



WINDLEY HEIGHTS

Flower Lillies, Windley, Belper, Derbyshire, DE56 2LQ



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes

WINDLEY HEIGHTS

Step into a realm of unparalleled luxury and innovation with this extraordinary residence, boasting over 10,778 square feet of meticulously crafted space. Designed by renowned architect Matthew Montague, the curves of this architectural masterpiece effortlessly harmonise with the picturesque Derbyshire landscape, epitomising a seamless integration of modernity and nature. Discover a sanctuary where open-plan living meets refined elegance, where every detail exudes sophistication and style. From the high-specification finishes to the thoughtful layout, immerse yourself in a lifestyle of unparalleled comfort and distinction in this one of a kind home.

ACCOMMODATION SUMMARY

This extraordinary home features an impressive foyer, six bedrooms, five of which benefit from en-suites, an expansive open-plan kitchen with dining and lounging areas, two offices, an additional kitchen/utility room and a dedicated boot room. Enjoy outdoor living on the wrap-around terrace, stay fit in the gymnasium, and entertain in the dedicated entertainment room. A double garage provides ample parking space as well as a spacious sweeping driveway which could comfortably accommodate 8 vehicles.



GROUND FLOOR

Welcome to the ground floor of this exquisite home, where luxury and functionality seamlessly converge to create an unparalleled living experience. As you step through the impressive Spitfire entrance door with fingerprint entry, you're greeted by a spacious open foyer, serving as the central hub of the residence.



GROUND FLOOR

Leading off the foyer, there are four generously sized double bedrooms, all boasting lavish en-suites featuring Lusso Stone marble sinks and Italian tiles, offering both comfort and sophistication. All benefitting from floor to ceiling windows which allow for an abundance of natural light.





GROUND FLOOR

In the Entertainment wing, you'll find a versatile entertainment room, perfect for transforming into your personal cinema haven. Stay active and healthy in the dedicated gymnasium, offering ample space for your exercise equipment. Practicality meets convenience with a fully equipped utility room, fitted with a custom kitchen, ensuring seamless household management.



GROUND FLOOR

For outdoor adventurers, a boot room awaits, providing a convenient space for storing outdoor gear. Nearby, a changing room offers the potential for indulgent relaxation with the option to install a sauna. Also in this area of the home, discover the option of a smaller office and possibility of a larger office space and or additional play room, car room or reception room. Herringbone flooring graces every corner, adding a touch of timeless elegance. Experience the epitome of luxury living on the ground floor of this remarkable home, where every detail has been meticulously curated to exceed expectations.





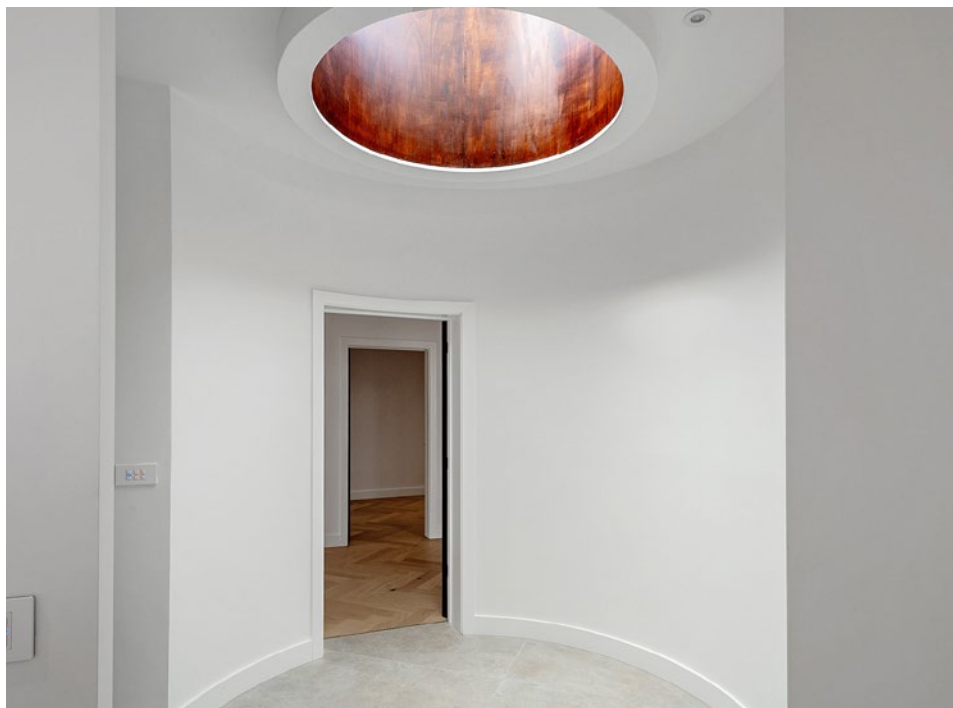
FIRST FLOOR

Ascend the walnut, floating staircase to the first floor of this architectural marvel, where you are welcomed by a curved atrium flooded with natural light.

