



## 5 Bed House - Detached

Hierons Wood Vicarage Lane, Little Eaton, Derby DE21 5EA  
Offers Over £1,500,000 Freehold



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# Fletcher & Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Spectacular Arts & Crafts Detached Home
- Set within approx. 4.5 acres of Gardens & Woodlands
- Lounge, Sun Room & Family Room
- Living Kitchen/Dining Room
- Walk-In Pantry, Wine Store, Utility Room & Boot Room
- Snug & Study/Gym/Bedroom 6
- Five Bedrooms & Three Bathrooms
- Private Driveway - Large Garage/Workshop & Additional Garaging - Stores
- South facing Garden - Sun Deck Terrace - Summerhouse/Games Room
- Totally Private - Tranquil Setting - Lovely Open Views - Ecclesbourne School Catchment Area

**ECCLESBOURNE SCHOOL CATCHMENT AREA** - A beautiful family home, set within approx. 4.5 acres of woodland and garden in an idyllic tranquil location, situated in the delightful village of Little Eaton.

The property is approached via Vicarage Lane ( a lovely non-through road ) which runs between the charming village green and the 18th century St. Paul's church. This quiet lane also gives easy access to all the village amenities, country walks and Bluebell woods.

Spectacular arts and crafts inspired home. Totally private, hidden location near centre of village. Far reaching west facing views over Derwent Valley - Viewing essential.

### The Location

Little Eaton is a convenient and sought after village location situated approximately 5 miles north of Derby City centre and offers a good range of local amenities to include Co-Op Store, newsagent, butcher, chemist, public houses, historic church and regular bus services. Little Eaton is well known for its Village Primary School and is within The Ecclesbourne Secondary School catchment area. Local recreational facilities are on St Peter's Park to include football, cricket, tennis courts, green bowls, children's playground and leisure pavilion. For those who enjoy the outdoor pursuits the nearby Drum Hill and Bluebell Woods provide some delightful scenery and walks. Transport links close by include easy access on to the A6, A38, A50 leading to the M1 motorway.

### Accommodation

#### Ground Floor

##### Entrance Hall

21'11" x 5'7" (6.69 x 1.71)

With original solid wood entrance door, high ceiling, coving to ceiling, picture rail, wood flooring, column style radiator, understairs storage cupboard and attractive staircase leading to first floor.

##### Storage/Coat Store

5'7" x 3'4" (1.71 x 1.03)

With double glazed window with leaded finish.

## Cloakroom

7'2" x 3'10" (2.20 x 1.17)

With low level WC, pedestal wash handbasin, tile splashbacks, tile flooring, column style radiator, high ceiling, coving to ceiling, picture rail and double glazed window with leaded finish.

## Lounge

22'2" x 15'0" (6.78 x 4.58)

With stone fireplace incorporating log burning stove with raised stone hearth, wood flooring, high ceiling, picture rail, two radiators, double glazed window with leaded finish, large double glazed window with leaded finish and open space leading to sun room.



## Sun Room

12'7" x 9'3" (3.85 x 2.84)

With matching wood flooring, two curved radiators, eleven double glazed windows with views over private gardens and far-reaching views across the Derwent valley and double glazed door opening onto Indian stone patio and garden.



## Family Room

16'4" x 13'6" (4.98 x 4.13)

With charming character fireplace with patterned tile surrounds incorporating open grate fire with raised granite hearth, fitted bespoke book shelving either side of chimney breast, high ceiling, picture rail, wood flooring, radiator, bay window incorporating seven double glazed windows with leaded finish and views over private garden.



## Living Kitchen/Dining Room



## Dining Area

13'9" x 10'9" (4.21 x 3.28)

With tile flooring with underfloor heating, spotlights to ceiling, vaulted ceilings incorporating two double glazed Velux style windows, double glazed bi folding doors opening onto Indian stone patio and private gardens and two open square archways leading to kitchen area.



## Kitchen Area

15'6" x 10'4" (4.74 x 3.17)

A quality fitted kitchen with one and a half inset sink unit with Franke mixer tap, wall and base fitted units with attractive matching quartz worktops, central fitted kitchen island, again incorporating quartz worktops and also incorporating a Neff induction hob with downdraft extractor fan, Integrated Neff dishwasher, built-in Neff combination microwave oven, built-in Neff coffee machine maker, built-in Neff electric fan assisted oven, additional built-in Neff combination microwave oven with warming plate drawer underneath, double opening pantry cupboard, matching tile flooring with underfloor heating, concealed illuminated bar cupboard with shelving, integrated Neff fridge, double glazed window with leaded finish with views over private garden and spotlights to ceiling.



