



## 6 Bed House - Detached

Chevin Lodge Farnah Green Road, Belper DE56 2UP

Offers Over £1,250,000 Freehold



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& Company**

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- Fine Detached Stone-Built Country Residence
- Sitting Room, Lounge, Games Room
- Handcrafted Kitchen & Splendid Separate Dining Room
- Six Bedrooms & Two Bathrooms
- Superb Gardens and Grounds Affording Total Seclusion
- Heated Outdoor Swimming Pool
- Extensive Sweeping Gravelled Driveway
- Detached Three-Car Garage
- Potential Building Plot
- Idyllic Village Location – Belper 2 mile, Duffield 3 mile, Derby 8 mile, Ashbourne 10 mile

A magnificent, immensely appealing, detached stone-built country residence occupying this most idyllic, sought-after Derbyshire village location in the heart of delightful open countryside.

It is set in superb gardens and grounds affording total seclusion, screened by fine mature trees incorporating a charming, very private, heated outdoor swimming pool with extensive patio surround, approached by an impressive entrance with two stone pillars and entrance gates to an extensive sweeping gravelled driveway providing car parking and turning area with access to an excellent detached three car garage.

The property is of exceptional attractive appearance constructed of coursed Derbyshire stone beneath a roof of Staffordshire Blue tiles and the elevations are relieved by dressed stone reveals and lintels plus a very attractive circular window in the principal elevation, together with leaded lights and two half-timber gables. The property is set back from the road behind a natural stone wall and delightful, secluded fore-garden.

The sale of Chevin Lodge provides a unique opportunity to acquire an outstanding, exceptionally spacious, period family residence providing the most superbly equipped accommodation in an idyllic village location.

Potential building plot within the garden (subject to planning permission).

The extensive grounds and fine gardens form a choice setting for the property, screened by fine mature trees and hedges and include neat lawns, well stocked shrubbery and herbaceous spaced borders, kitchen garden and very charming kidney shaped heated swimming pool with extensive surrounding paved patio, enjoying a warm sunny aspect.

## The Location

The location is particularly sought after and highly convenient situated within the hamlet of Farnah Green, approximately three miles north of the village of Duffield which provides a varied selection of shops and amenities. Recreational facilities in Duffield include tennis, squash and golf. More extensive facilities are available in the city of Derby approximately 10 miles to the south.

Belper town centre is also within easy reach and has won the Great British High Street's High Street of the Year award twice. Belper has an excellent range of independent shops, supermarkets and recreational facilities. The main A6 arterial road provides a short commute to the city easy tourist attractions include Matlock Bath and Chatsworth House are both within a short commute.

There is a local train service from Belper and Duffield to Derby with a further service to London St Pancras of approximately 95 minutes. Convenient access to major trunk roads including the A38, A52 and A50 serving the M1, M42 and M6 making the area highly accessible. For those who enjoy the great outdoors the location offers delightful scenery and countryside walks.

## Accommodation

### Ground Floor

#### Entrance Porch

With oak panelled entrance door, inset doormat, solid oak wood flooring, attractive quarter oak panelling to walls, high ceilings, coving to ceiling and internal oak panelled door giving access to reception hall/sitting room.

#### Sitting Room

15'9" x 13'9" (4.80m x 4.19m)

With attractive oak panelled walls, high ceilings, coving to ceiling, two attractive boxed-in radiators, wide split-level staircase leading to first floor, feature stained glass leaded window and two additional double glazed windows with leaded finish and deep oak windowsills.



#### Lounge

26'8" x 22'6" (8.13m x 6.86m)

With magnificent stone chimney breast incorporating large log burning stove and raised tiled hearth, high ceiling, three principal beams to ceiling, wall lights, charming panelled serving hatch, dado rail, deep skirting boards and architraves, two attractive boxed-in radiators, stone pillar, large hardwood sealed unit double glazed bay window with leaded finish and deep oak windowsill enjoying views over garden and internal oak panelled door giving access to games room.



### Games Room

20'8" x 15'3" (6.30 x 4.67)

With high ceilings, radiator, quarter panelled wall, three double glazed leaded windows overlooking gardens and internal oak panelled door with surrounding oak carpentry and exposed stone wall.



### Handcrafted Kitchen

12'9" x 11'11" (3.90 x 3.64)

Complementing the property, with inset single sink unit with mixer tap, a good range of solid oak wall and base cupboards providing good storage with matching granite worktops, wall mounted illuminated china display cabinet, high ceilings, spotlights to ceiling, radiator, built-in sound ceiling speakers, De Dietrich induction hob with concealed extractor hood, built-in Neff double electric fan assisted oven, built-in De Dietrich stainless steel microwave, integrated Miele fridge/freezer, integrated Miele dishwasher, charming panelled oak serving hatch into dining room, attractive tiled flooring, hardwood sealed unit double glazed windows with leaded finish and stone mullions with deep oak windowsill overlooking formal gardens and the heated swimming pool, charming oak stable door giving access to rear porch and internal oak panelled door. Please note, there is excellent potential to incorporate the kitchen and dining room, if desired.



