



6 Bed House - Detached

56 Church Road, Quarndon, Derby DE22 5JB

Offers Around £1,495,000 Freehold



6



4



2



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Period Family Detached Residence Set in approx. 1.69 acres
- Ecclesbourne School Catchment Area
- Main House – 4,039 sq. ft
- Outbuildings – 1,695 sq. ft
- Lounge, Study, Games/Snooker Room,
- Living Kitchen/Dining & Separate Dining Room
- Six Bedrooms & Two Bathrooms
- Wonderful Private Gardens – Extending to approx. 1.69 acres
- Outbuildings with Potential – Annexe/Studio/Holiday Cottage
- Private Gated Driveway

ECCLESBOURNE SCHOOL CATCHMENT AREA – This splendid detached family residence offers an exceptional blend of space, comfort, and potential. Set within approximately 1.69 acres of beautifully maintained private gardens, this property is a true haven for those seeking tranquillity and elegance.

Boasting an impressive 4,039 square feet of living space, the main house features four generously sized reception rooms, lovely extended living kitchen/dining room perfect for both entertaining guests and enjoying family time. With six bedrooms, there is ample room for a growing family or visiting friends. The two bathrooms provide convenience and comfort for all residents.

In addition to the main house, the property includes outbuildings spanning an additional 1,695 square feet. These versatile spaces present exciting opportunities for conversion into an annexe, studio, or even a holiday cottage, allowing for potential income or additional living space.

The Location

The property is situated in the very sought after village of Quarndon, some three miles north of Derby City centre and has a cricket ground and noted Joiners Arms public house. It has the benefit of a noted primary school (The Curzon Church of England) and is in the catchment area for the noted Ecclesbourne School in Duffield. Golf courses at Duffield and Kedleston.

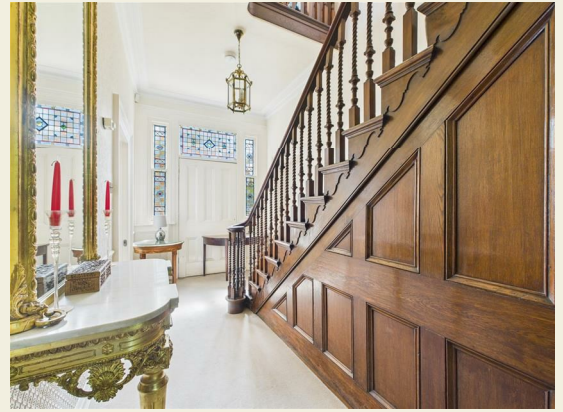
Accommodation

Ground Floor

Entrance Hall

29'1" x 10'0" x 4'0" x 3'2" (8.87 x 3.06 x 1.24 x 0.97)

With panelled entrance door with fanlight over, inset doormat, deep skirting boards and architraves, high ceiling, coving to ceiling, sash period style window, panelled door giving access to cellar, attractive staircase with balustrade giving access to first floor, built-in storage cupboard, additional panelled door with surrounding stained glass windows with leaded finish and two radiators.



Cellar

19'10" x 10'7" (6.07 x 3.25)

With power and lighting.

Cloakroom

6'2" x 4'3" (1.88 x 1.32)

With low level WC, pedestal wash handbasin, deep skirting boards and architraves, high ceiling, heated towel rail/radiator, sash window and internal panelled door.

Lounge

20'0" x 15'11" (6.12 x 4.87)

With chimney breast with fireplace with surrounds incorporating log burning stove and raised hearth, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, two radiators, internal French doors opening into living kitchen/dining room, sash window and internal panelled door.



Study

13'2" x 12'8" (4.02 x 3.87)

With charming fireplace with brick surrounds with open grate fire and raised brick hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, Tudor style panelling towards with plate rack, sash period style window and internal panelled door.



Games/Snooker Room

18'4" x 15'11" (5.60 x 4.86)

With character fireplace with raised marble hearth, exposed wood floors, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, picture rail, two radiators, sash style window, French doors opening onto garden and internal panelled door.

Dining Room

17'6" x 14'11" (5.35 x 4.57)

With exposed brick chimney breast incorporating fireplace with log burning stove and raised brick hearth with cushioned seating, fitted floor to ceiling storage cupboards either side of chimney breast, quarry tile flooring, deep skirting boards and architraves, high ceiling, internal French doors opening into living kitchen/dining room, sash window and internal panelled door.