## Walk-In Pantry

7'4" x 6'9" (2.25 x 2.08)

With tile flooring, quartz worktop, fitted shelving, wall mounted Worcester central heating boiler and double glazed window with leaded finish.

## Wine Store

4'1" x 2'9" (1.25 x 0.86)

With tile floor and double glazed window with leaded finish.

## Utility Room

13'8" x 12'3" (4.17 x 3.74)

With single stainless steel sink unit with mixer tap, wall and base cupboards, matching workshops, plumbing for automatic washing machine, space for tumble dryer, space for American style fridge/freezer, tile flooring, additional front access door, large heated towel rail/radiator, spotlights to ceiling and double glazed Velux style window.



## Boot Room

9'2" x 6'11" (2.80 x 2.13)

With coat hangers.

## Store

7'1" x 6'0" (2.16 x 1.83)

With light.

## Second Staircase To Snug, Study/Gym & Store

## Snug Area

14'8" x 9'2" (4.49 x 2.80)

With feature triangular shaped sealed unit double glazed window and pleasant far-reaching views.



## Study/Gym/Bedroom 6

20'10" x 10'5" (6.36 x 3.19)

With radiator, spotlights to ceiling, built-in storage cupboard, double glazed Velux style window and additional triangular shaped sealed unit double glazed window incorporating door. This room could also be used as a bedroom.



## First Floor Landing

22'0" x 9'1" (6.71 x 2.78)

With attractive balustrade with staircase leading to main bedroom, high ceiling, coving to ceiling, picture rail, column style radiator and understairs storage cupboard.

## Bedroom Two

12'2" x 10'4" (3.71 x 3.17)

With built-in double wardrobe, high ceiling, picture rail, feature wallpaper wall, radiator, two double glazed windows both having leaded finish and far-reaching views.



## En-Suite

8'10" x 3'11" (2.70 x 1.21)

With double shower cubicle with chrome shower, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring, fitted mirror, heated towel rail/radiator, spotlights to ceiling and extractor fan.



## Bedroom Three

14'11" x 12'10" (4.55 x 3.92)

With high ceiling, picture rail, feature wallpaper wall, two double glazed windows both having leaded finish, radiator and far-reaching views.



## Bedroom Four

13'6" x 12'11" (4.12 x 3.94)

With feature wallpaper wall, high ceiling, coving to ceiling, picture rail, built-in double wardrobe, radiator, double glazed window with leaded finish and far-reaching views.



### Bedroom Five

11'3" x 9'1" (3.43 x 2.78)

With radiator, high ceiling, picture rail, double glazed window with leaded finish and views over garden.



### Family Bathroom

8'8" x 7'5" (2.66 x 2.27)

With roll edge top bath with claw feet and mixer tap/hand shower attachment and additional Mira Sport electric shower over with shower screen door, fitted wash basin with fitted base cupboard underneath, tile splashbacks, tile flooring, built-in storage cupboards, spotlights to ceiling, extractor fan, heritage style towel rail/radiator and two double glazed windows both having leaded finish.



### Separate WC

5'2" x 2'11" (1.60 x 0.91)

With low level WC, tile splashbacks, tile flooring, radiator, picture rail, high ceiling and double glazed window with leaded finish.



### Second Floor Landing

7'9" x 3'3" (2.38 x 1.00)

## Bedroom One

18'1" x 17'7" (5.52 x 5.36)

With vaulted ceilings, two radiators, far-reaching views and feature double opening skylight windows incorporating balcony area to maximise the far-reaching views.



## Dressing Room

13'9" x 11'4" (4.21 x 3.47)

A fitted dressing room with a good range of storage with shelving, clothes rails, chest of drawers, fine far-reaching views and two double glazed windows both having leaded finish.



## En-Suite Bathroom

13'6" x 7'4" (4.13 x 2.25)

With bath with chrome mixer tap/hand shower attachment, fitted wash basin with fitted base cupboard, low level WC, walk-in double shower with chrome fittings, tile splashbacks, tile flooring, built-in shelving, storage into eaves, vaulted ceilings, extractor fan and double glazed window with leaded finish.



