



Hillcliff Lane, Turnditch, DE56 2EA

With extensive beautiful gardens and parking for 10+ cars, this wonderful family home has been extended and updated in the past two years and is set in a tranquil location on a very quiet country lane. The River Ecclesbourne and steam railway run along the bottom of the 'no through road' lane, pleasantly and occasionally punctuating the silence.

Situated on a large plot of over 0.5 acres, this detached home has been stylishly updated by the current owners and has a versatile room configuration. On the ground floor is the new breakfast kitchen with bifold doors to the garden, a bright and airy lounge-diner, huge utility room, library-study, main bathroom and two bedrooms (these could be additional reception rooms too). On the first floor are three further bedrooms (two with walk-in wardrobes), a shower room and separate WC.

The beautiful garden wraps around the home and includes a two-tier pond, dining patio area, abundant planted borders and several trees. The two driveways provide parking for more than 10 vehicles and there are two garages (one is very large with additional workshop space), a greenhouse, two sheds and log store.

The boiler and wood burning stove were installed in 2022 and the home was fully rewired this year.

The home is located between Turnditch and Ildridgehay, close to the towns of Wirksworth, Belper and Ashbourne. Carsington Water and the beautiful countryside of the Derbyshire Dales and Peak District are close by, with commuting to Derby taking only 15 minutes.

- Tranquil countryside detached residence
- Extensive gardens, ponds and outdoor dining
- Splendid new breakfast kitchen
- Spacious family home
- Five bedrooms, two bathrooms
- Parking for 10+ cars on two driveways
- Light and airy throughout
- Extended, updated and fully rewired throughout
- Two garages, greenhouse, sheds and log store
- BT Fibre connection

£660,000

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Front of the home

This extended home is of standard brick and tile construction. Driveways run to each side of the home, with a neat lawn at the front surrounded by borders planted with a range of colourful shrubs. There are wonderful views from here to the south and east, over to the Ecclesbourne Valley, wherein the steam railway and river run through. On the wall, power points allow for the addition of an EV charging point and there are security lights above. The drive on the right has space for five vehicles and leads to the car port and garage. The curved drive on the left leads up to the substantial second garage-workshop and in that area there is also a greenhouse, two sheds and log store. Beside the front door is a letterbox and outside tap and the home comes with a Ring security doorbell system.

Entrance Hallway

Step through the glazed uPVC front door onto the parquet flooring of the L-shaped entrance hallway. This hallway gives you the first indication of the high ceilings that are present throughout the home. There is a radiator, skirting boards and recessed ceiling spotlights. Open solid wood stairs lead up to the first floor, with space underneath for a storage unit. Doors lead into the utility room (and through to the breakfast-kitchen), lounge-diner, library-study and two bedrooms.

Lounge-Diner

20'8" x 12'3" (6.3 x 3.75)

With huge west-facing and north-facing windows, this magnificent room is bathed in light. The solid wood floor, high ceiling, stylish decor and new wood burner all contribute to a very uplifting feel. The burner and flue are set on a wide slate hearth. There is also a radiator and within the room there is plenty of space for furniture and, at the kitchen end of the room, a dining table and chairs.

Breakfast Kitchen

13'7" x 11'7" (4.15 x 3.55)

Stylish and elegant, bright and airy, this brand new kitchen is bathed in natural light. Triple bifold doors open out westwards to the garden and a triple north-facing window is situated above the contemporary Belfast sink and drainer with sleek black mixer. The kitchen and kitchen island have solid oak worktops and there are a range of high and low level cabinets, including within the island itself. That island has a four-ring Russell Hobs induction hob and space on one side for several stools, upon which friends and family can gather. The L-shaped kitchen units include a Bake Off-style Neff chest-height oven with the iconic slide-and-hide door. There is also a chest-height Beko combi-oven and the quality Miele dishwasher is also included in the sale.

The vaulted ceiling has two ceiling light fittings and, on either side of the room, there is a high horizontal bar light fitting. The flooring is vinyl tile-effect and there is a modern vertical radiator, extractor fan and space for a large fridge-freezer. Open entrances lead through to the lounge-diner and utility room.