Living Kitchen/Dining Room

26'6" x 21'10" (8.09 x 6.66)



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.

Dining Area

With tile flooring with underfloor heating, feature double glazed lantern style window, double glazed bi folding doors opening onto beautiful gardens, French double glazed doors opening onto side gardens, four matching double glazed sash style windows, spotlights to ceiling, deep skirting boards and architraves, high ceiling and open space leading to kitchen area.

Kitchen Area

With double sink unit with Quooker tap, a good range of fitted base cupboards again with matching quartz worktops, integrated Neff dishwasher, matching kitchen island again with quartz worktops and also incorporating a Bora induction hob with downdraft extractor fan, fitted base cupboards underneath including integrated fridge and also forming a useful breakfast bar area, gas fired Aga, matching tile flooring with underfloor heating, deep skirting boards and architraves, high ceiling, spotlights to ceiling, matching double glazed lantern style window, four double glazed sash style windows, open space leading to dining area, fine views across private garden, a further range of storage cupboards incorporating space for fridge/freezer and built-in Neff electric fan assisted oven and built-in Neff combination microwave oven.

Utility

10'1" x 7'6" (3.08 x 2.29)

With inset single sink unit with chrome mixer tap, wall and base units with quartz work tops, plumbing for automatic washing machine, space for tumble dryer, tile flooring with underfloor heating, high ceiling, spotlights to ceiling, two double glazed sash style windows, large panelled side access door and internal pocket door giving access to living kitchen/dining room.

First Floor Landing

15'1" x 12'5" x 9'7" x 7'7" x 3'8" x 3'2" (4.62 x 3.81 x 2.93 x 2.32 x 1.13 x 0.97)

With the continuation of the attractive balustrade, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, open period archway, understairs storage cupboard, staircase leading to second floor and sash window.

Bedroom One

18'6" x 15'10" (5.64 x 4.85)

With chimney breast with character fireplace, deep skirting boards and architraves, high ceiling, fitted wardrobes, coving to ceiling with centre rose, picture rail, radiator, two sash windows and internal panelled door.



Bedroom Two

19'10" x 15'10" (6.07 x 4.84)

With chimney breast with character fireplace, deep skirting boards and architraves, high ceiling, coving to ceiling, three radiators, built-in separate shower, wash basin, wardrobes, far-reaching views to rear, two sash windows and internal panelled door.



Bedroom Three

15'2" x 8'11" (4.63 x 2.74)

Bedroom Four

14'1" x 9'8" (4.31 x 2.97)

With chimney breast with character fireplace, deep skirting boards and architraves, high ceiling, picture rail, built-in wardrobe, built-in cupboard, additional built-in storage cupboard, radiator, fine views to rear, sash window and internal panelled door.

Family Bathroom 1

12'8" x 9'3" (3.87 x 2.84)

With bath, twin wash basins with fitted base cupboards underneath, low level WC, double shower cubicle with shower, mirror, heated chrome towel rail/radiator, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, spotlights to ceiling, tile splashbacks, radiator, sash window and internal panelled door.



Family Bathroom 2

8'11" x 5'7" (2.72 x 1.72)

With bath with mixer tap with attached shower with shower screen door, pedestal wash handbasin, tile splashbacks, tile flooring, deep skirting boards and architraves, high ceiling, sash style window and internal panelled door.



Separate WC

4'1" x 3'6" (1.27 x 1.08)

With low level WC, deep skirting boards and architraves, high ceiling, sash window and internal panelled door.

Second Floor Landing

20'10" x 7'7" (6.36 x 2.33)

With radiator, window, beams to ceiling, built-in storage cupboard and internal panelled door.

Bedroom Five

15'2" x 10'10" (4.64 x 3.32)

With radiator, far-reaching views to rear, beams to ceiling, double glazed window and internal panelled door.

Bedroom Six

14'6" x 11'6" (4.42 x 3.53)

With beams to ceiling, radiator, double glazed window and internal panelled door.

Gardens

Being of a major asset and sale to this particular property is it's wonderful garden which can only be appreciated when viewed and extends to approximately one acre and enjoys wide, shaped lawns complemented by a varied selection of shrubs, plants and trees and charming trickle stream with an abundance of wildlife. Outside lights. Summerhouse.