### South Facing Gardens

The property benefits from a south facing, private garden laid to lawn with a varied selection of shrubs, plants and large Indian stone patio/terrace area providing additional sitting out and entertaining space.



### Sun Deck Terrace

An ideal space for sitting out and entertaining with bespoke BBQ stand and bespoke hot tub.



### Summerhouse/Games Room

Complementing the garden is a raised, decked stand incorporating a summerhouse/games room with glass balustrade enjoying fine views across the Derwent valley and beyond.



### Private Driveway

A long, private, tarmac driveway incorporating a turning circle Provides car standing spaces for several cars.

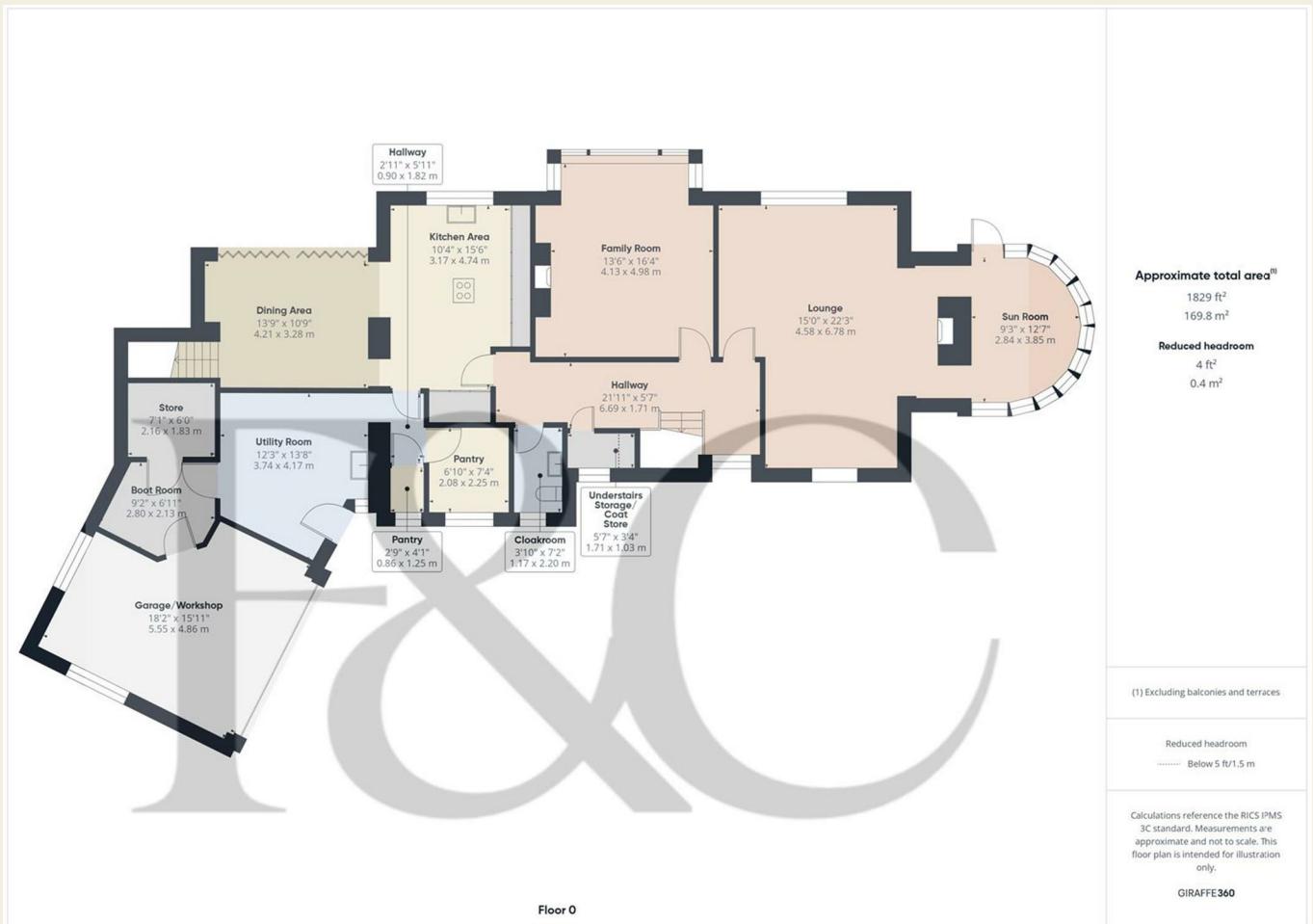


### Large Garage/Workshop

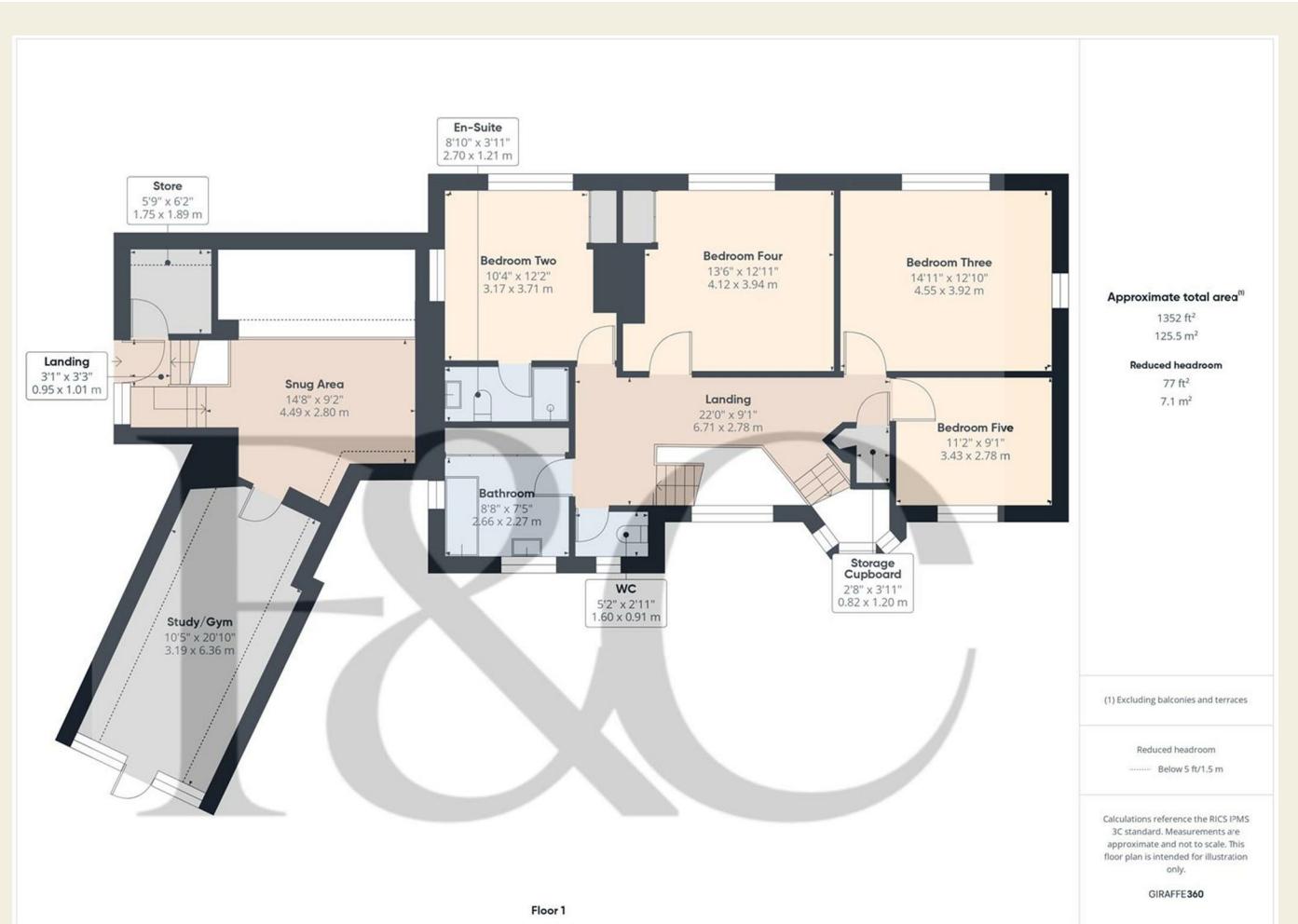
18'2" x 15'11" (5.55 x 4.86)

With power and lighting, two windows and electric door.

