



6 Bed House - Detached

Yew Tree Lodge Alderwasley, Belper DE56 2SQ

Price £1,395,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Truly Beautiful Country Home
- Set in approx. 5.34 acres - Wonderful Countryside Views
- Four Reception Rooms
- Five Bedrooms & Four Bathrooms
- Quality Living Kitchen/Dining
- Private South Facing Gardens approx. 1 acre
- Adjoining Paddocks with Stables approx. 4.34 acres
- Gated Sweeping Lined Gravel Driveway
- Excellent Triple Garage & Workshop
- Superb Self Contained One Bedroom Annexe

COUNTRY HOME & VIEWS - A truly beautiful residence situated in one of the finest rural settings and approached via a sweeping lined gravel driveway with triple garage, workshop and annexe set in approx. 5.34 acres - sure to appeal to those with equestrian, car enthusiast, garden lovers or hobby farming interests.

Attention to keen gardeners/hobby farmers, the property occupies an impressive plot with private south facing gardens extending to 1 acre approx. and adjoining paddocks with stables extending to 4.34 acre approx.

The property may also suit a car enthusiast as it provides very large off road car standing for approx. 20 vehicles and a quality triple garage and workshop. A superb self contained one bedroom annexe is located above the triple garage ideal for a holiday home or Airbnb.

Yew Tree Lodge is in the beautiful Amber Valley in Derbyshire, just 6 miles north of Belper, standing high above the village of Alderwasley with dramatic views towards Crich Stand and the surrounding countryside. The property is well placed for access to the Peak District which offers a huge amount of activities such as walking, climbing, cycling and riding. Haddon House and Chatsworth House are also within easy reach. Although wonderfully rural the A6 is easily accessed linking to the road networks to towns and cities such as Derby, Nottingham, Sheffield and Birmingham. London can be reached from Derby by rail in about 90 minutes.

Belper 6 miles, Derby 13 miles, Nottingham 20 miles, Sheffield 31 miles, Manchester 50 miles, Birmingham 53 miles

The Location

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Reception Hall

26'8" x 12'6" (8.13m x 3.81m)

With a feature void to the first floor galleried landing with a beautifully made hardwood dog-leg staircase built by Phillips Joinery of Ashbourne, with turned balustrade and handrail, fireplace incorporating a cast iron grate set on a marble hearth with hardwood surround, picture rail, two radiators, two built-in storage cupboards, charming window seat. The hallway also opens out to a well proportioned reception area, suitable for a variety of uses.

Drawing Room

23'9" plus bay x 14'9" (7.24m plus bay x 4.50m)

This elegant reception room provides a superb Drawing Room having a fireplace incorporating an open Baxi grate set in a marble surround with matching insert and hearth made by Lowes of Middleton, coving to ceiling, two double radiators and bay window to the front elevation.



Conservatory

21'5" x 12'10" (6.53m x 3.91m)

This lovely Conservatory is built from a stone base and PVCu double glazed construction with double glazed roof and leaded light top panels, electric storage heaters, ceramic tiled flooring and French doors leading out into the private gardens.

Family Room

16' x 12'3" (4.88m x 3.73m)

A versatile reception room having a fireplace incorporating a coal effect Living Flame balanced flue LPG gas fire set in an attractive period style surround with tiled insert and wooden Adams style surround and granite hearth, range of bespoke fitted shelving and glazed display cabinets with fitted lighting, glass shelves and matching window seat, coving to ceiling, double radiator and hardwood sealed unit double glazed windows to both the side and rear elevation.



Dining Room

13'11" x 13'9" (4.24m x 4.19m)

A well proportioned reception room with coving to ceiling, double radiator and hardwood sealed unit double glazed windows to both the side and rear elevation.

Living Kitchen/Dining

21'5" x 18'8" (6.53m x 5.69m)

This spacious fitted Kitchen Living Diner provides a great area ideal for modern family living with space for both dining and soft seating. The kitchen has been fitted by Ascot Interiors and has a comprehensive range of base, eye-level and drawer units with glazed display cabinets, cornice trims, built-in wine rack, polished granite work surface incorporating a 1 ½ bowl Villeroy & Boch porcelain sink with waste disposal unit, swan neck mixer tap, granite upstand and complementary tiled splashback. The quality appliances include a Neff five ring ceramic hob with fitted extractor fan over, feature lighting and attractive surround with further built-in storage cupboards. There is a matching eye-level double oven and grill and further Neff stainless steel microwave oven, integrated Neff dishwasher, American style fridge freezer with cold water and ice dispenser, recessed ceiling spotlights, double radiator, ceramic tiled flooring with under-floor heating, telephone intercom system to the electric wrought iron twin gates, hardwood sealed unit double glazed windows to the front, side and rear elevation,



Side Entrance

9' maximum x 14'2" (2.74m maximum x 4.32m)

An impressive secondary entrance having exposed stone curved wall, ceramic tiled flooring with under-floor heating, French glazed doors opening to a useful storage cupboard, a dog-leg staircase leading to the first floor office/bedroom five and an attractive hardwood double glazed door which opens to an Entrance Porch with exposed stone feature walls and solid hardwood French doors to the front elevation.

