



## 4 Bed House - Detached

Hillside Dalley Lane, Belper DE56 2DJ

Offers Around £795,000 Freehold



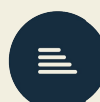
4



3



2



E

**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)



- Highly Appealing Detached Farmhouse Cottage
- Delightful Countryside Views
- Set Well Back - Private Position
- Lounge, Study, Family Room & Play Room
- Kitchen/Dining Room, Pantry, Utility
- Four Double Bedrooms
- En-Suite Bathroom & Family Bathroom
- Private Large Mature Gardens - 0.8 Acre
- Large Driveway & Garage Space ( subject to planning permission )
- Land to Rent or Buy up to 5 Acres by Separate Negotiation

BEAUTIFUL LOCATION - A four bedroom detached country farmhouse occupying a fabulous location on Dalley Lane, set in approx. one acre. It is located in one of Belper's most desirable settings surrounded by beautiful Derbyshire countryside - NO CHAIN.

This lovely family home is arranged over two storeys with four bedrooms, one benefitting an en suite and four reception rooms to the ground floor, one of which would ideally suit use as an annexe/office, should an incoming buyer require independent accommodation.

#### The Location

Dalley Lane, a very sought after location and has its own pub known as the Bulls Head. It is surrounded by open Derbyshire countryside and enjoys delightful country walks towards Shottle, Alderwasley, Blackbrook and Wirksworth. Belper Town Centre is only one mile away and provides an excellent range of amenities including a supermarket, shops, education at all levels, a railway station, public houses, restaurants and recreational facilities. The village of Duffield is some three miles to the south and the city of Derby is approximately eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park lie approximately ten miles to the west.

#### Accommodation

##### Ground Floor

##### Entrance Hall

14'0" x 5'11" (4.27 x 1.81)

With entrance door, exposed stonework, radiator, quarry tiled floor and open space into conservatory.

### Charming Lounge

14'7" x 13'1" (4.45 x 4.01)

With exposed brick fireplace incorporating multi-burner stove and raised brick hearth, exposed timbers and beams, staircase leading to first floor, radiator, two sealed unit double glazed windows both having quarry tiled windowsills, half glazed door giving access to private gardens and display alcove with quarry tiled sill.



### Conservatory

16'3" x 6'8" (4.97 x 2.04)

With matching quarry tiled floor, sealed unit double glazed windows and French doors opening onto sun patio and private gardens.

### Family Room/Bedroom Five

14'10" x 13'2" (4.54 x 4.02)

With chimney breast with stone fireplace with exposed brick surrounds and matching raised brick hearth, wood skirting boards and architraves, high ceiling, radiator, sealed unit double glazed window and internal multipaned French glazed doors opening into conservatory.

### Study

10'5" x 10'4" (3.20 x 3.15)

With wood flooring, radiator, sealed unit double glazed window and ladder steps leading to mezzanine.

### Mezzanine

### Family/Play Room

13'8" x 11'9" (4.18 x 3.59)

With internal French glazed door opening into living kitchen/dining room, radiator, sealed unit double glazed window with quarry tiled windowsill, display alcove with quarry tiled windowsill, wood skirting boards and architraves and internal latched door.



### Kitchen/Dining Room

20'5" x 16'6" (6.23 x 5.05)

With double sink unit with mixer tap, a range of handcrafted base units with solid wood worktops, Aga, quarry tiled flooring, principal beam to ceiling, radiator and three sealed unit double glazed windows.



### Walk-In Pantry

6'0" x 4'0" (1.84 x 1.24)

With fitted shelving and matching quarry tiled flooring.

### Inner Lobby

6'4" x 4'10" (1.95 x 1.48)

With matching quarry tiled flooring, coat hooks and sealed unit double glazed window with quarry tiled sill.

### Utility

9'8" x 7'0" (2.96 x 2.15)

With one and a half stainless steel sink unit with mixer tap, fitted base cupboard, worktop, boiler, plumbing for automatic washing machine, space for tumble dryer, wall cupboards, sealed unit double glazed window with quarry tiled sill and internal latched door.

### Cloakroom

4'10" x 3'10" (1.48 x 1.19)

With low level WC, pedestal wash handbasin, radiator, matching quarry tiled floor, sealed unit double glazed window with quarry tiled sill and internal latched door.

### First Floor

#### Landing

With wood skirting boards and architraves, radiator and access to roof space.

#### Double Bedroom One

14'6" x 13'2" (4.42 x 4.02)

With radiator, wood skirting boards and architraves, character ceiling, access to roof space, sealed unit double glazed window to side with quarry tiled sill, sealed unit double glazed window to rear with quarry tiled sill and internal latched door.



