



Holmefield, 51 Newbridge Road, Ambergate, Belper, DE56 2GR

£795,000



An impressive Edwardian detached family home boasting a wealth of original and period features. Offering generously proportioned four bedroom accommodation with ample car parking, double garage and workshop and mature gardens enjoying an open aspect and far reaching countryside views over the Derwent Valley. Viewing is essential.



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The beautifully presented accommodation commands an elevated position with a veranda to the front and a welcoming entrance doorway with feature leaded lights allows access into the reception hallway with original coving, panelling, decorative dado rail, picture rail and an elegant staircase to the first floor. A spacious sitting room with dual aspect windows with views over the Derwent Valley. Having feature fireplace, connecting to the dining room with multi fuel stove, bay windows and access to the front veranda. There is a guest WC, cloakroom and a generous family room with original cupboards and French doors opening onto the rear garden. The impressive bespoke oak kitchen has a range cooker, integrated appliances and quartz work surface incorporating a breakfast bar. The adjacent utility room has laundry facilities and pantry shelving with access to the garage and studio workshop.

To the first floor there is an impressive gallery landing, principal bedroom with dressing room and ensuite shower room, two further double bedrooms with period fireplaces and family bathroom. A second staircase leads off to the 30 ft attic bedroom four.

Benefitting from majority hardwood double glazed windows and doors, security alarm system and gas central heating.

To the front of the property is terraced car parking and turning space with tarmac

driveway providing access to the double garage, EV charger and path to the rear. The plot extends to approx one third of an acre with the front veranda being perfect for enjoying the evening sunsets and stunning views. The mature rear gardens enjoy an open aspect, being laid to lawn with established flower beds and well stocked borders. A productive vegetable garden has a potting shed, wood store and there are various seating areas for alfresco dining.

Ambergate is a popular village with a busy railway station, excellent primary school and convenience store. Perfectly positioned for easy access to major road links, ie A6, A38 and M1 to Derby, Nottingham and the stunning Peak District. The River Derwent flows through the village with many countryside walks, mature woodland and cycle paths.

ACCOMMODATION

The half glazed hardwood entrance door has feature leaded lights and opens into :

RECEPTION HALLWAY

Having original plaster coving, wood panels, picture rail and dado rail, column radiator and the elegant panelled staircase climbs to the first floor. There is a useful understairs cupboard for cloaks storage.

SITTING ROOM

16'2 x 13'6 (4.93m x 4.11m)

A light and spacious room with original dual aspect windows to the front and side enjoying views over the Derwent Valley. There is original picture rail, coving, decorative frieze and an Adams style fire surround with cast iron open fire insert, quarry tiled hearth, inset tiling, two column radiators and Sky TV satellite connection point. Original folding doors divide the sitting room from the dining room.

DINING ROOM

17'3 x 14'3 (5.26m x 4.34m)

A spacious room with a panelled bay and window enjoying the far reaching views, a half glazed wooden door opens onto the open veranda. There is a column radiator, picture rail, coving, decorative frieze and an Adams style fire surround with a multi-fuel stove. Doors open into the hallway.

VERANDA

A classic style open veranda with black and white chequered tiled floor.

GUEST WC

Stylishly appointed with a close coupled WC and vanity wash hand basin with glass mosaic tiling and American white oak cabinet, double glazed window to the side , vertical radiator, inset spot lights, ceramic tiled flooring and an original panelled door.

FAMILY ROOM

14'11 x 12' (4.55m x 3.66m)

Having an original cupboard with shelving and drawers, a recessed fire place with quarry tiled hearth houses a multi-fuel stove. There is a radiator, built-in cupboard with shelving and hardwood double glazed French doors opening onto the garden.

IMPRESSIVE BREAKFAST KITCHEN

14'5 x 11'6 (4.39m x 3.51m)

Comprehensively appointed with a bespoke range o f quality o a k base cupboards, drawers, eye level and larder cabinets, having quartz work surface, upstand and matching window sills, incorporating a breakfast bar and inset stainless steel sink drainer with



mixer taps and Quooker instant hot water tap with splash back tiling. A stainless steel dual fuel Rangemaster cooker has electric twin ovens, grill and five ring gas hob, extractor hood, Neff dishwasher, microwave and housing for an American fridge freezer. There are dual aspect hardwood double glazed windows to the side and rear overlooking the garden, tiled flooring, inset spot lighting, shelving and feature pendant lighting. A half glazed wooden entrance door opens into :

UTILITY ROOM

11'6 x 7'8 max (3.51m x 2.34m max)

Having a wooden half glazed entrance door providing access from the front of the property. A range of oak base cupboards with stainless steel sink, plumbing for an automatic washing machine and space for tumble dryer. There is in-built pantry shelving made of oak providing storage, tiled floor, double glazed window to the rear and a half glazed wooden entrance door provides access to the garden. A door opens into the garage and workshop above.

