5.24 x 4.82)

Again, a well proportioned, light room with uPVC double glazed angled window to the rear elevation, uPVC double glazed window to the side elevation, feature wall mounted Gazco living flame gas fire, two central heating radiators, tv point, recessed ceiling lighting and uPVC door with matching side panels opening onto the rear garden.



Fitted Kitchen

17'11" x 13'3" (5.48 x 4.05)

An impressive and beautifully fitted Daval kitchen with a good range of floor-to-ceiling, base and drawer units with granite preparation surfaces, stainless steel one and a half sink drainer unit with chrome mixer tap, integrated Siemens dishwasher, integrated Siemens fan assisted oven and grill, integrated Siemens combination microwave, warming plate, space for freestanding fridge/freezer, feature centre dining island with matching granite worksurface incorporating five ring gas hob with stainless steel extractor over, concealed lighting, recessed ceiling lighting, wall light, central heating radiator and towel rail, Forbo Marmoleum flooring and uPVC double glazed sliding doors opening onto the rear garden.



Master Bedroom

16'4" x 13'1" (4.99 x 4.01)

A well proportioned and beautiful room with fitted wardrobes and matching cupboards, central heating radiator, ceiling light and aluminium coated double glazed windows to the front elevation.



En-Suite Shower Room

9'7" x 6'1" (2.94 x 1.86)

Fitted with a luxury three-piece suite comprising walk-in shower with complementary tiling to walls and floor, low level WC, vanity wash handbasin with fitted cupboards beneath, heated towel rail/radiator, plinth heater, recessed ceiling spotlighting and uPVC frosted double glazed window to the side elevation.



Inner Hall

15'5" x 2'10" (4.70 x 0.87)

With access to loft void, useful cupboard housing the consumer unit, central heating radiator and ceiling light.

Utility

10'7" x 9'10" (3.23 x 3.01)

With base units with worksurface over, stainless steel sink drainer unit with chrome mixer tap, plumbing for automatic washing machine and dishwasher, space for tumble dryer, space for chest freezer, two full height cupboards, Terrazzo tiled flooring, ceiling lighting, extractor fan, uPVC double glazed window to the rear elevation and uPVC rear access door with inset glazing.

Bedroom Two

15'8" x 11'3" (4.79 x 3.45)

With fitted wardrobes with shelving providing good storage, built-in desk and drawers, central heating radiator, two ceiling lights and aluminium coated windows to the side and front elevation.



Bedroom Three

19'3" x 10'9" (5.89 x 3.28)

With fitted wardrobes and drawers, central heating radiator, two ceiling lights and aluminium coated double glazed window to the front elevation.



Bedroom Four

15'6" x 11'6" (4.73 x 3.53)

A dual aspect room with central heating radiator, ceiling lights, double glazed aluminium coated window to the front elevation and uPVC double glazed window to the rear elevation.

Family Bathroom

7'8" x 7'3" (2.35 x 2.22)

Fitted with a four-piece suite comprising tiled-in bath vanity wash handbasin set on a granite base with fitted cupboard below, shower enclosure with shower and complementary tiling to walls, low level WC, shaver point and aluminium coated frosted double glazed window to the side elevation.



Outside

Frontage & Driveway

A block paved driveway provides car parking spaces for approximately six cars, with ample space to accommodate a motorhome or caravan leading to the double garage, with mature and well stocked shrub borders.

Double Garage & Carport

With power and lighting, roof storage, two wall mounted electric storage heaters, personnel door and window to side, roll up door and carport to side.

Gardens

A true feature and asset to this property is its splendid gardens extending to approximately half an acre with beautifully well kept shaped lawns, plants and established borders enjoying an Indian stone paved patio providing a pleasant sitting out and entertaining space, giving way to the feature pond, boathouse, workshop/store, greenhouse, vegetable garden and orchard. The garden enjoys fine views backing onto open fields overlooking splendid rolling Derbyshire countryside.



Workshop/Store

Traditionally constructed with two uPVC windows, loft storage, power, lighting, water and electric storage heater, double doors and uPVC personnel door providing an ideal home office/hobby room.



Boathouse

Council Tax Band D - Amber Valley



Approximate total area⁽¹⁾
 2191.55 ft²
 203.60 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Larkfield Golden Valley
Horsley Woodhouse
Derbyshire
DE7 6BA

Council Tax Band: D
Tenure: Freehold

