



## 4 Bed House - Detached

The Beeches Flower Lilies, Windley, DE56 2LQ

Price £799,950 Freehold



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- Individual Detached Property ( 1,985 sq. ft )
- Beautiful Countryside Views
- Potential To Be Improved/Redeveloped
- Three Reception Rooms
- Kitchen, Walk-in Pantry, Cloakroom
- Four Bedrooms, Two Bathrooms
- Formal Gardens, Paddock & Woodland ( approx. 2 acres )
- Double Garage ( 341 sq. ft )
- Large Yard Area & Large Workshop ( 1,016 sq. ft )
- No Chain Involved

COUNTRYSIDE VIEWS – Individual detached property with outbuildings set in large gardens with paddock and woodland extending to approx. 2 acres – sure to appeal to those with equestrian, car enthusiast, garden lovers or hobby farming interests. ( The property offers excellent potential to be improved and redeveloped )

#### The Location

The hamlet of Windley is approximately one mile from the village of Duffield and Turnditch which provides a selection of village inns and local garage. It is situated some 6 miles from the centre of Ashbourne known as the gateway to the famous Peak District National Park. The award winning town of Belper is located approximately 4 miles away being recognised as one of the best high streets in the country and Derby City centre is approximately 8 miles which provides a more extensive range of facilities.

The nearby village of Duffield provides a regular train service to Derby and onward to St Pancras Station, London. There are also local squash, tennis and horse riding facilities. Private education includes Repton, Denstone, Abbotsholme, Trent College, Derby Grammar School, Derby High School and Foremark Preparatory School. Local recreational facilities include Carsington Water with its trout fishing and sailing and there is also a golf course at both Duffield and Ashbourne.

#### Accommodation

#### Ground Floor



### Entrance Hall

22'0" x 6'0" (6.72 x 1.84)

With panelled entrance door with inset window, inset doormat, radiator, split-level staircase leading to first floor and under-stairs storage cupboard.

### Cloakroom

5'6" x 2'1" (1.69 x 0.66)

With low level WC, washbasin and radiator.

### Lounge

18'0" x 13'11" (5.51 x 4.25)

With stone fireplace incorporating log burning stove and raised tiled hearth, two beams to ceiling, two radiators, two sealed unit double glazed windows and beautiful countryside views.



### Dining Room

14'3" x 11'9" (4.35 x 3.59)

With radiator, serving hatch to kitchen, sealed unit double glazed window and beautiful countryside views.



### Kitchen

12'3" x 11'11" (3.74 x 3.64)

With one and a half stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in four ring electric hob, built-in double electric fan assisted oven, plumbing for dishwasher, plumbing for washing machine, radiator, coving to ceiling and sealed unit double glazed window.



### Inner Lobby

With door giving access to rear porch.

### Rear Porch

9'11" x 4'6" (3.04 x 1.38)

With radiator, two sealed unit double glazed windows, tiled flooring and half glazed door.

### Walk-In Pantry

5'2" x 5'2" (1.60 x 1.58)

With shelving.

### Study

8'7" x 5'1" (2.62 x 1.55)

With sealed unit double glazed window and circular window.



### Games Room

13'11" x 13'2" (4.26 x 4.02)

With two radiators, three sealed unit double glazed windows and beautiful countryside views.



### First Floor

#### Landing

With sealed unit double glazed window, radiator, access to roof space and built-in storage cupboards.

#### Bedroom One

15'1" x 13'11" x 10'7" (4.60 x 4.25 x 3.23)

With radiator, two sealed unit double glazed windows and beautiful countryside views.





### En-Suite

7'3" x 4'0" (2.23 x 1.24)

With separate shower cubicle with electric shower, pedestal wash handbasin, low level WC, tiled splash-backs, radiator and extractor fan.

### Bedroom Two

11'6" x 11'5" (3.52 x 3.49)

With radiator, two sealed unit double glazed windows and beautiful countryside views.



### Bedroom Three

15'2" x 10'9" (4.63 x 3.30)

With radiator, sealed unit double glazed window and beautiful countryside views.



### Bedroom Four

11'5" x 10'9" (3.50 x 3.28)

With fitted wardrobe with cupboard above, radiator, sealed unit double glazed window and beautiful countryside views.



### Family Bathroom

7'8" x 5'10" (2.36 x 1.80)

With bath with electric shower, pedestal wash handbasin, low level WC, tiled splash-backs, radiator, sealed unit double glazed window and beautiful countryside views.