ON THE FIRST FLOOR

GALLERY LANDING

Having traditional balustrade, column radiator, a recessed linen store with double glazed window to the side elevation and stairs climb to the attic bedroom

PRINCIPAL BEDROOM

15'2 x 12'2 (4.62m x 3.71m)

There is an original built-in closet providing shelving, column radiator, hardwood double glazed window overlooks the garden and the open views beyond.

DRESSING ROOM

11'6 x 7' (3.51m x 2.13m)

Fitted with a range of oak built-in wardrobes, shelving, drawers and cupboards providing shelving, spot lighting, radiator and access to the ensuite.

ENSUITE BATHROOM

11'6 x 7'1 (3.51m x 2.16m)

Appointed with a quality four piece suite with panelled bath, shower enclosure with



thermostatic drench shower, close coupled low flush WC and vanity wash hand basin with storage beneath. There is complementary tiling, inset spot lighting, heated towel radiator, extractor fan, underfloor heating and a hardwood double glazed window to the rear elevation.

BEDROOM TWO

16 x 13'6 (4.88m x 4.11m)

A light and spacious room with dual aspect double glazed windows to the front elevation with panoramic views over the Derwent Valley, original cast iron fireplace with tiled hearth, picture rail and column radiator.

BEDROOM THREE

13'6 x 12'11 (4.11m x 3.94m)

A well proportioned bedroom with original cast iron fireplace, built-in original closet, picture rail and column radiator.

FAMILY BATHROOM

10'4 x 6'5 (3.15m x 1.96m)

Appointed with a shower enclosure having thermostatic shower, deep Japanese style

plunge bath, vanity wash hand basin and low flush WC, complementary tiling, ceramic tiled floor with under floor heating inset lighting and a double glazed window to the side elevation.

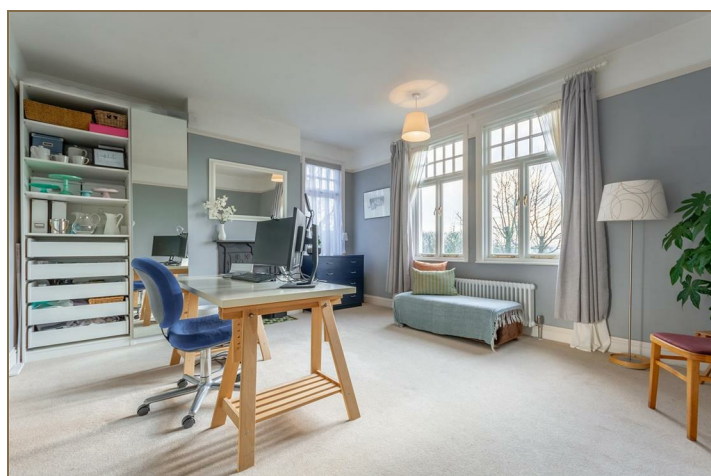
ATTIC BEDROOM FOUR

30'6 x 12'4 (9.30m x 3.76m)

A generous space having exposed roof trusses and purlins with double glazed window to each side gable enjoying views, two radiators, shelving and access to storage

OUTSIDE

To the front of the property a tarmac driveway provides generous off road parking with turning space and leads to the garage and EV charging point. A rockery garden with dry stone wall, mature hedging, lawn and well stocked flower beds climb to the property. An open veranda has chequered tiled flooring, perfect for relaxing and enjoying the evening sunsets. A path to the side of the property allows access through a secure wooden gate to the rear.



DOUBLE GARAGE

17'1 x 16'1 (5.21m x 4.90m)

An up and over door provides access with light, power and personal door access from the utility. A staircase climbs to the studio workshop.

STUDIO WORKSHOP

24'9 x 16'5 (7.54m x 5.00m)

Supplied with 16 amp power connection, there are dual aspect windows to the front and rear enjoying stunning views, access to the roof void and trap door in the floor conveniently positioned to allow easy manoeuvrability.