Utility Room

12'1" x 8'10" (3.7 x 2.7)

Formerly the kitchen, this useful space is now a huge utility room. With vinyl tile-effect flooring and lots of worktop space, there is a stainless steel sink and drainer with chrome mixer tap beneath the east-facing window. There are numerous high and low level cabinets and beneath the worktops is space and plumbing for a washing machine and dishwasher. There is still ample room too for other appliances. The room has a radiator, tiled walls, recessed ceiling spotlights and open entrances to the breakfast kitchen and entrance hallway.

Library-Study

11'5" x 6'6" and 20'8" x 5'11" (3.5 x 2 and 6.3 x 1.82)

This versatile L-shaped room has solid wood parquet flooring, with plenty of room for bookcases, seating and desks. Two west-facing windows and one south-facing window bring lots more natural light into this room and it's a pleasant environment in which to work or relax and read. The room has a radiator and recessed ceiling spotlights.

Bedroom One

13'5" x 10'0" (4.1 x 3.07)

This substantial ground floor bedroom has a picture-book south-facing window, pouring lots of light in. The room is carpeted and has a radiator and ceiling light fitting. A versatile room, this could also be a second reception room, home office, playroom or gym.

Bedroom Two

13'1" x 9'6" (4 x 2.9)

Another ground floor double bedroom with a wide south-facing window, this has the benefit of two full-height fitted double wardrobes. The room is carpeted and has a radiator and ceiling light fitting.



Family Bathroom

6'6" x 5'10" (2 x 1.8)

This classic, stylish bathroom has been newly fitted. It has light oak-effect vinyl flooring. The bath has a chrome heritage-style mixer tap and hand-held shower attachment. The new combined contemporary sink and WC unit includes a built-in cabinet. The bottom half of the walls are tiled and the top half are painted. The bathroom also includes a high horizontal window, recessed spotlights, a chrome vertical heated towel rail and two wall-mounted cabinets.

Stairs to first floor landing

Solid wooden stairs and banister lead up to the landing, where the wooden flooring continues. A triple window on the left provides great far-reaching views to the south-east and the Ecclesbourne Valley. In front, a huge cupboard with shelving and sliding doors is the perfect place to store linen and towels (and lots more besides!). The hallway has a ceiling light fitting and several wall lights. Doors lead into the three bedrooms, shower room and separate WC.

Bedroom Three

11'11" x 11'11" (3.65 x 3.4)

This room has a lovely feel - spacious and bright, with terrific views through the wide west-facing window over the rear garden and two-tier pond. The walk-in wardrobe on the left has lots of shelving and clothes rails, creating lots of space in the bedroom itself for a double bed, furniture and seating...and perhaps a desk. The room benefits from under-eaves storage and there is a radiator and ceiling light fitting.

Bedroom Four

11'11" x 6'6" (3.65 x 2)

The only single bedroom in the home also has splendid garden views and is spacious with a single bed in - leaving plenty of room for other bedroom furniture. This room is carpeted and has a ceiling light fitting and radiator.

Bedroom Five

12'4" x 11'11" (3.78 x 3.65)

Another room with a lovely feel, due in no small part to the dual aspect windows flooding light in from the north and west. Another walk-in wardrobe here provides plenty more space for a bed, furniture and seating. One wall is timber-panelled and the room has a carpet, radiator and ceiling light fitting.

Shower Room

9'10" x 3'5" (3 x 1.05)

Enter through a sliding timber and glass door that slots neatly into the wall on the right. To your left, the cubicle houses an electric Mira shower and has a pivoting chrome and glass door. Deep open shelving on the right provides more linen storage and the room has an east-facing window and recessed ceiling spotlights.

WC

5'10" x 3'11" (1.8 x 1.2)

The separate WC room has a white ceramic Armitage Shanks pedestal sink with chrome mixer taps. There is also a ceramic WC and modern tile-effect vinyl flooring. This room is also accessed via a sliding timber door and there is a ceiling light fitting, east-facing window and a mirrored recessed shelving unit with mosaic tiles.

Integrated Garage

17'0" x 9'10" (5.2 x 3)

With a remote controlled roller door, the garage can also be accessed from the rear garden via a half-glazed door. A window to the right of that lets lots of natural light in. The garage has room enough for a car if the parking for 10+ cars on the driveways is not enough! Inside, there is power and lighting and a door leads to the boiler room, with additional shelving and storage space.

