



Butterley Grange



The Ultimate
Showstopping Arrival

Imagine owning your own private boutique hotel with a range of spa facilities, with the architectural grandeur of a country mansion, 13.6 acres of glorious gardens and all the warmth of a cosy cottage.



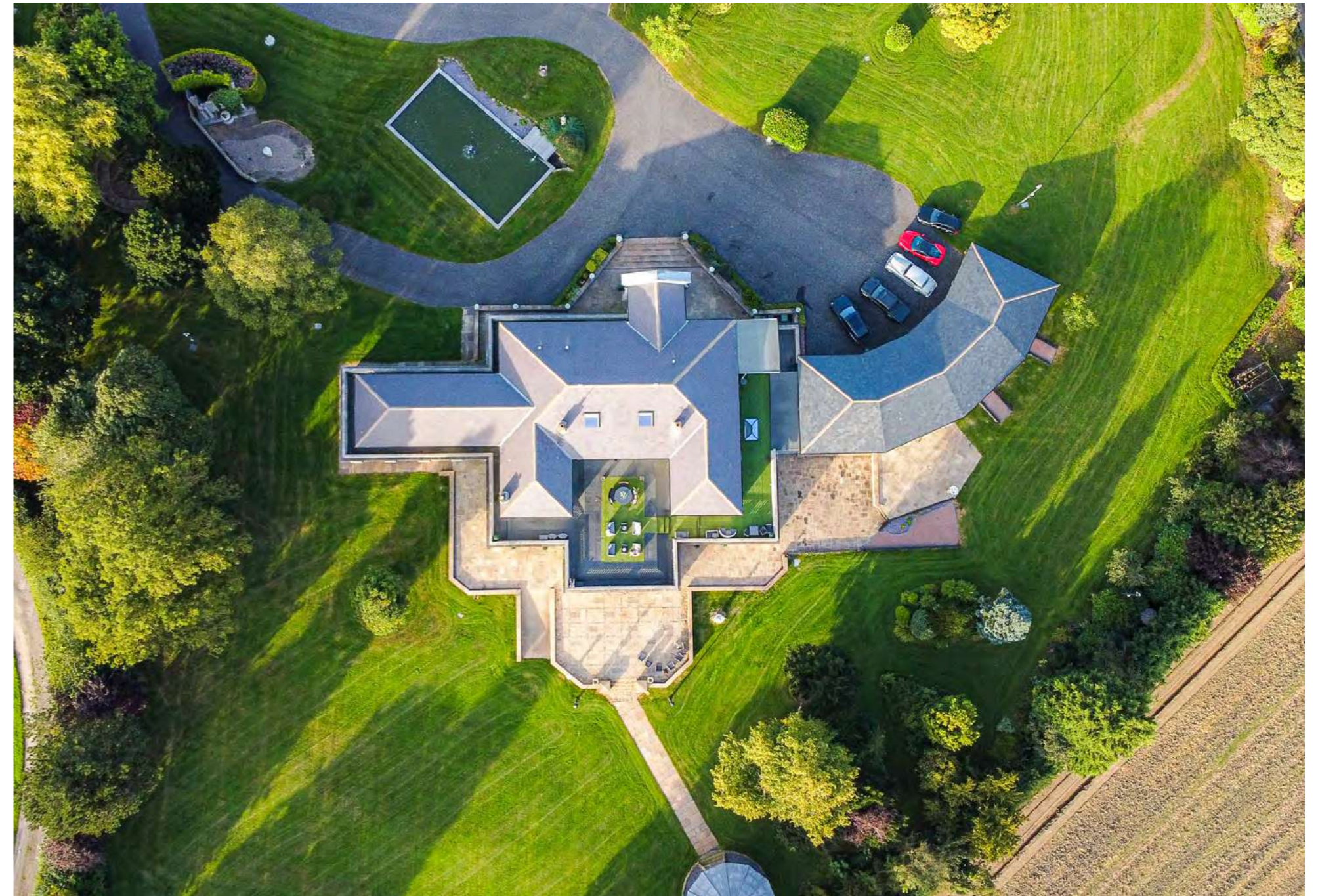
Welcome to Butterley Grange, a home whose unrivalled luxury is as captivating as its comforting charm. Spacious, yet intimate, Butterley Grange offers A-list living to a contemporary standard, with all the classic charm of Hollywood's Golden Age.

