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Highfield View, Highfield Farm,
Moorside Lane, Holbrook
£975,000



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HIGHFIELD VIEW - A stunning contemporary styled barn-style detached new build home, occupying this delightful position on the edge of the beautiful Derbyshire village of Holbrook and offering outstanding elevated views over open countryside. This property offers around 2270 square feet of high specification and energy efficient accommodation that includes a magnificent 41ft open plan living dining kitchen and four double bedrooms all with en-suite facility. This energy efficient property includes solar panels, underfloor heating and high insulation levels. The property is scheduled for completion in May 2025.





The Detail

Highfield View is a most attractive new build barn-style contemporary detached home scheduled for completion in May 2025. This property occupies this delightful position on the edge the beautiful village of Holbrook and offers outstanding far reaching countryside views.

This property will offer beautiful contemporary design and energy efficient living accommodation extending around 2270 square feet and has the benefit of solar panels, underfloor heating, low profile aluminium double glazed windows and high insulation levels.

This high specification property will have a 10 year ICW builders structural warranty and offers a high level of energy efficiency with high insulation levels, underfloor heating, solar panels, gas central heating and low profile aluminium double glazed windows.

In brief the accommodation comprises: ground floor with underfloor heating: beautiful entrance hallway with full height glazing, contemporary wc, snug, utility room and a stunning open plan living dining kitchen with vaulted ceiling media wall and access onto the rear patio seating area with exceptional views. The kitchen is fitted with a high quality Symphony kitchen units, quartz worksurfaces, Quooker instant hot water tap and range of high quality integrated appliances including double oven, induction hob, fridge freezer, wine cooler and dishwasher.

There are also two ground floor bedrooms, including the primary bedroom and both with contemporary en-suite shower rooms. The primary bedroom also has the benefit of a walk in wardrobe.

The first floor landing gives access to two further generous double bedrooms with juliet balconies and contemporary en-suite shower rooms.

Outside, the property has a generous gravelled driveway with EV electric car charging point. There are landscaped gardens with indian sandstone paved patio, generous lawn and enclosed walled and fence panelled boundary.





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The Location

The beautiful Derbyshire village of Holbrook has the benefit of two local pubs including the Spotted Cow, Dead Poets Inn and a reputable local primary school. The village is also located close to neighbouring villages of Little Eaton, Duffield and the thriving market town of Belper. The City of Derby lies approximately 5 miles to the south and offers a full range of shops and amenities

Excellent transport links are close by including the A38 leading to the M1 motorway. Local recreational facilities nearby include four noted golf courses, Breadsall Priory, Horsley Lodge and Morley Hayes.

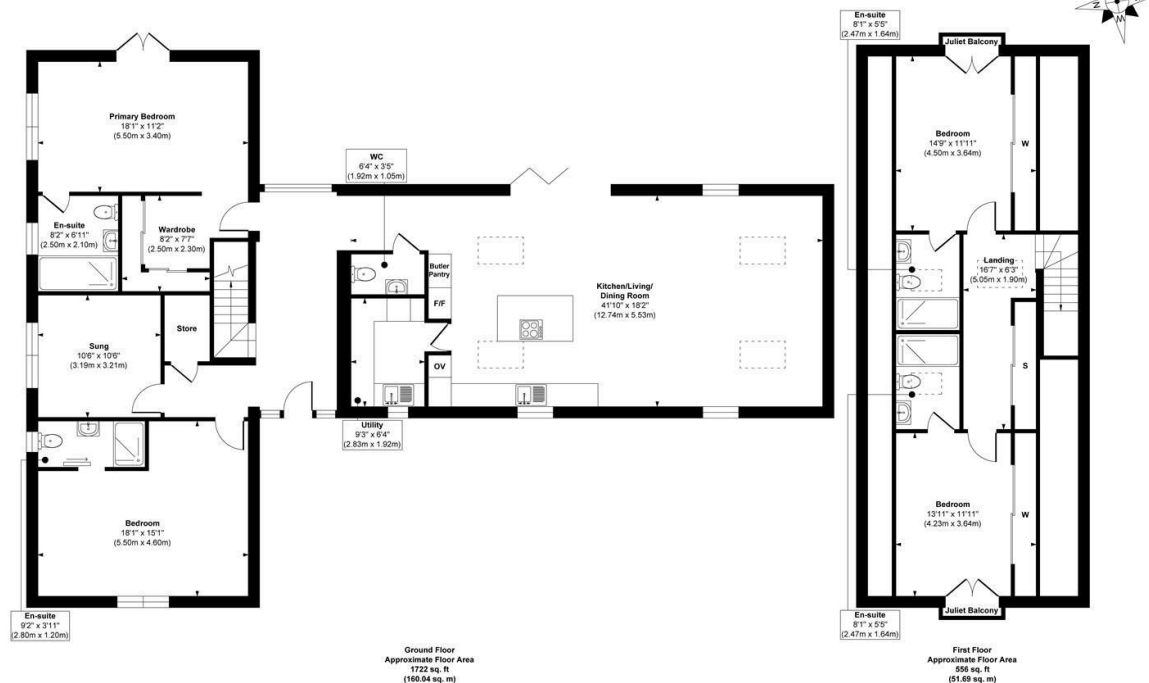
The village of Holbrook is situated on the doorstep of the beautiful Derbyshire countryside which provides some delightful scenery and walks.







Highfield View, Moorside Lane, Holbrook



Approx. Gross Internal Floor Area 2278 sq. ft / 211.73 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Stunning New Build Contemporary Barn-Style Home
- Exceptional Far Reaching Elevated Countryside Views
- Stylish Design & High Specification
- Around 2300 Square Feet of Living Accommodation
- Entrance Hallway, Snug, Utility Room & Contemporary WC
- Stunning 41ft Open Plan Living Dining Kitchen
- Four Double Bedrooms & Four Contemporary En-Suites
- Generous Driveway & Landscaped Gardens
- Due for Completion May 2025
- Highly Sought after and Beautiful Village Location

Size

Approx 2278.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

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Let's *Talk*

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