### Gardens & Grounds

The property is set in approximately 1.5 acres enjoying a warm south-facing aspect with beautiful Derbyshire countryside views. The garden includes a formal lawned garden with a selection of shrubs, plants, raised patio, ornamental pond with wooden bridge over, timber sheds, greenhouses and summer house. The gardens also include a woodland area and at the bottom of the garden is a grass paddock area.



### Driveway

A circular tarmac driveway provides car standing spaces for several cars.



### Double Garage

19'7" x 15'10" (5.97 x 4.85)

With electric door.



### Boiler Room

5'2" x 4'5" (1.58 x 1.37)

With oil fired boiler.

### Gardener's WC

5'1" x 2'10" (1.56 x 0.88)

With light.

## Large Yard Area

Yard area leads to workshop with separate access.

## Large Workshop

39'8" x 23'10" (12.1 x 7.27)



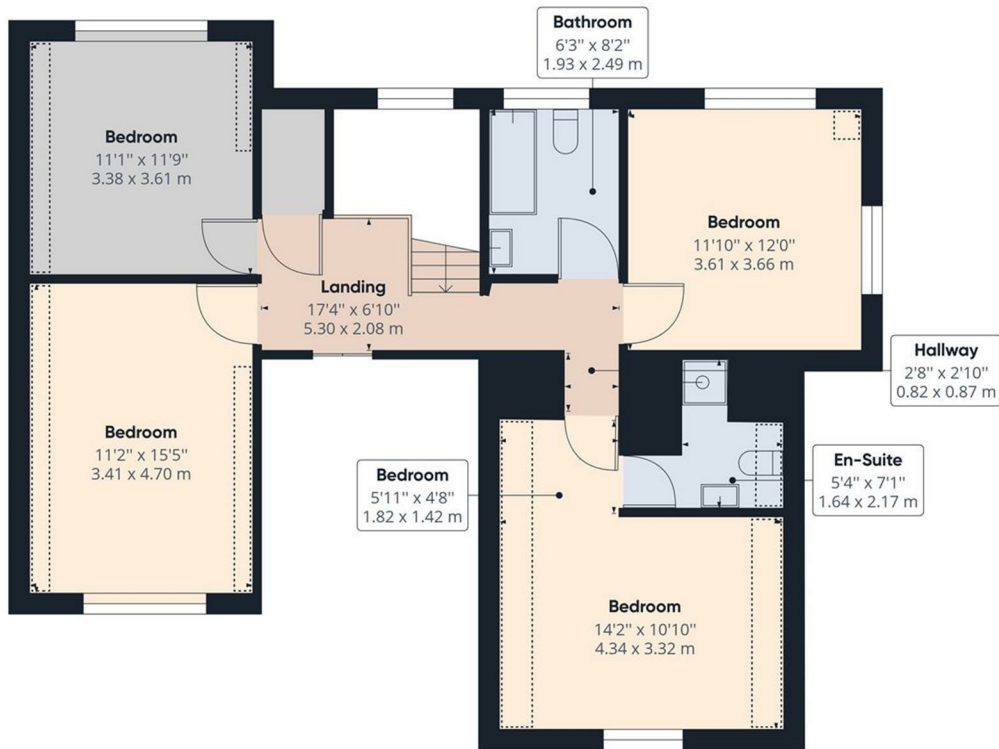
Council Tax Band - G - Amber Valley

## Directional Note

Directions - Enter Windley from the Tiger Public House, follow the road round to Flower Lillies, turn right (North Lodge, White House) after the bend in the road The Beeches is the first house on the left.



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

838.83 ft<sup>2</sup>  
77.93 m<sup>2</sup>

**Reduced headroom**

84.75 ft<sup>2</sup>  
7.87 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