Outbuildings



WC

8'5" x 3'10" (2.59 x 1.18)

With WC, wash basin and light.

Coal Shed

8'7" x 4'10" (2.63 x 1.48)

With light.

Utility

13'3" x 10'11" (4.05 x 3.35)

With Belfast style sink with hot and cold tap, brick fireplace with open grate fire, staircase leading to first floor, power, lighting, double glazed window, storage heater and stable door.

Wine Store

7'10" x 2'6" (2.40 x 0.78)

With quarry tile flooring, shelving, quarry tile tops, light and pine door.

Store One

20'4" x 10'9" (6.20 x 3.29)

With double opening front doors, power, lighting and two windows.

Store Two

12'0" x 11'1" (3.67 x 3.38)

With base cupboards, window and front door.

First Floor Studio

24'0" x 11'1" (7.34 x 3.39)

With wood flooring, charming period style fireplace, electric heater, power, lighting and two multi-paned windows.

Driveway

A large, gated, tarmac driveway provides car standing spaces for several cars.

Large Garage

16'10" x 15'3" (5.14 x 4.65)

With power, lighting and up and over front door.

Single Garage

13'1" x 12'2" (3.99 x 3.72)

With light.

Carport

21'0" x 12'0" (6.42 x 3.66)

With log store area and light.

