



5 Bed House - Detached

Garden House Hob Hill, Hazelwood, Belper DE56 4AL

Price £1,300,000 Freehold



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& Company

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- Charming Stone Residence
- Ecclesbourne School Catchment Area
- Three/Four Reception Rooms
- Kitchen/Dining Room, Utility
- Five Bedrooms, En-suite & Family Bathroom
- Private Gardens – approx. 1.2 acres
- Two Outbuildings & Greenhouse
- Double Garage
- Delightful Countryside Views
- Beautiful Hamlet Location

CHARMING & COUNTRY – A stone built detached residence set in approx. 1.2 acres occupying a fine position with views over the rolling countryside of the Ecclesbourne Valley within Ecclesbourne School Catchment area.

Garden House originally dates back to 1892 (not listed) and in more recent years extended to provide comfortable living. It is of double fronted appearance constructed of natural sandstone beneath a roof of slate together with matching hardwood double glazed windows and attached double garage.

It is set in a most delightful mature gardens in the region of 1.2 acres enjoying a South and West aspects with gently sloping lawns including greenhouse and two outbuildings.

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.

The Accommodation

Ground Floor

Entrance Hall

With half glazed entrance door, coving to ceiling, radiator and staircase leading to the first floor.

Lounge

18'0" x 13'5" (5.49 x 4.10)

With two radiators, coving to ceiling with centre rose and double glazed French doors opening onto garden.



Dining Room

16'11" x 10'0" (5.16 x 3.07)

With radiator, coving to ceiling with centre rose and hardwood sealed unit double glazed window.



Snug

16'11" x 11'10" (5.16 x 3.61)

With feature fireplace with open grate fire, coving to ceiling with centre rose, radiator and two hardwood sealed unit double glazed windows.



Kitchen/Dining Room

19'4" x 13'0" (5.91 x 3.98)

With one and a half bowl sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with attractive matching solid oak worktops, built-in four ring induction hob with extractor hood over, built-in double electric fan assisted oven, integrated dishwasher and integrated fridge. Tiled flooring, radiator, spotlights to ceiling and three hardwood sealed unit double glazed windows.



Under-stairs Storage/Pantry

With matching tiled flooring.

Utility Room

13'9" x 5'2" (4.21 x 1.60)

With plumbing for automatic washing machine, space for tumble dryer, matching tiled flooring, fitted storage cupboard, solid oak worktop, radiator and charming hardwood stable door.

Study/Boot Room

8'4" x 6'11" (2.55 x 2.11)

With matching tiled flooring, spotlights to ceiling, radiator and hardwood sealed unit double glazed window.

Cloakroom

6'9" x 4'5" (2.07 x 1.36)

With WC, pedestal wash hand basin, matching tiled flooring, radiator, spotlights to ceiling and hardwood sealed unit double glazed window.

First Floor

Passageway Landing

With radiator and hardwood sealed unit double glazed window.

Bedroom One

18'2" x 13'3" (5.54 x 4.04)

With feature vaulted ceiling, radiator and hardwood sealed unit double glazed window.



Dressing Room

14'10" x 14'4" (4.54 x 4.39)

With two radiators and sealed unit double glazed window.



En-Suite

9'10" x 6'1" (3.01 x 1.86)

With separate shower cubicle with shower, pedestal wash hand basin, low level WC, tiled splash-backs, tiled flooring, heated chrome towel/radiator and sealed unit double glazed Velux window.



Bedroom Two

13'7" x 11'10" (4.16 x 3.61)

With radiator, coving to ceiling and hardwood sealed unit double glazed window.



Bedroom Three

13'8" x 11'11" (4.19 x 3.64)

With radiator, coving to ceiling and hardwood sealed unit double glazed window.



Bedroom Four

12'7" x 9'8" (3.85 x 2.96)

With radiator, coving to ceiling and hardwood sealed unit double glazed window.



Bedroom Five

10'7" x 8'11" (3.25 x 2.72)

With radiator and hardwood sealed unit double glazed window.



Family Bathroom

12'0" x 9'1" (3.67 x 2.77)

With roll edge top bath with claw feet, pedestal wash hand basin, low level WC, walk-in shower/wet room area with shower, tiled splash-backs, tiled flooring, single radiator and also a heated chrome towel/radiator, spotlights to ceiling and hardwood sealed unit double glazed obscure window.



Garden

The property benefits from a magnificent south west facing garden with delightful far reaching views across the Ecclesbourne Valley and parts of the Derwent Valley extending to approximately 1.19 acre.



Greenhouse

With power, lighting and water

Two Outbuildings

With power and lighting



Driveway

A large sweeping gravel driveway provides car standing spaces for several cars.



Attached Double Garage

22'1" x 19'7" x 18'2" overall (6.74 x 5.99 x 5.56 overall)

With concrete flooring, power, lighting, electric up and over front door, cold water tap and rear access hardwood door.



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	64	71
(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	