### Splendid Separate Dining Room

24'10" x 18'9" (7.57 x 5.73)

Entranced through imposing double panelled oak doors with the centre point being the focus of the whole wall which has been oak panelled incorporating gas burning stove and raised stone hearth, five principal beams to ceiling, deep skirting boards and architraves, high ceiling, additional oak panelling to walls, charming oak panelled serving hatch, two cast iron period style radiators set on oak plinths, two matching windows both having Crittall leaded windows with stone mullions and deep oak windowsills with surrounding oak panelling and charming French glazed doors with leaded finish opening onto formal gardens and heated swimming pool.



### Laundry/Utility Room

11'6" x 8'11" (3.51 x 2.72)

With plumbing for automatic washing machine, tiled flooring, electric Dimplex heater, high ceiling, internal leaded window with deep windowsill, double glazed window with leaded finish and deep windowsill, good space for fridge/freezer and internal oak panelled door.

### Inner Hall

17'6" x 5'7" (5.35 x 1.71)

With high ceilings, spotlights to ceiling, principal beam to ceiling, dado rail, attractive boxed-in radiator, charming panelled serving hatch and under-stairs storage cupboard with internal oak panelled door.

### Cloakroom

11'6" x 2'11" (3.51 x 0.90)

With low level WC, fitted washbasin, tiled splashback, high ceiling, oak flooring, deep skirting boards and architraves and internal oak panelled door.

### Rear Porch

8'11" x 7'1" (2.74 x 2.18)

With matching tiled flooring to kitchen, sealed unit double glazed hardwood windows with leaded finish and granite sills overlooking formal gardens, half glazed entrance door with leaded finish, electric Dimplex heater and additional wall cupboard with shelving and oak double opening doors.

### First Floor

#### Landing

With attractive boxed-in radiator, character beam with tie bar and wall lights.

#### Double Bedroom One

19'1" x 18'8" (5.83 x 5.71)

High ceiling, coving to ceiling with centre rose, two period cast iron style radiators set on oak plinths, two matching hardwood sealed unit double glazed windows with leaded finish and deep oak windowsills overlooking formal gardens and heated swimming pool and internal oak panelled door leading to walk in wardrobe.



#### Walk-In Wardrobe

11'7" x 3'8" (3.54 x 1.14)

Providing storage with clothes rail.



### En-Suite Bathroom

12'1" x 8'4" (3.69 x 2.55)

With cast iron roll edge top bath with claw feet including mixer tap/hand shower attachment, pedestal wash handbasin, WC with pull-down chain, separate corner shower cubicle with power shower, tiled flooring, high ceiling, coving to ceiling, two extractor fans, cast iron period style radiator and internal oak panelled door.



### Double Bedroom Two

16'2" x 15'7" (4.93 x 4.75)

With chimney breast, high ceiling, coving to ceiling with centre rose, cast iron period style radiator, two leaded windows with deep windowsills and two internal oak panelled doors, one leading to vanity room/potential en-suite.



### Vanity Room/Potential En-Suite

4'11" x 3'0" (1.52 x 0.92)

With pedestal wash handbasin, tiled splash-backs, double glazed window with leaded finish and deep windowsill with aspect to front.

### Double Bedroom Three

16'0" x 13'10" (4.89 x 4.22)

With chimney breast, high ceiling, cast iron period style radiator, two windows with leaded finish and deep windowsills with aspects towards open fields and countryside and internal oak panelled door.



### Double Bedroom Four

15'10" x 12'0" (4.84 x 3.66)

With a comprehensive range of fitted wardrobes providing good storage incorporating an Armitage Shanks washbasin with marble worktop, large fitted mirror above and fitted base cupboards underneath, high ceiling, cast iron period style radiator, double glazed leaded window with deep windowsill with aspect to front and internal oak panelled door.



### Double Bedroom Five

17'7" x 10'0" (5.37 x 3.06)

High ceiling, neatly boxed-in radiator, hardwood oak sealed unit double glazed window with leaded finish and deep oak sill with stone mullions overlooking formal gardens and heated swimming pool and internal oak panelled door.



### Double Bedroom Six

11'4" x 11'2" (3.46 x 3.42)

(Currently used as a study), high ceiling, character beam with tie bar, leaded window with deep windowsill, cast iron period style radiator and internal oak panelled door.



### Family Bathrooom

9'7" x 9'7" (2.94 x 2.94)

With cast iron roll edge top bath with claw feet including mixer tap/hand shower attachment, pedestal wash handbasin, WC with pull-down chain, separate shower cubicle with power shower, tiled flooring, high ceiling, coving to ceiling, spotlights to ceiling, cast iron period style radiator, obscure window with oak panelling and deep oak windowsill and internal oak panelled door.