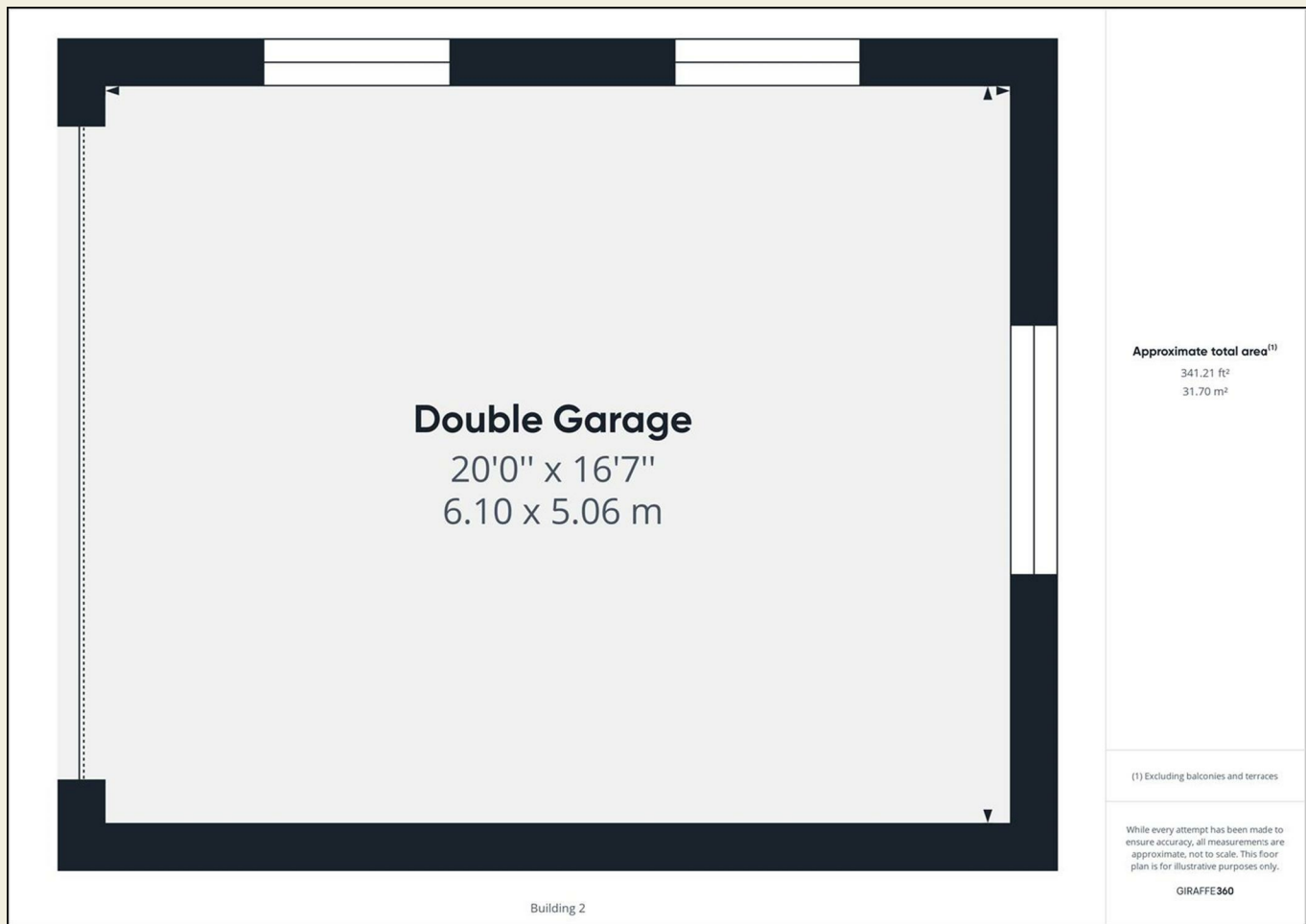
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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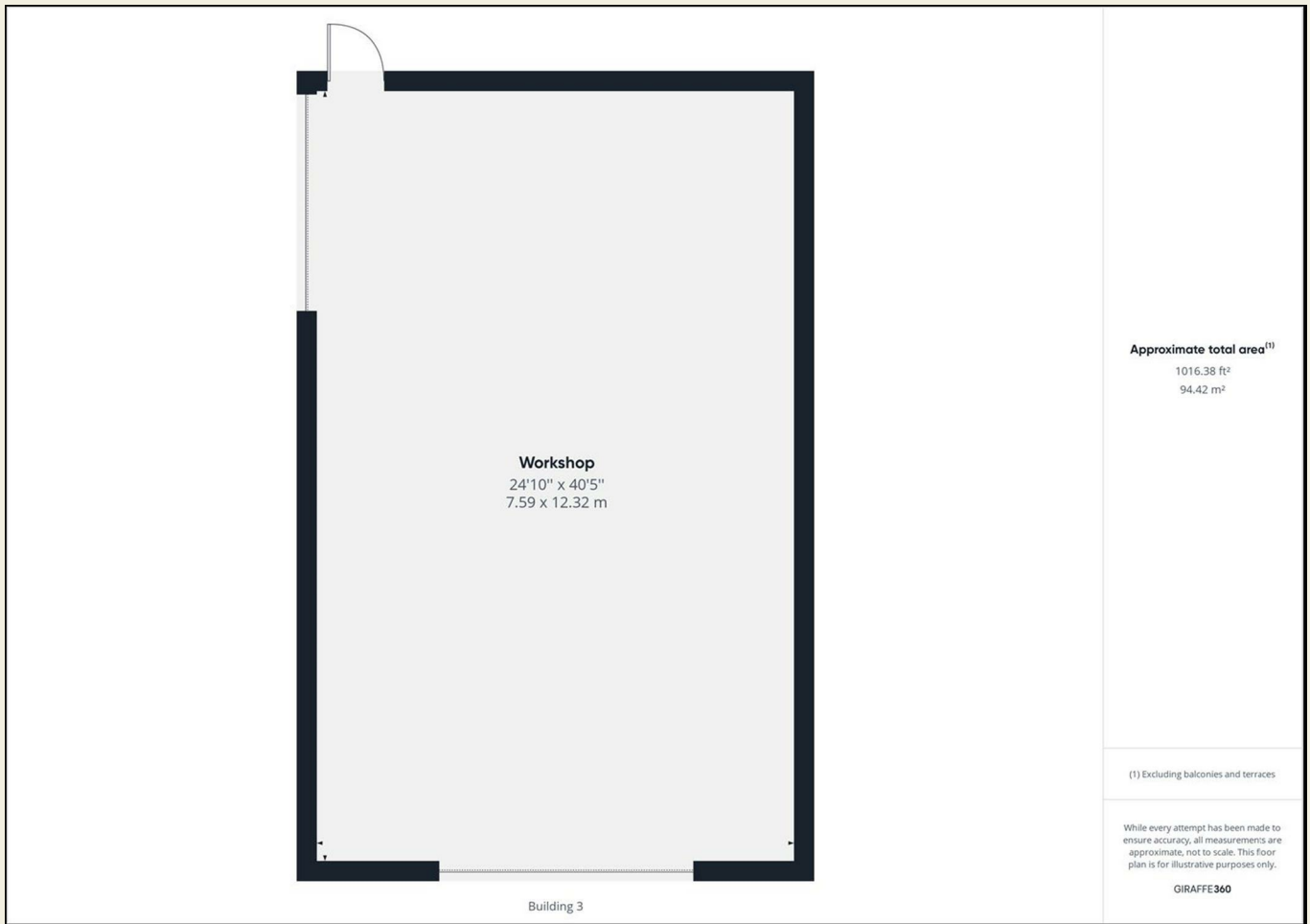
Floor 1 Building 1