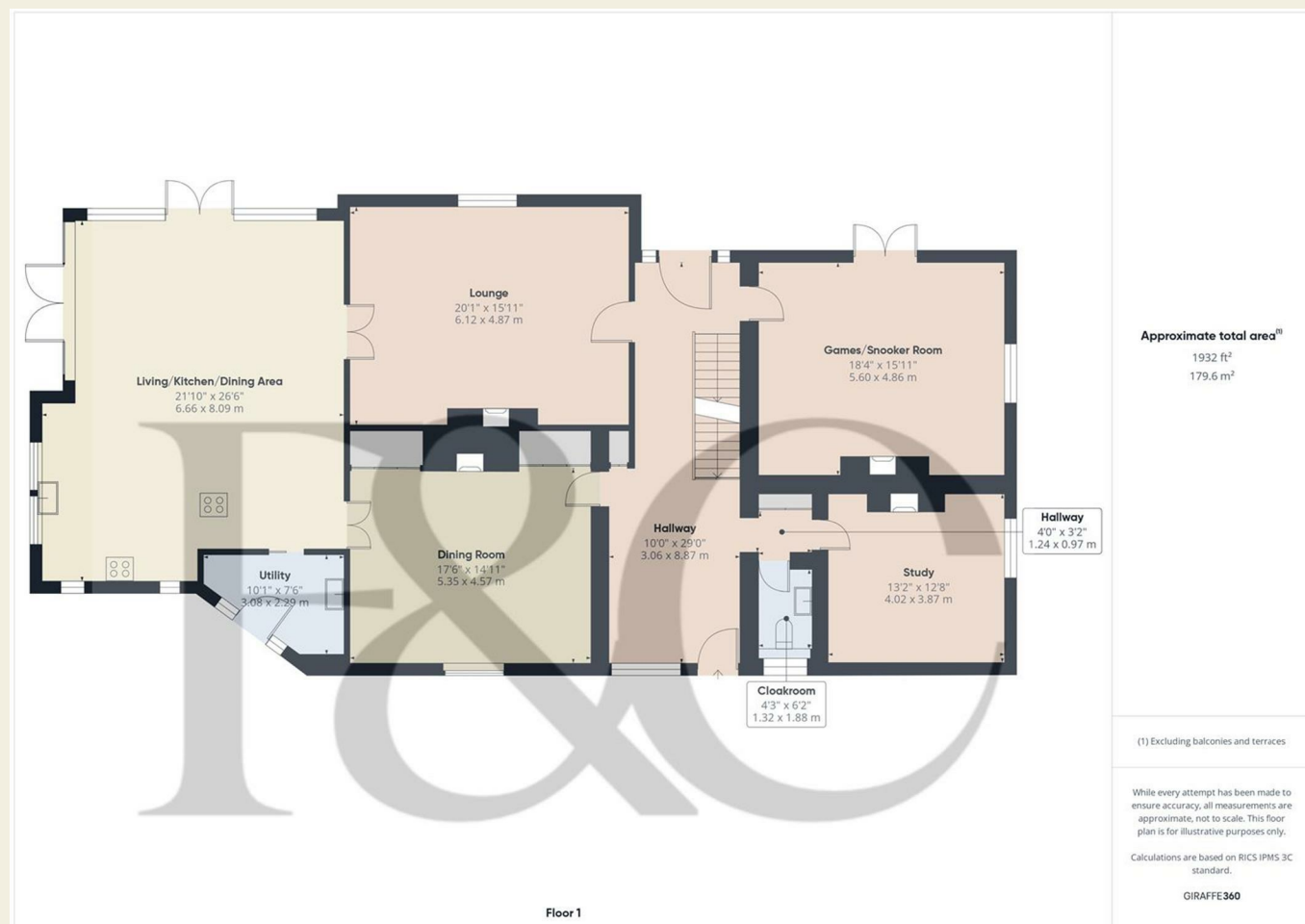
Garden Store

21'1" x 10'2" (6.43 x 3.11)

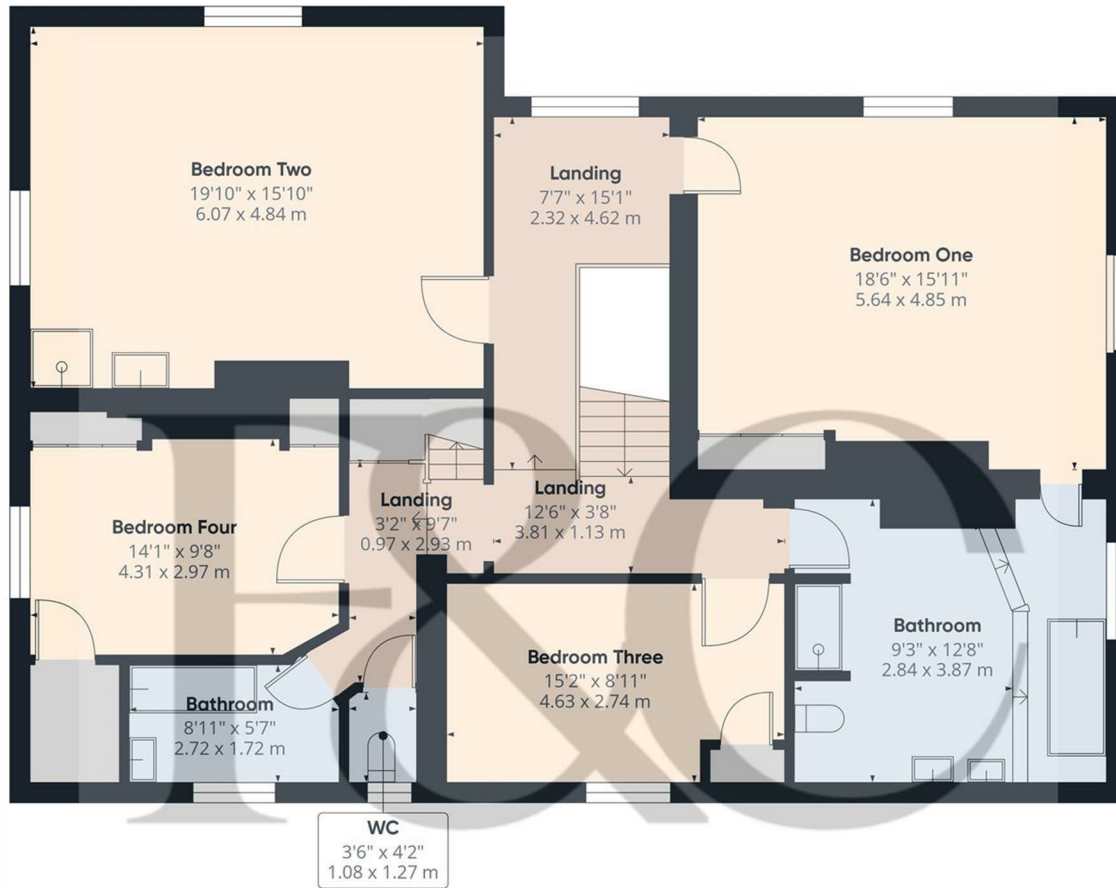
With light and cold water tap.

