



4 Bed House - Detached

Chapel Farm Windley, Belper DE56 2LP
Offers Around £1,600,000 Freehold



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Charming Detached Farmhouse
- Beautiful Southerly Countryside Views
- Ecclesbourne School Catchment Area
- A Four Bedroom Detached at 2,680 sq. ft
- Barn One at 1,927 sq. ft
- Barn Two at 1,614 sq. ft
- Barn Three at 710 sq. ft
- Approx. 9.5 Acres
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA – A detached farmhouse with a superb range of buildings with land extending to about 9.5 acres in total, enjoying beautiful countryside views located in the highly sought after hamlet of Windley.

A Four Bedroom Detached at 2,680 sq. ft
 Barn One at 1,927 sq. ft
 Barn Two at 1,614 sq. ft
 Barn Three at 710 sq. ft
 (Total 6,931 sq. ft)

The outbuildings offers exciting potential to be developed for example barn conversions, annex, holiday cottages (all subject to planning permission).

The current vendors have had topographical and as built surveys done. Ecologists have performed the required surveys to confirm number of bats/ species of bats within the property and biodiversity net gain plan, therefore everything has been prepared for the new purchaser submit a planning application once plans have been drawn up – See Office For Further Details.

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. Chapel Farm is within Ecclesbourne School catchment area.

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 Porch

13'0" x 5'2" (3.97 x 1.59)

With entrance door, tiled flooring and three windows.

Boot Room

10'6" x 8'5" (3.21 x 2.58)

With fitted storage cupboards, tiled flooring, central heating boiler, wall cupboards, radiator, beams to ceiling and latched door.

Cloakroom

3'9" x 2'9" (1.16 x 0.85)

With low level WC, washbasin, tiled flooring, double glazed window and latched door.

Hallway

16'7" x 11'8" (5.07 x 3.58)

With staircase leading to first floor, beams to ceiling, built-in china display cabinets with fitted base cupboards underneath, latched door giving access to cellar, radiator and double glazed door giving access to private gardens.

Sitting Room

16'2" x 15'8" (4.94 x 4.78)

With stone fireplace incorporating multi-burning stove with fitted base cupboards either side of inglenook fireplace, beams to ceiling, further exposed beams, radiator, double glazed sliding patio door opening onto paved patio and private gardens and internal latched door.



Snug

16'0" x 12'8" (4.88 x 3.87)

With feature fireplace with open grate fire and raised brick hearth, beams to ceiling, radiator, two double glazed windows and internal panelled door.



Kitchen/Dining Room

17'7" x 15'7" (5.37 x 4.76)

With double sink unit with mixer tap, a range of fitted base cupboards with matching worktops, built-in four ring gas hob, built-in electric fan assisted oven, gas fired AGA, beams to ceiling, exposed brick wall, three double glazed windows and stable door.



Utility

12'4" x 4'7" (3.76 x 1.40)

With single stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for tumble dryer, tiled flooring, radiator, beams to ceiling, walk-in shower and double glazed window.

Prep Kitchen

8'8" x 7'11" (2.65 x 2.42)

With one and a half stainless steel sink unit with mixer tap and garbage disposal unit, integrated dishwasher, fitted base cupboards including pull-out iron board, matching worktops, wall cupboard, quarry tiled flooring, wall mounted china display cabinet, two double glazed windows and latched door.



Walk-In Pantry

8'1" x 7'10" (2.48 x 2.41)

With charming stone thrall, matching quarry tiled flooring, shelving, double glazed window and latched door.



Cellar

12'7" x 6'9" (3.84 x 2.06)

With vaulted ceiling.

First Floor

Landing/Sitting Area

15'10" x 11'11" (4.83 x 3.65)

With radiator, principal beam, further beams and double glazed window with countryside views.



Bedroom One

17'10" into recess x 16'2" x 12'8" (5.45 into recess x 4.95 x 3.88)

With fitted wardrobe, principal beam to ceiling, further beams, radiator, double glazed window with countryside views and latched internal door.



Dressing Room

9'8" x 5'11" (2.96 x 1.82)

With fitted corner dressing table, radiator, double glazed window, built-in storage cupboard with shelving, radiator, countryside views and latched internal door.

En-Suite Bathroom

13'9" x 6'5" (4.21 x 1.98)

With sunken spa bath, fitted washbasin, bidet, low level WC, separate corner shower cubicle with shower, principal beam to ceiling, tiled splash-backs, extractor fan, spotlights to ceiling, heated chrome towel rail/radiator and double glazed window with countryside views.



Bedroom Two

15'8" x 8'7" (4.78 x 2.62)

With two built-in cupboards, radiator, double glazed window with countryside views and internal latched door.

Bedroom Three

16'0" x 12'3" (4.90 x 3.74)

With charming period style fireplace, principal beam to ceiling, radiator, double glazed window with countryside views and internal latched door.



Bedroom Four

11'8" x 10'4" (3.56 x 3.17)

With fitted worktop, electric storage heater, principal beam to ceiling, three double glazed windows with countryside views and latched internal door.