Cloaks Cupboard

A useful Cloaks cupboard providing ample hanging space and useful storage with recessed ceiling spotlights, continued tiled flooring with under-floor heating and shelving unit.

Cloakroom

With a two-piece suite comprising vanity wash hand basin with storage cupboard below and close coupled WC with concealed cistern, ceramic tiled splashback, tiled flooring with under-floor heating, recessed ceiling spotlights and a hardwood sealed unit double glazed window to the side aspect.

Utility Room

11'10" x 8'2" (3.61m x 2.49m)

With a range of base, eye-level and drawer units with cornice trims, with a solid wood block work surface over incorporating a twin ceramic Boston style sink unit with swan neck mixer tap, tiled splashback, floor mounted Grant oil fired boiler, plumbing for automatic washing machine, larder cupboard, tiled flooring with under-floor heating, a hardwood sealed unit double glazed window to the rear aspect, recessed ceiling spotlights and a timber double glazed stable door to the side elevation.

Galleried Landing

On the first floor there is an impressive Galleried Landing having continued hardwood turned balustrade and handrail fitted by Philips Joinery of Ashbourne. There is a ceiling rose, picture rail, built-in storage cupboard, fitted units with hanging rails, shelving and drawer unit below, three double radiators, hardwood sealed unit double glazed window to the front aspect and a three further matching windows to the rear elevation.

Bedroom One

18'10" x 15'4" (5.74m x 4.67m)

This impressive Main Bedroom has the advantage of a fitted suite comprising a range of wardrobes with hanging rails and fitted shelving, overhead storage cupboards, bedside cabinets with display corner shelving and matching dressing table with further drawer units, secondary telephone intercom system to the electric gated access and hardwood sealed unit double glazed windows to both the front and rear elevation.



En-Suite One

Fitted with a quality three-piece suite comprising tile sided bath with a fitted power shower over and sliding glass screen, vanity wash hand basin with storage cupboard below and close coupled WC with concealed cistern. There is a range of fitted base and eye-level storage cupboards with feature pelmet lighting and recessed mirrors, full height ceramic tiled walls, heated towel rail, fitted shaver point, recessed ceiling spotlights and access to the loft space and quality ceramic tiled flooring.



Bedroom Two

10'7" plus doorway x 9'3" (3.23m plus doorway x 2.82m)

An elegant guest bedroom, also having the advantage of a fitted suite comprising built-in double wardrobe with hanging rail and fitted shelving, matching bedside cabinets with drawer units and corner display shelving, fitted wall lights, recessed ceiling spotlights, double radiator and hardwood sealed unit double glazed window to the front elevation.



En-Suite Two

Fitted with a quality three-piece suite comprising corner shower cubicle with a fitted power shower over and sliding glass screen, vanity wash hand basin with storage cupboard below and close coupled Saniflo WC with concealed cistern, full height quality ceramic tiled walls with matching tiled flooring, recessed ceiling spotlights, fitted extractor fan, fitted wall light over a high quality wall mounted vanity mirror and heated towel rail.

Bedroom Three

14'1" x 10'8" (4.29m x 3.25m)

Fitted suite comprising double wardrobe with hanging rail and shelving, matching bedside cabinets with drawer units, corner display shelving and dressing table with further drawers and storage cupboards. There are two double radiators, decorative coving to ceiling and access to the loft space, a PVCu double glazed window to the side elevation and hardwood sealed unit double glazed window to the rear.



En-Suite Three

Fitted with a quality three-piece suite comprising corner shower cubicle with a fitted power shower and sliding glass screen, vanity wash hand basin with storage cupboard below and close coupled Saniflo WC with concealed cistern, full height quality ceramic tiled walls with matching tiled flooring, fitted wall light with a high quality wall mounted vanity mirror below, recessed ceiling spotlights, extractor fan and heated towel rail.

Bedroom Four

15'2" plus wardrobes x 12'4" (4.62m plus wardrobes x 3.76m)

A spacious fourth bedroom with a range of quality built-in wardrobes with hanging rails and storage into the eaves space. There is a matching drawer unit and bedside cabinets. part vaulted ceiling with decorative coving, recessed ceiling spotlights, double glazed Velux window to the side aspect and a hardwood sealed unit double glazed window to the rear elevation.



Office/Bedroom Five

16'6" maximum x 11'11" (5.03m maximum x 3.63m)

This versatile space provides a great area for use as a home office but would be suitable for a variety of alternative uses including an additional bedroom or seating area. There is a feature part vaulted ceiling with recessed ceiling spotlights and access to the loft space, built-in storage cupboard with fitted shelving, double radiator, telephone and television plug points and PVCu double glazed French doors with wrought iron Juliet balcony to the side aspect.