Council Tax Band - H

Amber Valley



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 2

Approximate total area¹⁾
1334 ft²
123.8 m²

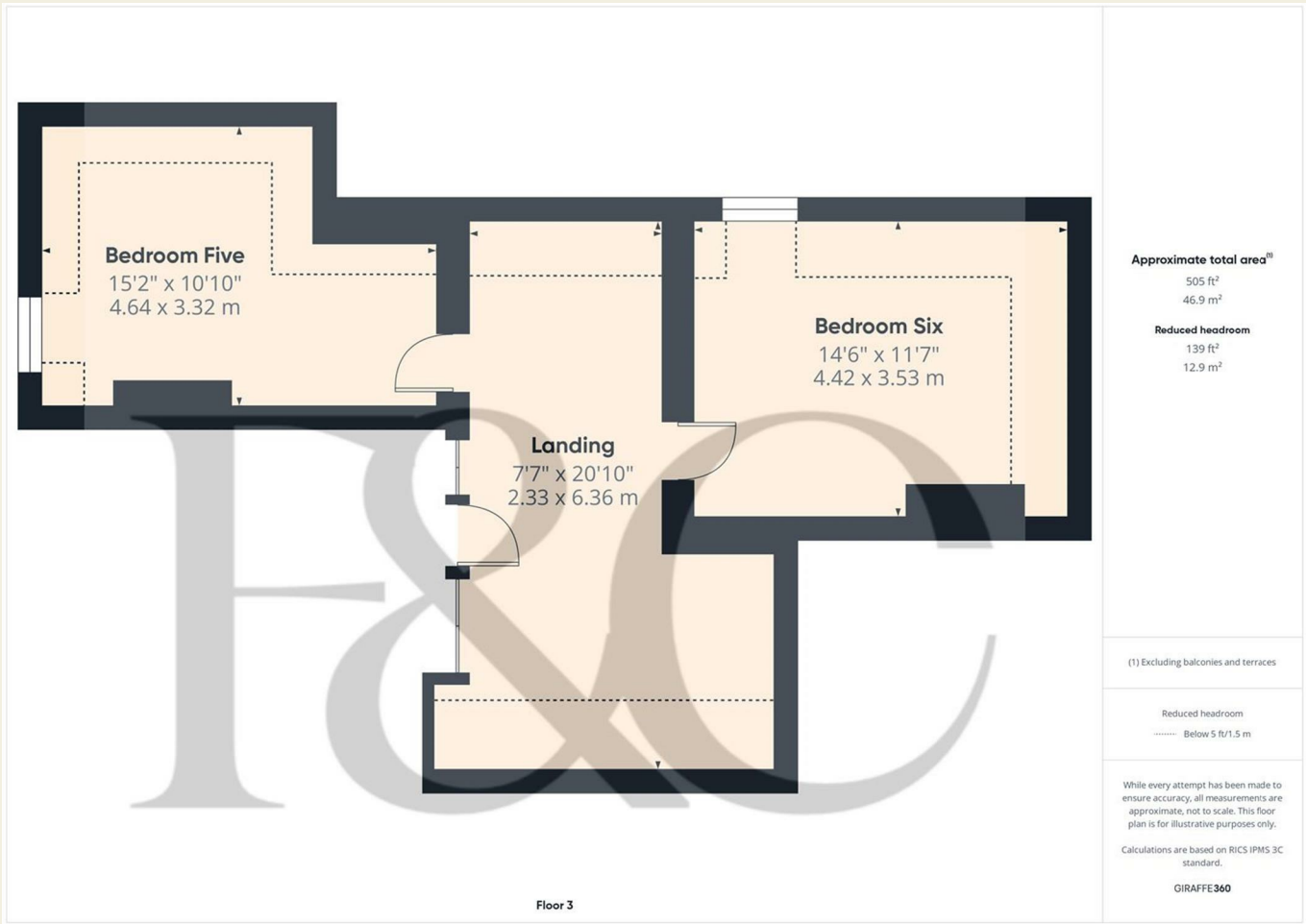
(1) Excluding balconies and terraces