To the right of the stairs awaits the heart of the home - an open-plan kitchen diner of modern luxury. Two granite-topped islands offer ample space for culinary creations, complemented by integrated wireless charging for convenience.

Gather around the central fireplace, fuelled by bi-ethanol, as you enjoy the latest Siemens appliances and a Bora induction hob. Indulge in the convenience of a Quooker tap, providing hot, sparkling, filtered, and chilled water at your fingertips.

Dual-aspect views of the Derbyshire landscape invite nature indoors, enhancing the serene atmosphere. Natural materials adorn every corner, infusing the space with organic charm.







FIRST FLOOR

To the left of the stairs lies the expansive principal suite, offering a haven of tranquillity and comfort. Revel in views and immediate access onto the terrace.



FIRST FLOOR

Herringbone solid oak flooring guides you through the space, an additional room presents itself, poised for transformation into a vast walk-in wardrobe, catering to your storage needs. This room also leads to the plant room.

The en-suite epitomises opulence with custom granite surfaces and a four-piece suite, complete with a clear water bathtub and matching sinks. Continuing from the principal suite, discover another bedroom boasting spectacular views and versatile usage, this room could also be used as another dressing room or snug.

This one of a kind home also benefits from smart home features. The underfloor heating, light wave lighting and the spitfire fingerprint front door can all be controlled via an app. This means you can access and change these features of your home anywhere in the world at any time. Additionally, the home comes with a built-in mechanical heat ventilation which pumps cool and warm fresh air into the house.





OUTSIDE

The home features a substantial wrap-around terrace, ideal for al fresco dining and entertaining, offering breathtaking views of the rolling Derbyshire countryside.





OUTSIDE

A detached double garage and a spacious driveway provide ample parking for multiple vehicles. Electric steel gates with timber cladding, complete with a fob and intercom system, ensure security and privacy. While the Sedum roof is yet to be finished, it's imminent, promising to seamlessly blend the property into its natural surroundings even further. Additionally, plans include seeding the lawn to enhance the property's greenery and charm.





LOCATION

Windley is a small picturesque village just 6 miles north of Derby. You also have Belper 5 miles away and Ashbourne just 9 miles away. It really is the perfect location to be able to explore Derbyshire and the Peak District.

Just 15 minutes from Windley Heights you will arrive in Ashbourne. The picturesque town of Ashbourne is known as the Gateway to the Peak District. It's certainly the perfect base from which to explore the spectacular White Peak countryside, and the town itself has so much to offer, with beautiful architecture, plenty of independent shops and lovely cafés.

LOCAL SCHOOLS:

- Old vicarage school - 4.7 miles
- Derby high school - 7 miles
- Repton school - 11.3 miles

TRAIN STATIONS:

- Belper train station- 4.7 miles
- Derby train station - 8.3 miles
- East Midlands airport - 22 miles



Photo by Ben Griffiths on Unsplash



& Photo by Untitled Photo on Unsplash

GENERAL INFORMATION

SERVICES

Mains water, gas and electricity.

TENURE

Freehold

LOCAL AUTHORITY & TAX BAND:

Amber Valley Borough Council
Council Tax Band: Pending

VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners (Hannah Felicity) 07896 413 747, hannahfelicity@luxurypropertypartners.co.uk and (Jake Hendon) 07597 175 835, jakehendon@luxurypropertypartners.co.uk

