



Ecclesbourne Lane, Idridgehay, DE56 2SB

This elegant country residence with magnificent gardens has been significantly upgraded and has planning consent to add two bedrooms. With a new kitchen, new bathrooms, full rewire and plumbing, this home is located on a quiet country lane in a peaceful, elevated setting. The home includes a detached double garage and driveway for 5+ vehicles with EV charging point.

On the ground floor is a wide entrance hallway, sitting room, formal dining room, study, garden room, huge new kitchen-diner, converted barn, wine cellar and ground floor WC. On the first floor are three double bedrooms (one en-suite) and family bathroom. The magnificent gardens are professionally-managed and include a wide dining patio, lawns, flower beds, summer house, sheds and greenhouse.

Idridgehay is a small village located within 5 miles of Wirksworth and Belper. A group of dedicated volunteers have restored the Ecclesbourne Valley Railway - steam and diesel trains now stop at Idridgehay village station once again, mostly on weekends. Carsington Water, The Derbyshire Dales, High Peak Trail, southern Peak District and attractive market towns of Belper, Matlock, Ashbourne and Bakewell are all within a short drive.

- Significantly upgraded country residence
- Beautiful gardens with dining patio and summer house
- New kitchen and new bathrooms
- New staircase and oak flooring
- Detached double garage
- Off-road parking for 5+ vehicles
- Full rewire and upgraded plumbing
- Planning consent for additional bedrooms
- Peaceful setting in popular village
- Spacious rooms throughout including converted barn

£1,350,000

Ecclesbourne Lane, , Idridgehay, DE56 2SB

Front of the home

This link detached home is located on a quiet country lane. A dry stone wall with planted borders forms the boundary along the lane. Enter onto a wide tarmac driveway with space for 5+ vehicles to park. A modern double stone-built garage on the left has electric doors, separate pedestrian entrance and pitched tiled roof. From the driveway is a gated entrance to the gardens. To the right of the home is a path with wall-mounted electric vehicle charger. There is an outside light, stone recess under the canopy porch, Ring doorbell and a letterbox built into the wall. Enter the home through the grand solid timber door with iron knocker and handle.

Entrance Hallway

This impressive entrance to the home has engineered oak flooring and a new staircase with glass balustrade. The hallway widens out to the right, with space to hang coats and remove footwear. The west-facing window has views to the trees on the opposite side of the lane. There is a spacious cloaks cupboard on the right and ground floor WC on the left. Further along, there is open space under the stairs with room aplenty for a console table. On the far wall is a full-height double cupboard with shelving. We particularly also love the curved stone walls of the hallway. There are recessed spotlights and a radiator.

Matching doors lead through to the sitting room and dining room, with an open entrance into the kitchen.

Sitting Room

19'6" x 14'5" (5.95 x 4.4)

What a magnificent room! A splendid multi-paned bay window has views to the garden, whilst a separate full-height window and north-facing window flood the room in natural light from all angles. The room is packed with character including a beamed ceiling and large wood burner and flue, set upon a stone hearth and surround with tiled back wall. There is engineered oak flooring, a high ceiling, alcoves, internal window to the entrance hallway, two radiators and lots of room for seating and furniture. The room has a ceiling light fitting and several wall-mounted picture lights.

Kitchen

32'1" x 11'1" (9.8 x 3.4)

This wonderful substantial room has new cabinets, flooring, lighting and worktops, underfloor heating and a magnificent skylight. The room has flagstone tiled flooring with underfloor heating, recessed spotlights and a contemporary slate grey radiator.

Entering from the entrance hallway, there is a long marble worktop on the right with a large number of low-level cabinets, drawers and Neff dishwasher. There are three additional storage cabinets above. The double stainless steel sink with chrome mixer tap is set beneath one of the two windows. There is an integrated five-ring Neff gas hob with extractor fan above.

On the left is space for a huge American fridge-freezer, two chest-height Neff ovens and another long worktop with low-level cabinets, in-built wine cooler and a glass drinks cabinet above. Opposite is a wide breakfast bar peninsula with space below for several stools. Towards the end of the room is ample space for a 6-8 seater dining table and a beveled door out to the exterior side passage. Above the dining table is the impressive vaulted skylight.

At the far end is an exposed stone wall, two large Velux windows and another integrated stainless steel sink with chrome mixer tap. The useful utility cupboard has power and plumbing for a washing machine and tumble dryer. Steps lead up to the converted barn and doors lead into the wine cellar and garden room.

Dining Room

14'5" x 13'7" (4.4 x 4.15)

This formal room has space for an 8 seater dining table, sideboard, seating and additional furniture. There is another attractive multi-paned bay window with great views of the garden. The original stone fireplace surround is an eye-catching feature. There is a beamed ceiling, ceiling light fitting and wall lights. The carpeted room also has a radiator and double timber doors with glazed panels through to the study.