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

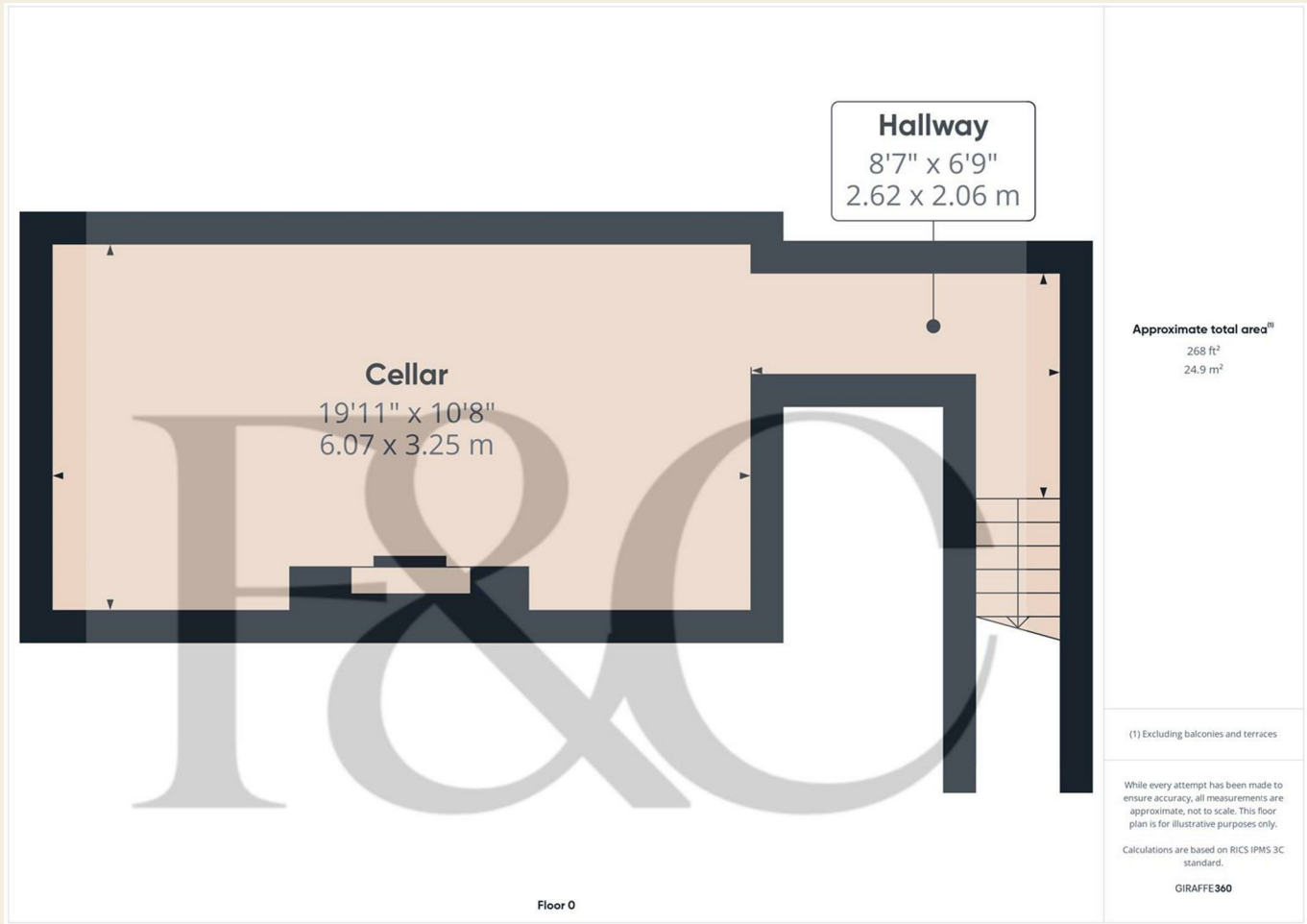
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.



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.