Family Bathroom

9'5" x 5'7" (2.88 x 1.71)

With bath with shower, pedestal wash handbasin, low level WC, tiled splash-backs, radiator, double glazed window and internal latched door.

Private Gardens

There are well stocked south-facing gardens enjoying shaped lawns, a varied selection of shrubs, plants, productive vegetable garden, brick retaining wall and enjoying a warm southerly aspect. The garden and courtyard is in the region of one acre.



Large Driveway

A driveway provides car standing spaces for several vehicles



Land

The property comes complete with adjoining land in the region of 8.5 acre or thereabouts.



BARN ONE

Barn One at 1,927 sq. ft



BARN TWO

Barn Two at 1,614 sq. ft



BARN THREE

Barn Three at 710 sq. ft



Hay Barn



Council Tax - G
Amber Valley



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Approximate total area⁽¹⁾
1263.45 ft²
117.38 m²

Reduced headroom
7.17 ft²
0.67 m²

(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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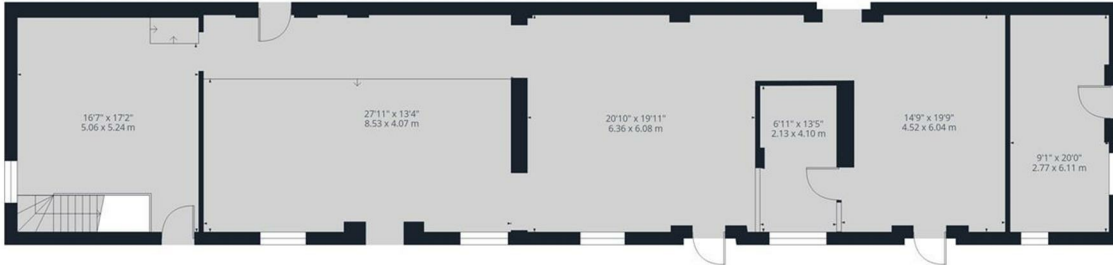
Floor 1

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BARN ONE

Approximate total area⁽¹⁾

1927.99 ft²
179.12 m²



(1) Excluding balconies and terraces

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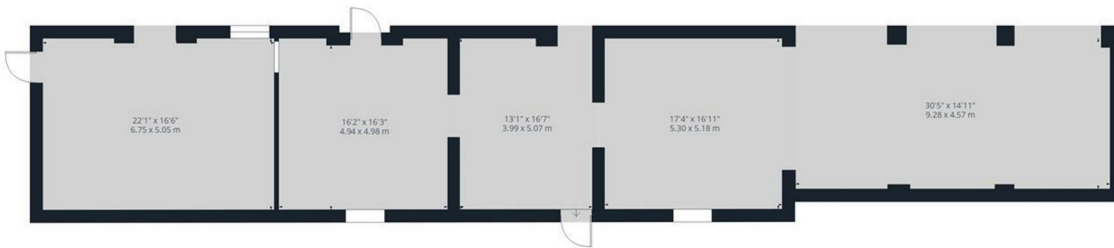
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BARN TWO

Approximate total area⁽¹⁾

1614.69 ft²

150.01 m²



(1) Excluding balconies and terraces

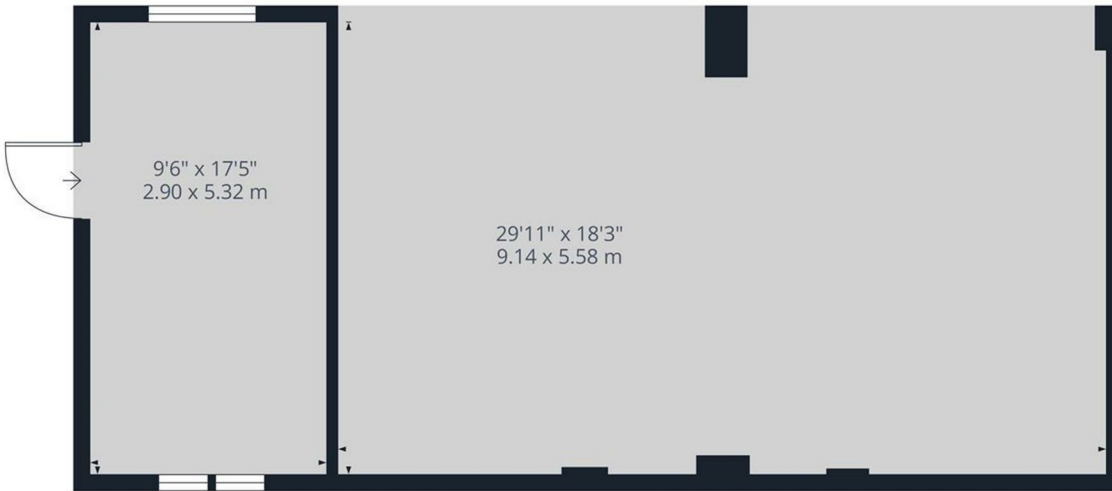
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BARN THREE

Approximate total area⁽¹⁾
710.01 ft²
65.96 m²




(1) Excluding balconies and terraces


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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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	58	80
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	

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