Study

14'5" x 7'6" (4.4 x 2.3)

With plenty of room for a desk and seating, this carpeted room has an internal window through to the kitchen diner and a door into the garden room. The room has a beamed ceiling, light fitting and recessed spotlight, shelving and a cute deep-set east-facing window looking out to the rear garden.

Garden Room

19'4" x 10'11" and 9'10" x 5'0" (5.9 x 3.35 and 3 x 1.53)

Bringing the outside in, this garden room has a vaulted glass roof and full-height windows looking out to the garden. As a result, it feels very light and open - enhanced by the exposed stone walls, painted white walls and light oak-effect vinyl flooring. The room has wall lights, a radiator and lots of room for furniture.

A door at the end leads through to a useful store room with shelving and power.

Barn

25'3" x 14'5" (7.7 x 4.4)

We love this spacious and versatile room, which has a vaulted ceiling and exposed roof trusses. Currently set up as a social, entertaining room with substantial oak bar, this could be a games room, home office or quite easily a fourth bedroom/guest suite on the ground floor. The barn is carpeted and has two west-facing windows, a south-facing window, exposed whitewashed walls, two radiators and three ceiling light fittings.



Wine Cellar

14'1" x 5'7" and 4'9" x 5'7" (4.3 x 1.72 and 1.45 x 1.72)

With tile-effect vinyl flooring, there is space on the right for 221 wine bottles (we counted!) in the terracotta tubed wine rack. On the left are fitted cabinets and shelving. The room has a ceiling light fitting and power.

A door leads through to the boiler room. Significant expenditure by the current owner on the entire plumbing system has resulted in this room specifically being created to house the huge Worcester boiler and Ideal Instinct water tank with control panels on the wall.

Ground Floor WC

4'11" x 4'11" (1.5 x 1.5)

With a contemporary tiled wall, this room has a wooden vanity unit with ceramic sink and Heritage Bathroom branded taps. There is a ceramic WC with cistern, full-height cabinet, chrome radiator-towel heater, frosted double-glazed window, recessed spotlight, extractor fan and oak-effect vinyl floor.

Stairs to first floor landing

The impressive new oak staircase has a glass balustrade and is currently fitted with a stairlift. At the galleried landing with an oak veneer floor, there is a full-height double storage cabinet. There is a high ceiling with light fitting and loft hatch, north-facing window and matching doors to the bathroom and bedrooms 1-3.

Bathroom

13'1" x 5'2" (4 x 1.6)

This splendid room has a huge standalone bath and separate double walk-in shower. With light oak-effect vinyl flooring, the room has the aforementioned bath with chrome mixer tap. The double wain-in shower has a mains-fed shower with rainforest head and separate hand-held attachment, with a tall reinforced glass screen. The vanity unity has a marble top, with a sink and chrome mixer tap. The ceramic WC has a cistern and there is a heritage-style radiator, recessed spotlights, north-facing window and extractor fan. The bottom half of the walls are tiled, with the top halves painted.

Bedroom One

19'4" x 14'5" (5.9 x 4.4)

This enormous double bedroom has full-height, full-width fitted wardrobes along the right hand wall, creating lots of space in the room itself for a bed, dressing room furniture, seating and more. Two wide east-facing windows provide exceptional views over the gardens and beyond to the green wooded hillside. The room is carpeted and has recessed spotlights and two radiators.

Bedroom Two

14'5" x 13'7" (4.4 x 4.15)

With splendid views over the gardens, this spacious double bedroom leads through to the impressive, modern en-suite shower room. The carpeted room has three double fitted wardrobes, a radiator, recessed spotlights and a loft hatch.

Bedroom Two en-suite

14'3" x 6'6" (4.35 x 2)

The initial space has two double full-height fitted wardrobes and space on the right for storage. It has a marble tiled floor and cute window looking out to the garden. Walk on through to the boutique hotel-style modern shower room. The walk-in shower is mains-fed and has a rainforest shower head with hand-held attachment and tall reinforced glass screens. There is a black vertical heated towel rail and, on the left, dual vanity units - each with rectangular sinks, mixer taps and mirrored wall-mounted cabinets above. The black capsule WC has a wall flush and there are recessed ceiling spotlights.

Bedroom Three

11'9" x 8'8" (3.6 x 2.65)

This good sized double bedroom has a wide south-facing window with views up on the right to the verdant hillside. The carpeted room has a radiator and recessed ceiling spotlights.