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 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

4039 ft²
375.2 m²

Reduced headroom

139 ft²
12.9 m²

(1) Excluding balconies and terraces

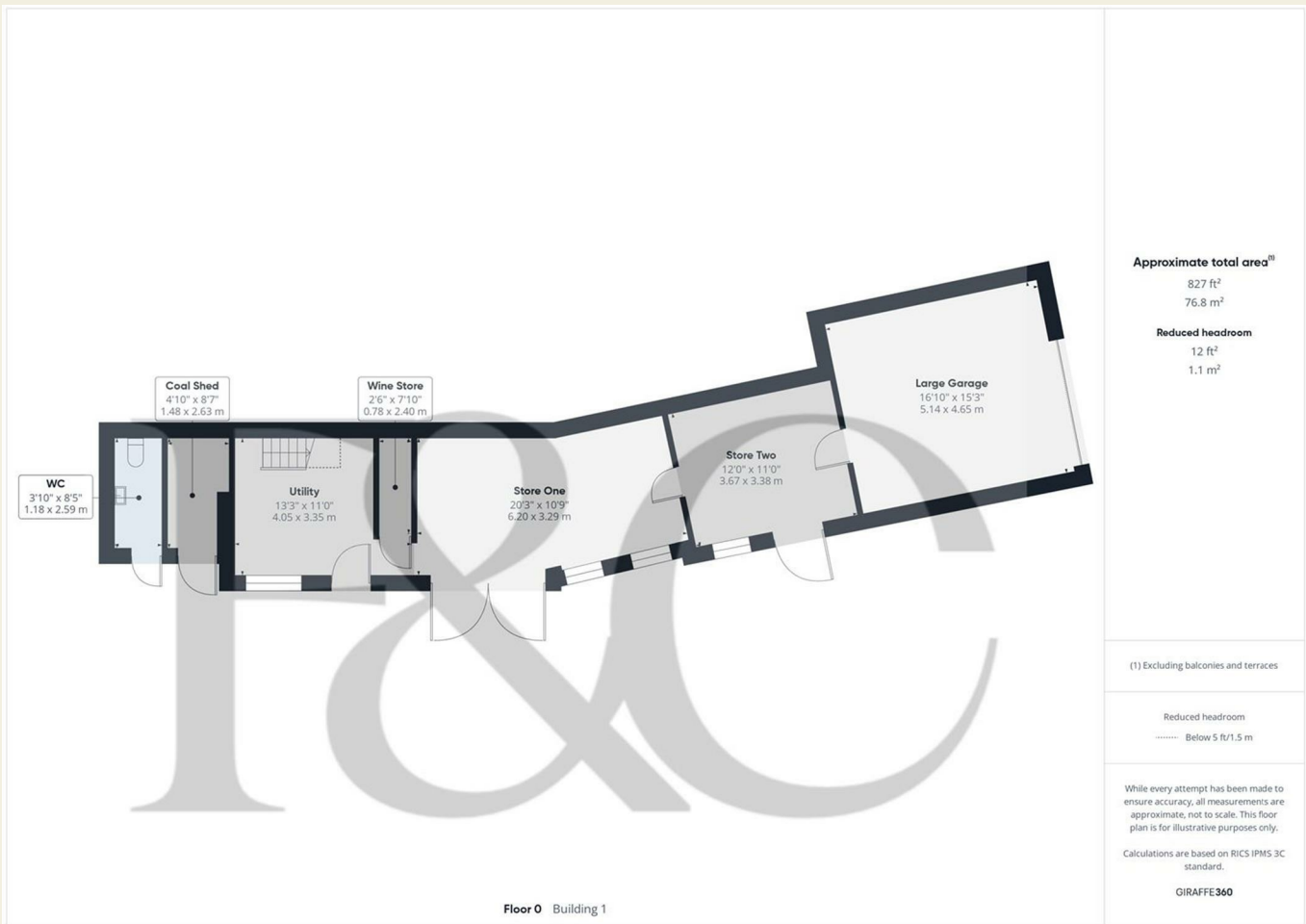
Reduced headroom

Below 5 ft/1.5 m

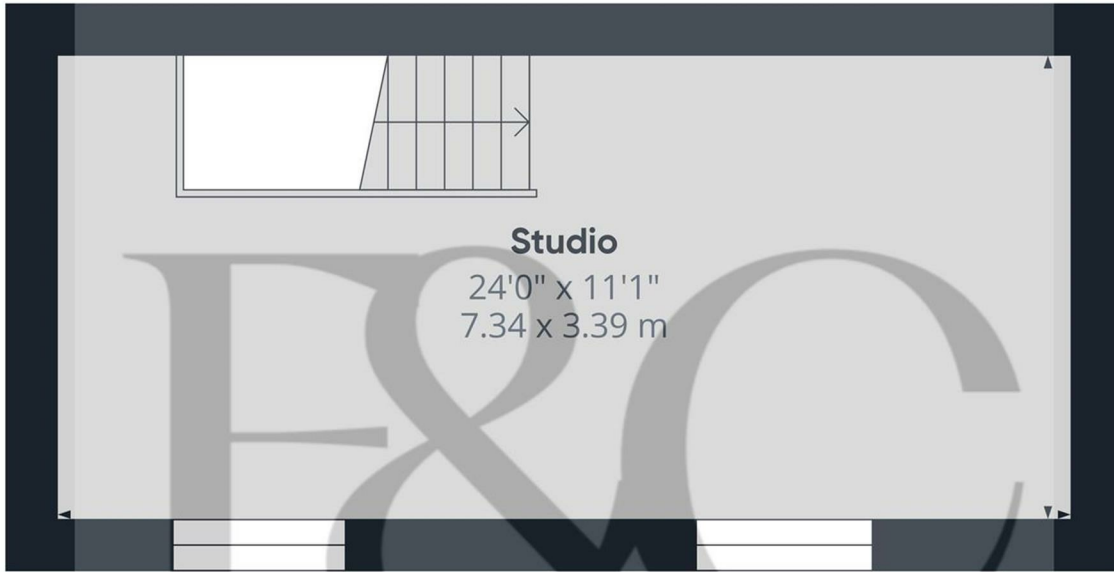
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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 Building 1