Family Bathroom

A luxury Family Bathroom fitted with a quality four-piece suite comprising tile sided corner bath with a period mixer tap and telephone style shower attachment, a generous shower cubicle with a fitted power shower and glass screen, vanity wash hand basin with storage cupboard below and close coupled WC with concealed cistern. There is a further range of base and eye-level storage cupboards with fitted shelving, cornice trims, recessed mirror and plinth lighting, two fitted shaver points, fitted wall light over a vanity mirror and glass shelf, full height quality ceramic tiled walls with fitted picture rail over, fitted extractor fan, recessed ceiling spotlights and access to the loft space with a fitted pull-down ladder, power and light laid on and partial boarding providing excellent storage. There is a double radiator, quality tiled flooring and a hardwood sealed unit double glazed window to the front elevation.



Private Gardens & Paddocks

There are mature borders incorporating a variety of plants, shrubs and a range of specimen trees, outdoor lighting and water tap. Oil tank. A lawn pathway leading through mature borders which continues and opens to a formal garden which is principally laid to lawn with a raised paved patio, timber built summer house with pitched tiled roof, glazed French doors and tiled flooring providing a seating area. The gardens all enjoy stunning views across open countryside towards Crich Stand and continue to the rear of the home where there is a further paved patio, ideal for outdoor dining and entertaining, stone built well which is used as a log store and continued lawn gardens with rolling borders with a variety of plants, shrubs and further specimen trees. There is five bar gated access leading into further paddocks, all enjoying stunning views abutting open countryside. The home also has the advantage of two further paddocks, which can be found and accessed to the side of the home with dry stone border walls opening to a paddock with timber stable block which consists of two enclosed stables and an open field barn. Stone built boiler house.

Stable One

13 x 13 (3.96m x 3.96m)

Stable Two

13 x 13 (3.96m x 3.96m)

Open Barn

13'5 x 12 (4.09m x 3.66m)

Gated Entrance

The home enjoys a stunning setting approached via secure wrought iron electrically operated twin gates.

Extensive Driveway

A sweeping gravelled tree lined driveway, opening to an extensive parking and turning area for approximately 20 vehicles and giving access to the triple garage.

Excellent Triple Garage

19'6" x 19' (5.94m x 5.79m)

A well built stone detached triple garage with recently fitted electrically operated and remote control, outdoor security lighting and cold water tap, power and lights, alarm system and door to a useful built-in store room.

Workshop

15'7" x 11'1" (4.75m x 3.38m)

With recently fitted electrically operated and remote control, power and lights, door providing access to a built-in boiler room housing a floor mounted Worcester boiler and a PVCu double glazed obscure glass window to the side elevation.

Self Contained One Bedroom Annexe

The Annexe is located above the triple garage and is well appointed throughout (ideal for a holiday home or Airbnb)

Entrance Hall

Having a double radiator, dog-leg staircase to the first floor landing, door giving access to the consumer unit and recessed ceiling spotlights.

Living / Dining Area

19'6" x 18'7" (5.94m x 5.66m)

This offers a great space for both seating and dining with PVCu double glazed French doors and wrought iron Juliet balcony offering beautiful countryside views , two double radiators, part vaulted ceiling with recessed ceiling spotlights, double glazed Velux window to both the front and rear elevation.



Kitchen Area

Fitted with a stylish range of cream fronted base, eye-level and drawer units with roll top work surface over incorporating a 1 ½ bowl granite composite sink unit with swan neck mixer tap and tumbled marbled mosaic tiling. Appliances include a four-ring electric hob with electric fan assisted oven below and stainless steel extractor canopy over. There is an automatic washing machine and refrigerator with freezer box, tiled flooring and recessed ceiling spotlights.

Bedroom

11'10" x 10'8" (3.61m x 3.25m)

A double bedroom having a part vaulted ceiling with recessed ceiling spotlights and access to the loft space, double radiator, and PVCu double glazed window to the side elevation with beautiful countryside views.



En-Suite Shower Room

Fitted with a quality three-piece suite comprising recessed shower cubicle with a fitted power shower and glass screen, vanity wash hand basin with storage cupboard below and close coupled WC with concealed cistern, quality full height tiled walls with matching tiled floor, built-in mirror fronted medicine cabinet, feature recessed shelving, heated towel rail, fitted extractor fan and recessed ceiling spotlights.

Directional Notes

From our Duffield office proceed north along the A6 out of Duffield, which continues through Belper, Ambergate and eventually leading into Whatstandwell. Continue over Whatstandwell bridge, taking the second left hand turn onto New Road where the property can be found on the right hand side.



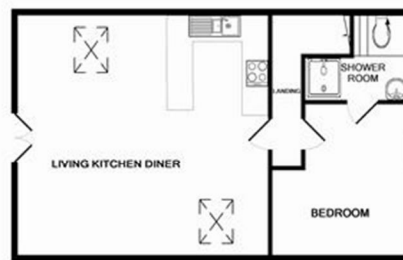
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS




OUTBUILDING 1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	