

# Wirksworth Road

Duffield, Belper, DE56 4AQ

John   
German





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£1,650,000

Gorgeous red brick Georgian farmhouse with formal gardens in front and surrounded by mature pasture, enjoying fabulous far-reaching views. Located on the edge of Duffield village and within Ecclesbourne School catchment.



The property is approached along a long winding driveway, arriving in front of the house where you can't help but be struck by the perfect symmetry of the Georgian design with a hipped Welsh slate roof, two brick ridge stacks, moulded eaves cornice, central doorway with pedimented Tuscan Doric doorcase, half glazed double doors, flanked on each side by glazing bar sashes under channelled stone lintels with stepped key blocks and three smaller glazing sashes above.

The doors open into a large double height entrance door with a beautifully curved staircase rising to the first floor landing and original coving, which is one of this lovely homes eccentricities as the coving is subtly different in all of the main rooms. There are two elegant reception rooms set on either side of the hallway, both with double aspect sash windows and original fold away shutters and coved ceilings. There are beautiful marble fireplaces in both rooms which are believed to be original. An inner hallway leads off the entrance hall past a useful cloakroom and guest WC to the dining room, which overlooks the rear courtyard via a box sash window with original fold away shutters, original coving and another lovely Georgian fireplace.

Continuing through the property we arrive at the breakfast room/rear entrance. This useful room has been used for a number of purposes over the years with a box sash window with fold away shutters, an entrance door opening out into the courtyard, open fireplace, under stairs storage cupboard, a door through to the kitchen and also to the back stairs. The farmhouse kitchen is definitely the heart of the home, featuring a spectacular brick inglenook fireplace with a cast-iron log burner set upon a stone plinth and flag stone hearth. The kitchen is fitted with a range of "French grey" base and eye level units with open shelving, glazed display cabinets, wooden worktop, inset stainless steel one and a half bowl sink unit, tiled splashbacks, built-in oven with a four-ring induction hob with extractor hood over, quarry tiled floor and beamed ceiling. The utility room is located off the kitchen which is fitted with a range of base units and a sink with room for appliance and hanging space for coats. There is a useful gardeners WC located at the end.

On the first floor, the front stairs lead to a wide landing with doors leading off to the two principle bedrooms and spectacular views from the sash window. Both rooms share those spectacular views with sash windows having original shutters, original coved ceilings and period fireplaces. The principle bathroom is mostly tiled and fitted with a luxury period style four piece suite comprising pedestal wash basin, close coupled WC, corner shower enclosure and a separate bath. A sash window frames views over the side paddocks and an access door leads into bedroom one. The third bedroom has double aspect sash windows, a period fireplace and a connecting door leading through to the rear of the house.

The rear landing can be accessed via the back stairs or via bedroom three and leads to the second bathroom, bedroom four and the school room sitting room/bedroom five. The bathroom is fitted with another quality suite comprising pedestal wash basin, low flush WC, corner shower enclosure and a central bath with tiled surround, extensive tiling to splashback areas, heated towel radiator, sash window to the side and a period fireplace. There is a door leading off the bathroom which links through to bedroom four. Bedroom four has a sash window to the rear and a walk-in wardrobe area with a connecting door to the bathroom.

Finally at the end of the landing is the old school room which is set over double arches linking the main house with the barns. This lovely large room features spectacular exposed original beams, double aspect sash windows, tongue and grove softwood flooring and exposed brick end walls. The handsome inglenook fireplace set at one end is built to echo the one in the kitchen with a cast-iron log burner set on a stone plinth over a stone flag hearth. There is a door at the back of the fireplace which leads directly into the first floor of the attached barn.

Outside, a range of two storey barns form a courtyard to the rear of the house and provide great potential for development subject to planning approval or could be converted for equestrian use if required. Please note the barns do require some remedial work. There is a yard area with hardstanding accessed off the driveway.

Formal gardens sit in front of the property overlooking the front paddock and enjoying fabulous far reaching views with a lawn leading down to a ha-ha which is a uniquely Georgian landscaping feature designed to give the viewer of the garden the illusion of an unbroken, continuous rolling lawn, whilst providing boundaries for grazing livestock. The paddocks extend around the front side and rear of the property with a combination of fencing and hedge boundaries.

The property sits next to Croots Farm Shop which has a butchery and deli as well as an excellent café/restaurant. In addition to its highly regarded schools, the village of Duffield provides an excellent range of amenities, including a varied selection of shops, Post Office, library, historic St Alkmund's Church and a selection of good restaurants. There is a regular train service into Derby city centre which lies some 5 miles to the south of the village. Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the noted Chevin Golf course. A further point to note is that the Derwent Valley, in which the village of Duffield nestles, is one of the few world heritage sites and is surrounded by beautiful countryside.

**Agents notes:** It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request. There is no mains gas and no mains drainage.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:**

**Parking:**

**Electricity supply:**

**Water supply:**

**Sewerage:** Septic tank

**Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** ADSL copper wire - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Amber Valley Borough Council / Tax Band G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.ambervalley.gov.uk](http://www.ambervalley.gov.uk)

**Our Ref:** JGA/10032025

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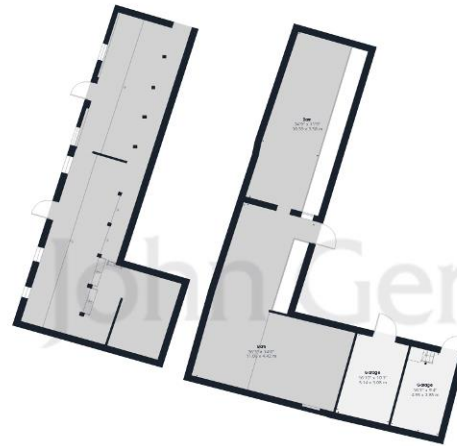








Floor -1



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

5309.95 ft<sup>2</sup>

493.31 m<sup>2</sup>

**Reduced headroom**

12.15 ft<sup>2</sup>

1.13 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Agents' Notes

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