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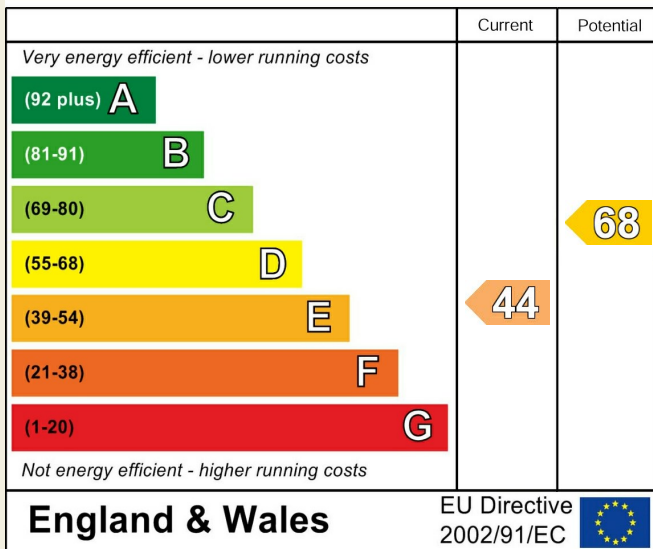




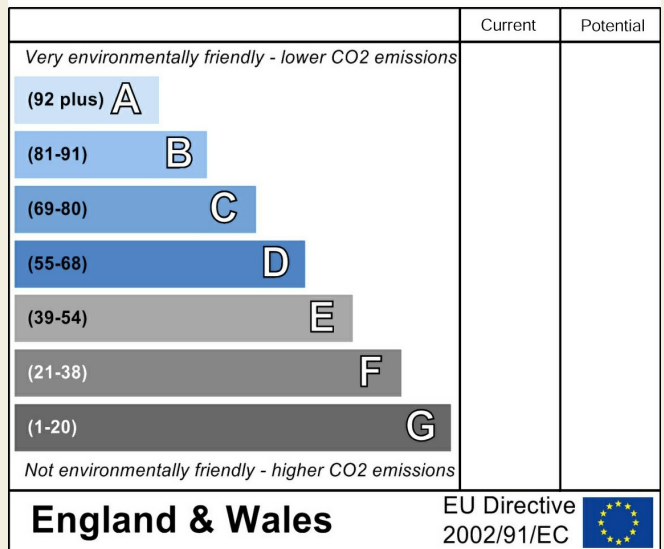
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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