Gardens

These stunning gardens are absolutely beautiful. Accessed from the drive via a decorative iron gate and from the garden room, you alight upon a wide elevated dining patio, from which you can survey and enjoy these magnificent gardens. The lawns and garden slope gently downwards away from you. On the upper level is a lawn with sweeping flower beds. A path on the left leads to pergolas, raised flower beds and a summer house and shed. A high stone wall forms the right-hand boundary.

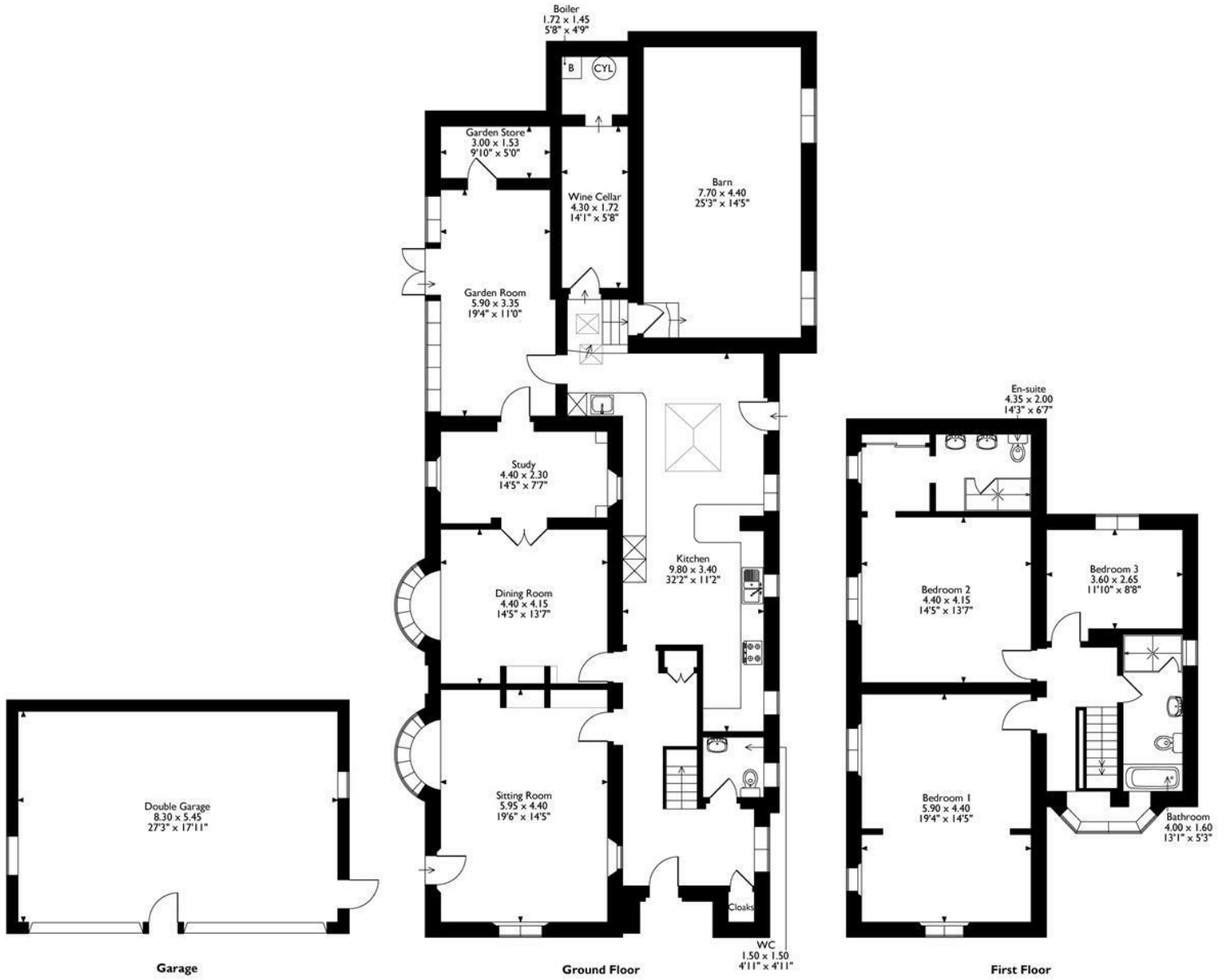
Further down, gravel and stone paths weave through curving flower beds which are packed with a wide range of plants and bushes. The gardens have been professionally managed over many years, with a blend of mature flora creating colourful areas throughout, with many rose bushes adding elegance. There are plenty of trees including a striking yellow birch tree.

Towards the bottom of the garden is another large shed, two greenhouses, vegetable beds, a graveled area, tall privet hedge and timber fence.

This beautiful sanctuary has lots of seating areas and is a gardener's paradise.



Ithersay Cottage
 Approximate Gross Internal Area
 318 Sq M / 3423 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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