### En-Suite Bathroom

8'3" x 7'1" (2.52 x 2.17)

With tub bath with chrome fittings/hand shower attachment, fitted washbasin with fitted base cupboard underneath, low level WC, corner shower cubicle with chrome fittings including shower, slate tiled splash-backs with matching slate tiled flooring, towel rail/radiator, character ceiling, spotlights to ceiling, display alcove with exposed timber and quarry tiled sill, sealed unit double glazed window with quarry tiled sill and internal latched door.



### Double Bedroom Two

11'6" x 8'0" (3.51 x 2.44)

With built-in wardrobes, wood skirting boards and architraves, radiator, character ceiling, sealed unit double glazed window with quarry tiled sill and internal latched door.



### Double Bedroom Three

9'1" x 7'11" (2.77 x 2.42)

With built-in wardrobe, character ceiling, wood skirting boards and architraves, radiator, sealed unit double glazed window with quarry tiled sill and internal latched door.



### Double Bedroom Four

20'8" x 9'0" (6.31 x 2.76)

With built-in storage cupboards with pine latched doors, character ceiling, radiator, three sealed unit double glazed windows all having quarry tiled windowsills and internal latched door.





### Family Bathroom

9'3" x 7'1" (2.84 x 2.17)

With bath with shower over with shower screen door, fitted washbasin with fitted base cupboard underneath, low level WC, exposed painted wood flooring, radiator, built-in storage cupboard housing the hot water cylinder, spotlights to ceiling, sealed unit double glazed window and internal latched door.



### Gardens - 0.8 Acre

The property sits in approximately 0.8 acres of grounds, with the pleasant south facing garden positioned to the front aspect, comprising a lawned area, planted beds, a hedged boundary and a storage shed with power, in addition to a 12ft x 8ft greenhouse. To the rear of the garden there is a well maintained orchard and wild flower meadow, whilst the east facing garden is made up of tiered bedding areas and seating platforms which are strategically placed to take advantage of the countryside views.



### Driveway

A driveway provides car standing space for several cars.

### Garage Space

(Subject to planning permission).

Land

Land to Rent or Buy up to 5 Acres by Separate Negotiation.

Council Tax Band G - Amber Valley



Floor 0

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



## Mezzanine

10'4" x 4'9"

3.16 x 1.47 m

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

49.05 ft<sup>2</sup>

4.56 m<sup>2</sup>

(1) Excluding balconies and terraces

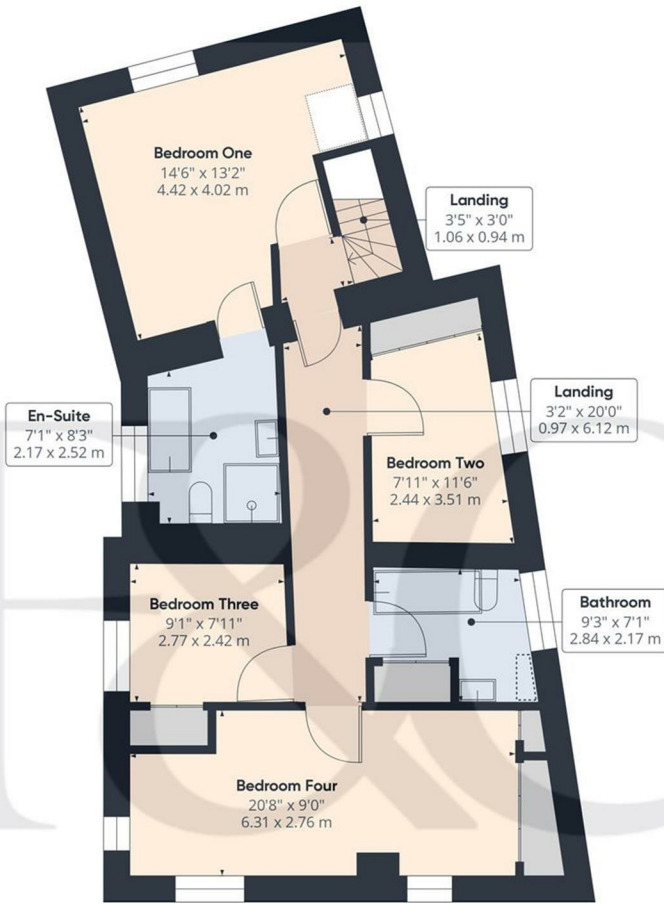
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor 1½

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.





Floor 1

Approximate total area<sup>(1)</sup>  
733.87 ft<sup>2</sup>  
68.18 m<sup>2</sup>

Reduced headroom  
2.84 ft<sup>2</sup>  
0.26 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.

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>48</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.