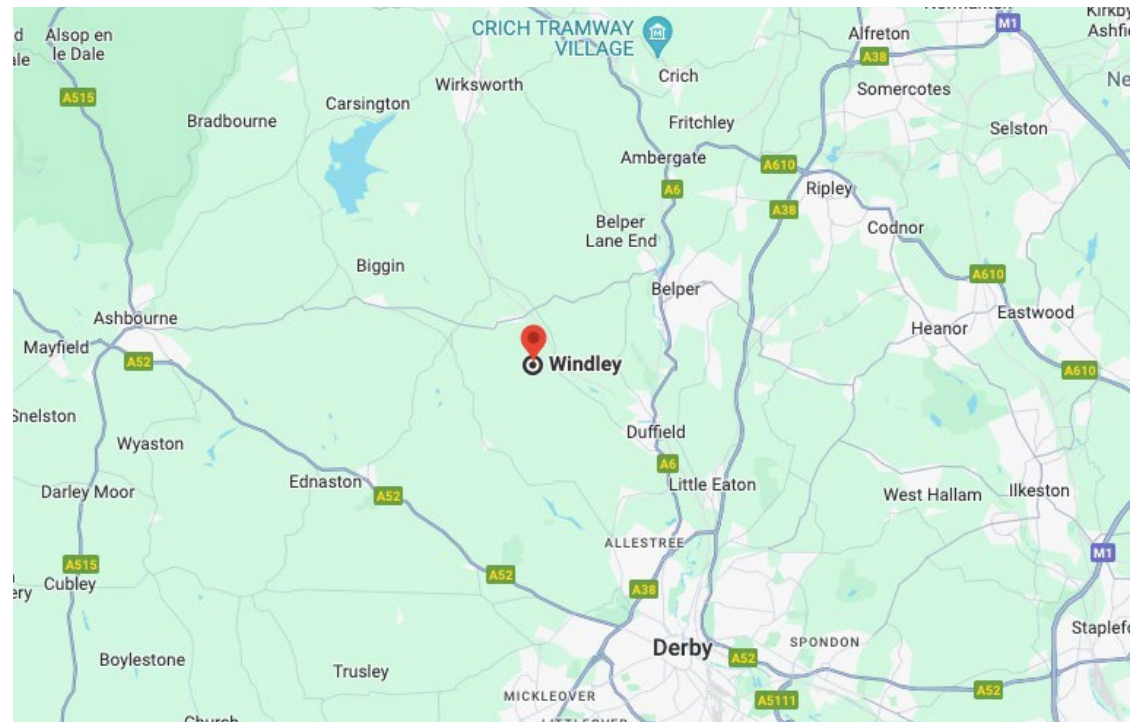
AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

BULLET POINTS:

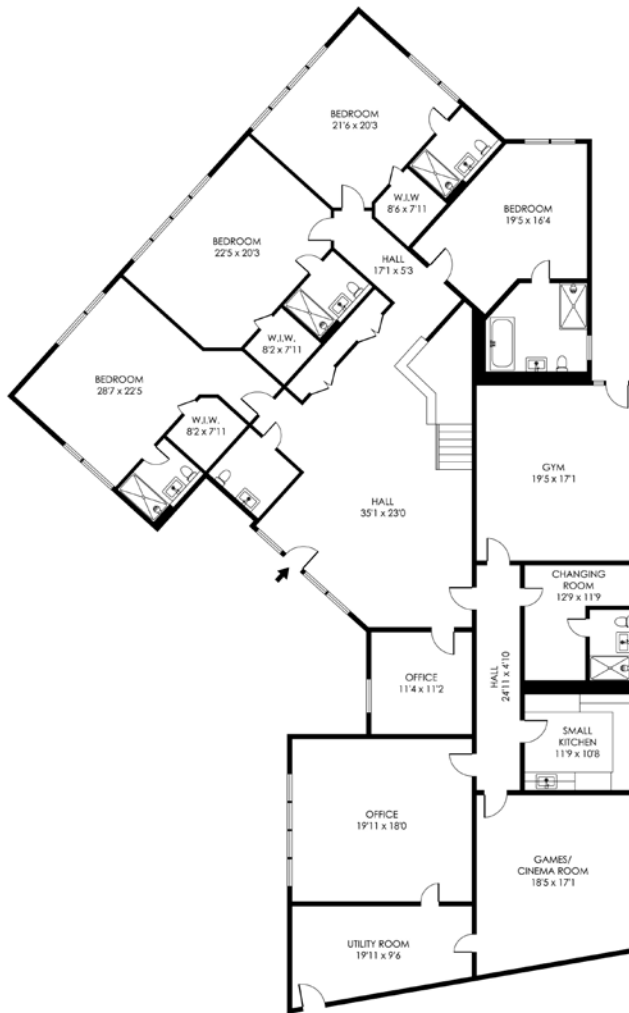
- Architectural masterpiece designed by award winning architect Mathew Montague
- Curved steel roof and wrap around terrace to blend seamlessly into the landscape
- Bespoke luxury kitchen with the latest studio line Siemens appliances
- 10,778 square feet of living accommodation set within a 0.75 Acre plot
- Lusso stone marble features throughout
- Lighting, underfloor heating and blinds can all be controlled remotely
- 4 piece principle suite with the option of two spacious dressing rooms
- Entertainment wing with the option of a gym, cinema room, sauna and changing room
- Desirable village location close to the city of Derby and Ashbourne with easy access to the Peak District
- Freehold | EPC: B | Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

