



## 5 Bed House - Detached

Wallstones Farm Spring Hollow, Hazelwood, Belper DE56 4AW

Offers Around £1,200,000 Freehold



**Fletcher  
& Company**

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- Charming Stone Detached Farmhouse
- Ecclesbourne School Catchment Area
- Wonderful Countryside Views
- Lounge, Dining Room, Study
- Breakfast Kitchen, Pantry, Utility
- Four/Five Bedrooms, Two Bathrooms
- Set in approx. 5.5 acres with Stables
- Double Garage, Workshop, Outbuildings/Stores, Ample Parking
- Requires Modernisation – Perfect Refurbishment Project
- Rare to the Open Market

Nestled in the picturesque hamlet of Hazelwood, Wallstones Farm presents a rare opportunity to acquire a charming stone farmhouse set within approximately 5.5 acres of stunning countryside. This substantial property boasts five bedrooms and encompasses an impressive 2,679 square feet of living space, making it ideal for families or those seeking a tranquil retreat.

The farmhouse, while requiring modernisation, offers a wealth of potential for the discerning buyer to create their dream home. With its traditional features and generous layout, the property invites you to reimagine its spaces to suit your lifestyle. The surrounding land enhances the appeal, providing ample room for outdoor activities, gardening, or even the possibility of small-scale farming.

The grounds include various stone outbuildings, garages, and wooden stables, adding to the versatility of the property. Whether you are an equestrian enthusiast or simply wish to enjoy the serenity of rural living, these features will undoubtedly cater to your needs.

One of the standout aspects of Wallstones Farm is its breathtaking open views, which offer a picturesque backdrop for everyday life. Imagine enjoying stunning sunsets from your own garden, a perfect way to unwind after a long day.

This delightful farmhouse is situated in a beautiful hamlet location, providing a peaceful atmosphere while still being within reach of local amenities and transport links. If you are looking for a property that combines charm, space, and the potential for personalisation.

## The Location

The property is situated in the charming hamlet of Hazelwood which is a particularly sought after residential location and offers an historic Church, village hall, tennis court, green bowls, bus service and many pleasant walks in delightful open countryside.

The location also gives access to Ashbourne, which is known as the gateway to Dovedale and the famous Peak District National Park. The market town of Belper is a short distance away and offers a broad range of facilities including supermarkets, cafes and restaurants. The village of Duffield which provides a varied and interesting range of shops and amenities, together with schools including William Gilbert and The Meadows Primary School and the noted Ecclesbourne Secondary School.

Recreational facilities include tennis, squash and Chevin golf course. There is also a local train service from Duffield to Derby, with a further service from Derby to London St. Pancras of approximately 95 minutes.

## Accommodation

### Ground Floor

#### Porch

4'4" x 4'3" (1.34 x 1.31)

With glazed entrance door, quarry tiled flooring and two side windows.

#### Entrance Hall

17'1" x 9'11" (5.23 x 3.04)

With radiator, principal beam, double glazed window and staircase leading to first floor.

#### Coats Store

7'0" x 3'6" (2.14 x 1.07)

With coat hangers, radiator and window.

#### Cloakroom

5'9" x 3'4" (1.77 x 1.03)

With low level WC, wash basin, radiator and window.

#### Vaulted Cellar

With original stone floor.

#### Lounge

24'3" x 14'2" (7.41 x 4.33)

With stone fireplace with open grate fire, two radiators and three double glazed windows.



### Dining Room

14'4" x 11'6" (4.37 x 3.53)

With radiator, window to rear and double glazed window to front.



### Breakfast Kitchen

14'7" x 10'7" (4.45 x 3.25)

With single stainless steel sink unit with hot and cold tap, base cupboards, wall cupboards, two beams to ceiling, Aga, two double glazed windows and stable door.



### Pantry/Larder

10'3" x 6'2" (3.14 x 1.89)

With shelving, stone floors, blue brick flooring and window.

### Utility

11'8" x 5'0" (3.58 x 1.54)

With single stainless steel sink unit with hot and cold taps, base cupboards, plumbing for automatic washing machine, plumbing for dishwasher, boiler and window.

### Lean To

12'5" x 4'5" (3.79 x 1.37)

With single glazed windows and stable door.

### First Floor Landing

16'5" x 7'11" x 3'4" x 3'1" (5.02 x 2.43 x 1.02 x 0.94)

With access to roof space.

### Bedroom One

12'8" x 10'10" (3.88 x 3.32)

With built-in wardrobe, chimney breast with charming character display fireplace, wash basin with hot and cold tap, radiator and double glazed window.