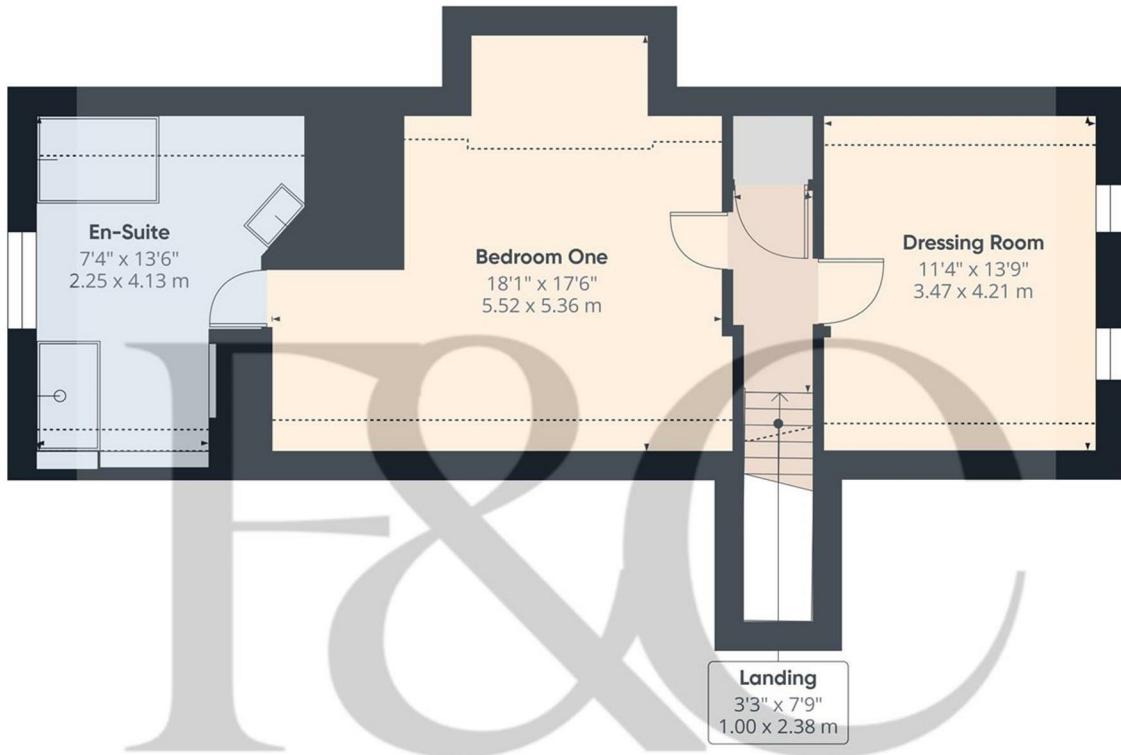
### Additional Garaging & Stores



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(1) Excluding balconies and terraces

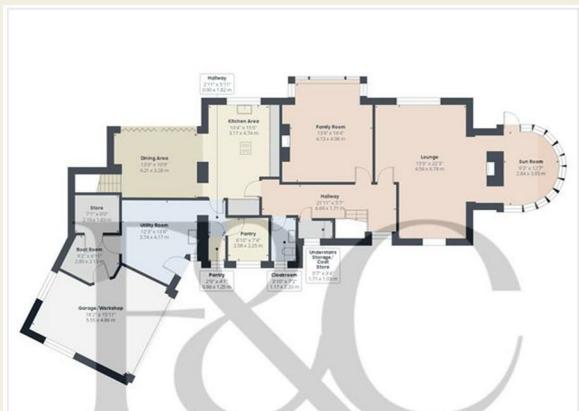
Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2

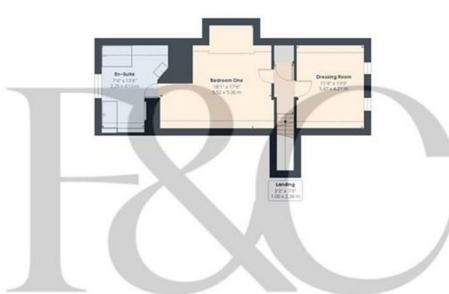
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Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

3750 ft<sup>2</sup>

348.1 m<sup>2</sup>

Reduced headroom

Below 5 ft/1.5 m

18.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	