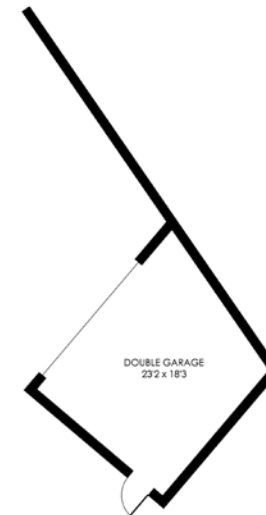


GROUND FLOOR

WINDLEY HEIGHTS



FLOOR 1

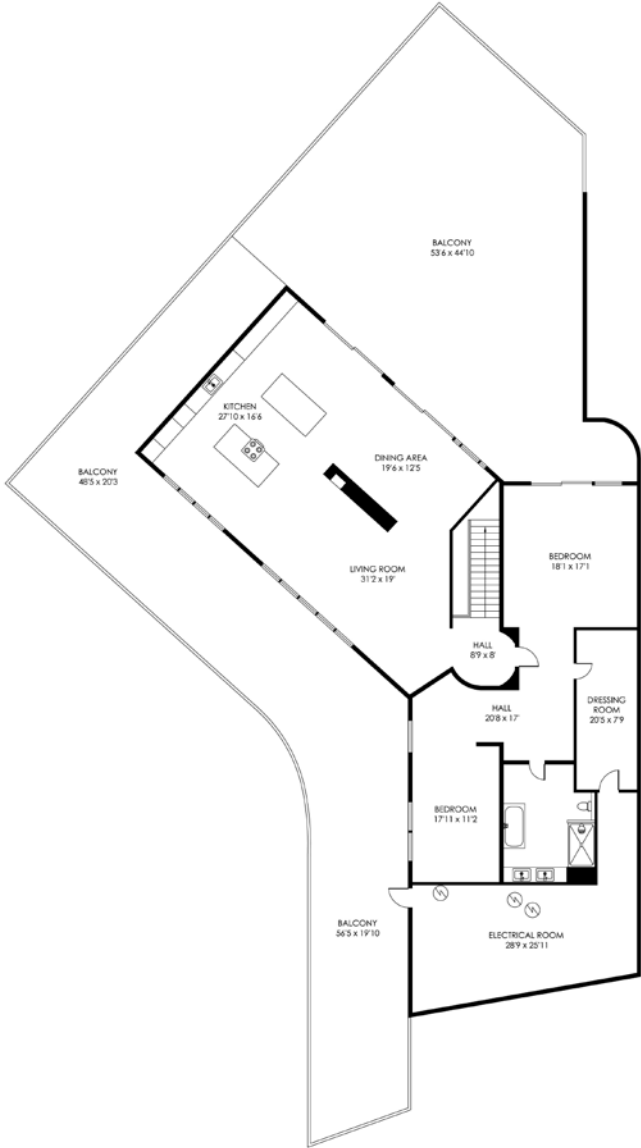


GARAGE

APPROXIMATE GROSS INTERNAL FLOOR AREA	
MAIN HOUSE :	4194 SQ FT
DOUBLE GARAGE :	377 SQ FT
LOW CEILING :	456 SQ FT
TOTAL AREA :	5027 SQ FT

FIRST FLOOR

WINDLEY HEIGHTS



FLOOR 2

APPROXIMATE GROSS INTERNAL FLOOR AREA	
MAIN HOUSE :	2409 SQ FT
BALCONY :	3342 SQ FT
TOTAL AREA :	5751 SQ FT



Hannah Felicity and Jake Hendon

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