### Bedroom Two

11'2" x 7'9" (3.41 x 2.38)

With built-in wardrobe, wash basin with hot and cold taps, radiator and double glazed window.

### Bedroom Three

13'7" x 12'0" (4.15 x 3.66)

With chimney breast with character display fireplace, two radiators, wash basin with hot and cold taps and three windows.



### Bedroom Four

13'5" x 9'3" (4.09 x 2.84)

With built-in wardrobe with sliding door, with direct access to landing, radiator and double glazed window.



### En-Suite

8'3" x 4'7" (2.52 x 1.40)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, bidet, tile splashbacks, radiator and window.

### Bedroom Five or Dressing Room/Study

13'3" x 10'5" (4.06 x 3.19 )

With built-in storage cupboard, radiator and double glazed window.

### Family Bathroom

9'7" x 6'8" (2.94 x 2.04)

With bath with shower, pedestal wash handbasin, low level WC, tile splashbacks, radiator, built-in cupboard housing the hot water cylinder and window.





## Gardens

The property is embraced by gardens that wrap around the front and side, offering a visual feast and delightful southerly views. A true highlight is the garden orchard, a haven of mature greenery boasting a stately bay tree alongside a diverse collection of fruit trees – apples, pears, plums, damsons, and walnut. Further enhancing the outdoor space, the front garden and kitchen garden are adorned with a vibrant array of rose bushes, peonies, camellias, soft fruit bushes, and a fragrant selection of herbs.



## Stone Store One

14'1" x 11'6" (4.30 x 3.51)

## Stone Store Two

14'0" x 9'4" (4.29 x 2.85)

## Ample Parking

Car parking for five vehicles.

### Double Garage

28'6" x 13'0" (8.71 x 3.97)

With two up and over doors.



### Two Store Rooms

7'3" x 3'8" & 7'3" x 6'9" (2.22 x 1.14 & 2.23 x 2.06)

### Workshop Over Stores

7'3" x 10'7" (2.21 x 3.23)

### Stable One

11'6" x 11'4" (3.51 x 3.47)



### Stable Two

11'8" x 11'4" (3.56 x 3.46)

### Stable Three

11'1" x 11'7" (3.38 x 3.55)

### Tack Room

11'5" x 5'9" (3.48 x 1.77)

### Stone Field Store

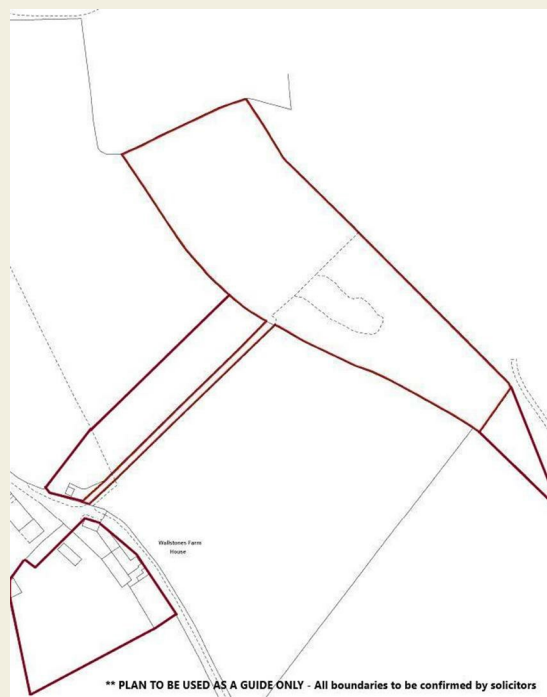
9'1" x 7'9" (2.78 x 2.38)

## Field Shelter

11'2" x 11'1" (3.41 x 3.38)



## Land



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### Paddock/Fields

The corner on the far eastern end has been planted with a range of native woodland trees and a small copse of hazel. There is also the levelled area, originally intended to be used as an area for riding practice, it has a number of potential uses (subject to planning permission) such as private camping, possibly discreetly placed solar panels or even just for sitting out in the summer and enjoying the view.



### Council Tax Band G





**Approximate total area<sup>(1)</sup>**  
 1776.04 ft<sup>2</sup>  
 165 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

**Floor 0**

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**Approximate total area<sup>(1)</sup>**  
903 ft<sup>2</sup>  
83.89 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

## Energy Efficiency Rating

|                                             | Current | Potential                                                                                                   |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) <b>A</b>                          |         | <b>83</b>                                                                                                   |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</b>                            |         |                                                                                                             |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            |         | <b>15</b>                                                                                                   |
| (21-38) <b>F</b>                            |         |                                                                                                             |
| (1-20) <b>G</b>                             |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC  |

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

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

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