### Walk-In Store/Airing Cupboard/Potential En-Suite

10'3" x 4'11" (3.14 x 1.51)

Providing good storage with hot water cylinder, character circular window, high ceiling and internal oak panelled door.



### Private Sunny Gardens

There are most delightful private gardens surrounding the property enjoying total privacy screened by mature, neatly cut hedges including holly and hazelnut plus fine mature trees, an extensive lawned area for lawn games, bordered by stone walling with an abundance of flowering shrubs and plants, stone steps to charming gravelled garden paths leading to further lawns and abundant rockeries. Further stone steps with wrought iron handrail lead down to the lower level of the garden to the side of the property with shaped lawns, well stocked borders, flowers and well screened by neatly kept privet hedges.



### Heated Kidney Shaped Swimming Pool

Screened by high natural stone walling with ornamental wrought iron hay feeders for plants and an extensive paved patio surrounding the pool with steps down to a filtration plant and heating system all encompassed by ornate wrought iron railings and gate.



### Cloakroom/Changing Room

11'7" x 4'0" (3.54 x 1.23)

Approached by outside steps through an oak panelled door with washbasin, low level WC, radiator, tiled flooring and leaded oak framed window.



### Built-on Boiler Room

Housing two fully automatic gas-fired boilers for both central heating and domestic hot water.

### Large Driveway

The property benefits from a large sweeping gravelled driveway providing car standing spaces for approximately a dozen cars and leads to the large three-car garage.



### Excellent Large Three-Car Garage

27'11" x 19'1" (8.52 x 5.82)

With concrete base, side personnel door, two side double glazed windows, power, lighting and electric front door.



### Council Tax Band H - Amber Valley



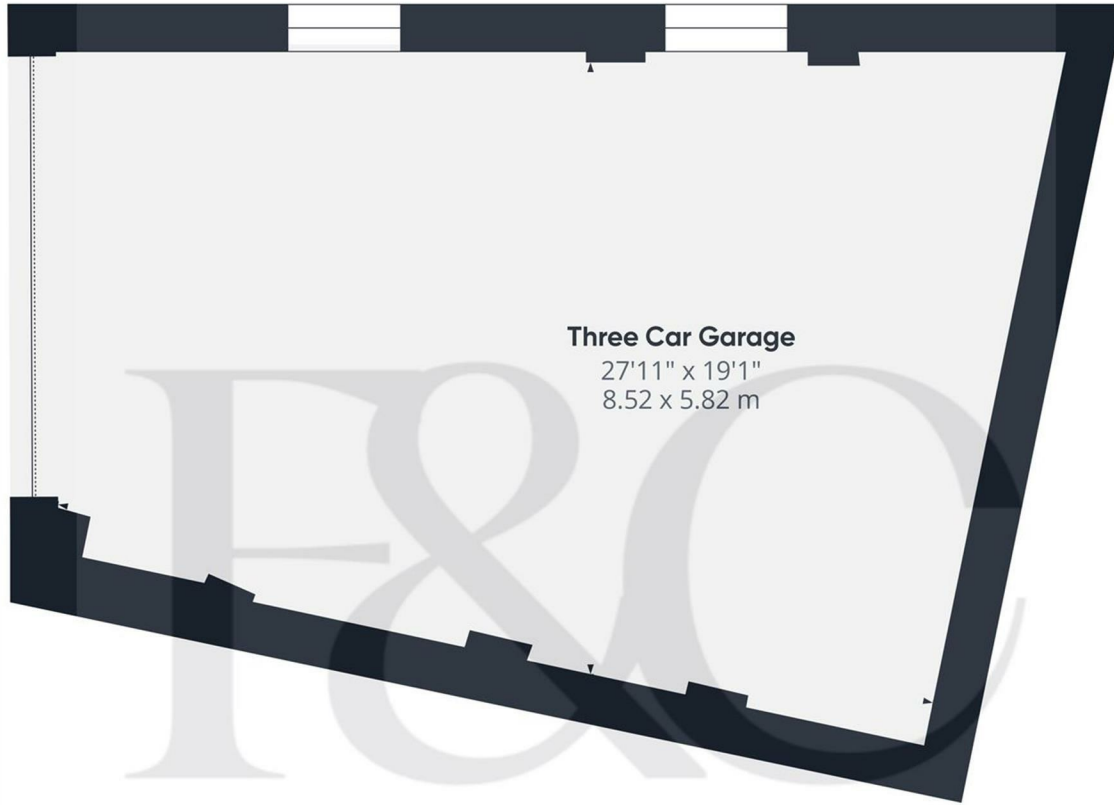


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**Three Car Garage**  
27'11" x 19'1"  
8.52 x 5.82 m

Approximate total area<sup>®</sup>  
542.22 ft<sup>2</sup>  
50.37 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.


GIRAFFE360

Floor 0 Building 3

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	66	78
England & Wales		
EU Directive 2002/91/EC 		

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC 		

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