Rear Garden

The simply wonderful rear garden has been lovingly developed and landscaped by the current owners. Now restored to its former glory, the garden features several lawned areas, a two-tier pond with pump, outdoor dining patio area, lush planted borders and access up to the second garage/workshop, sheds, greenhouse and log store at the western end of the home. This area is bordered by a timber fence.

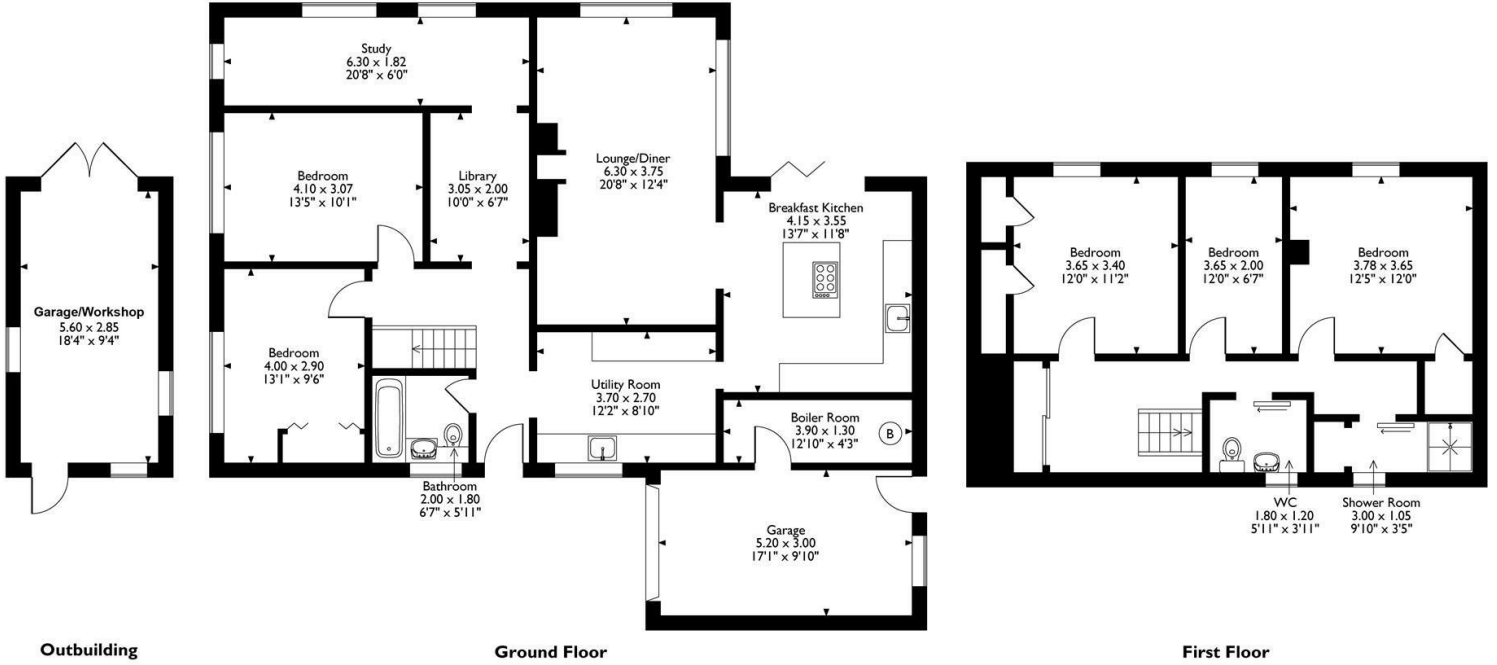
Paths meander through the large lawn, which is dotted with trees including a young spruce, Japanese maple, sycamore and holly tree. The beautiful ornamental two-tier pond is a calming and serene addition to the home.

An abundance of colourful shrubs form the border of the garden and there is another colourful flower bed beside the pond. The patio outside the breakfast kitchen is the perfect spot for outdoor dining. With some shaded areas, you can chase the sun or shade as you wish throughout the day in this garden!

Quite simply, this is a stunning, spacious and well-designed garden perfect for family and friends to gather and play.



Briarstead
 Approximate Gross Internal Area
 209 Sq M / 2250 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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