Approximate total area^m
243 ft²
22.6 m²

(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.

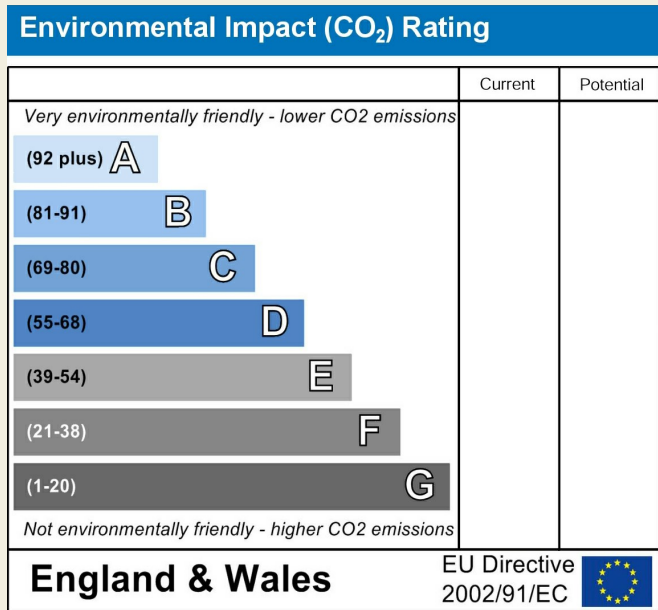
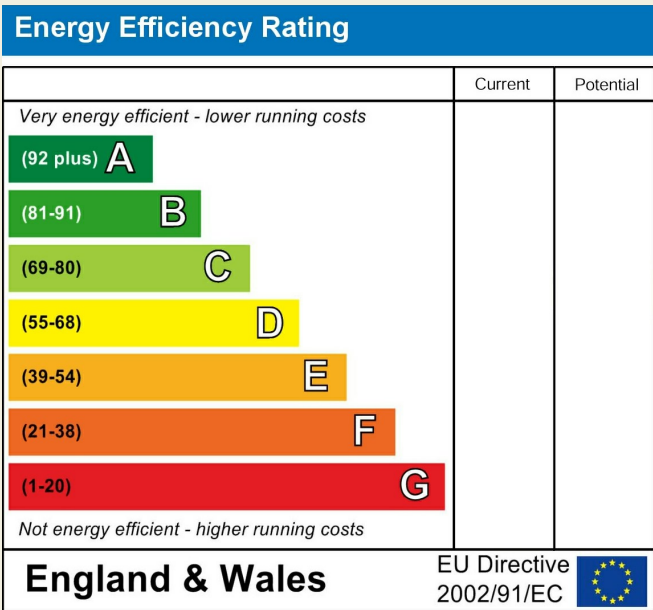
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.



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.



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.