REAR GARDEN

The rear garden is mainly laid to lawn with decking and steps leading to the vegetable garden having raised beds, brick built potting shed and wood store. The mature garden has well stocked flower beds with trees, shrubs and flowering plants. A sunny decked seating area enjoys a high degree of privacy, being perfect for alfresco dining and enjoying the open countryside.





Road Map



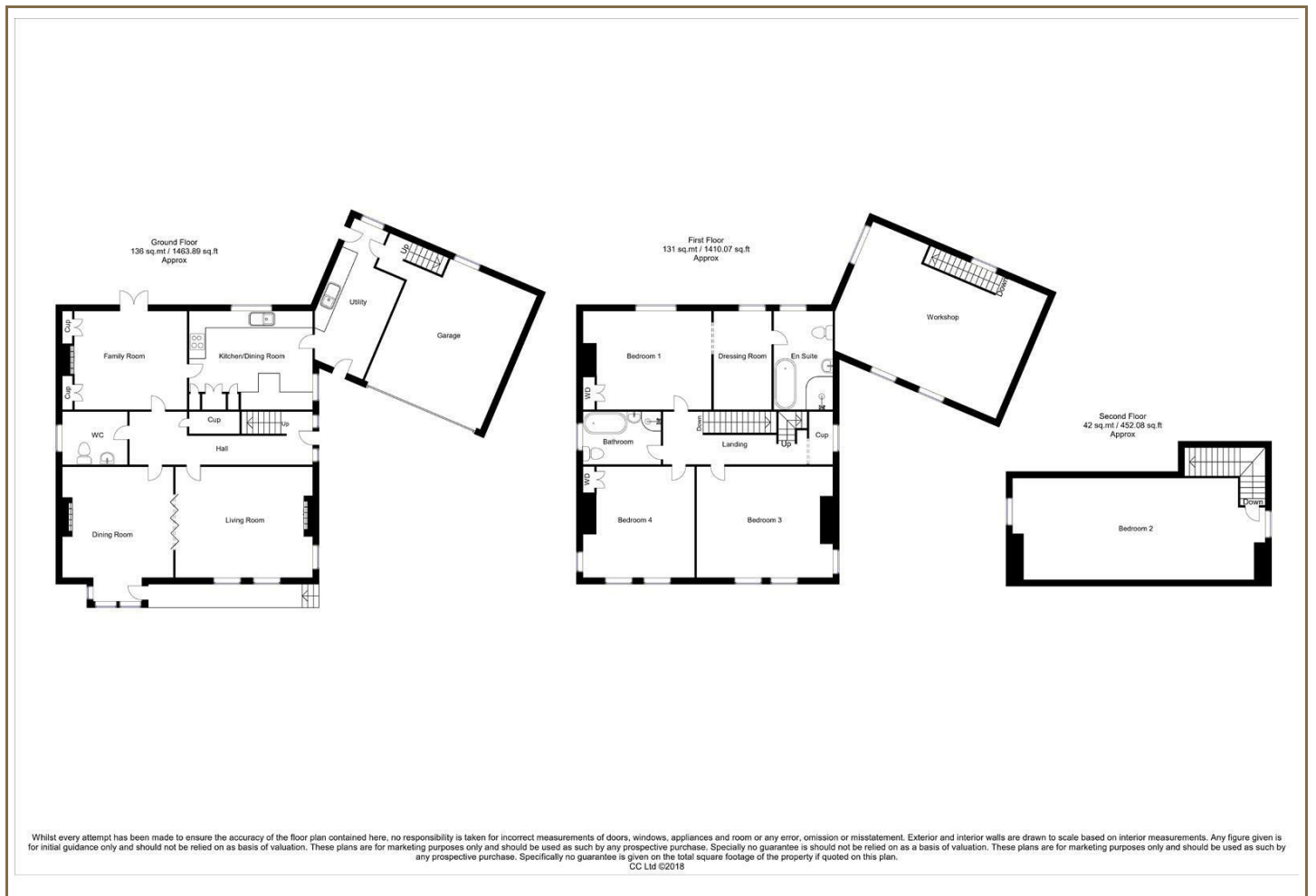
Hybrid Map



Terrain Map



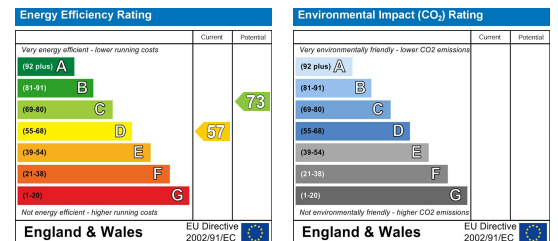
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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