Perfectly private and hidden away yet so conveniently accessed only five minutes from the A38, pull off Derby Road and through the secure, wrought iron gates, where the lengthy driveway offers a red-carpet ride past the glistening koi carp pond with its tinkling fountain, to a spacious parking area alongside a triple garage.

Welcome To Your
New Luxury Retreat

Once home to the owners of the famous Butterley engineering company, who were behind the design of St Pancras Station, Butterley Grange is a well-known local landmark.

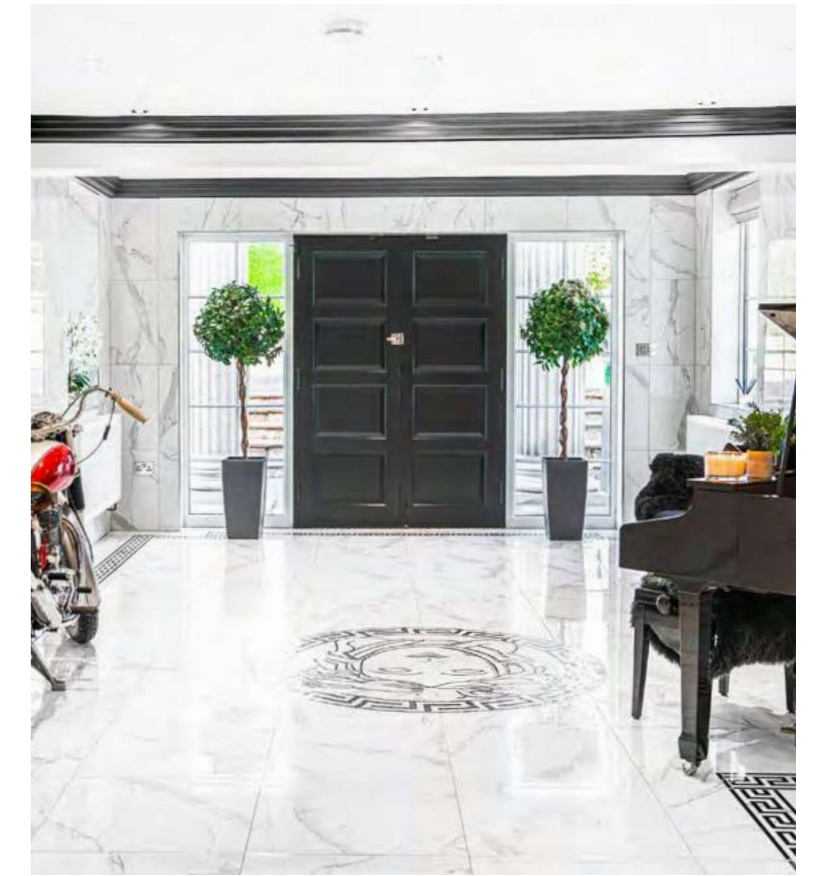
Remodelled and extended over the years, yet amazingly not listed, sense the separation from the wider world instantly upon arrival.





Commercial grade security systems ensure your home is indeed your castle, with rotatable, domed camera systems you can dial into from anywhere in world. Imposing pilasters and pillars capture the essence of Georgian-style grandeur upon arrival, with box hedging and topiary balls adding a sense of formality as you make your way to the impressive double door entrance.





A Stunning Wow Factor Entrance

Monochromatic majesty awaits, emerging onto the tiled marble floor of the entrance hall, the current owners have retained a decorative theme, extending subtly throughout the home. The meticulous attention to detail is evident in every corner, from the carefully chosen wall art to the bespoke furniture that adorns each room.



A Culinary Journey Through
An Exquisite Kitchen



Glazed double doors open to the left of the entrance hall, leading through into the sumptuously sized kitchen-diner. Open-plan living, ideal for the modern era, provides the perfect entertaining space for friends and family to come together as one, whilst cleverly zoned, it retains pockets of peace and privacy.



Storage is abundant within the sleek high gloss cabinetry, with sliding doors revealing space for coats and shoes, whilst there is also a handy cloakroom with wash basin WC and heated towel radiator.

Furnished with every appliance imaginable to aide in your culinary preparation, a trio of tall wine fridges offers a glimpse at the lifestyle afforded at Butterley Grange. Ample preparation space is available on the black quartz worktops.



Bespoke Designs & Laid Back Living

In this light-filled, exquisite home, every corner is a testament to luxury and elegance. A harmonious, free-flowing space invites guests to seamlessly transition from one delightful experience to another.

Whether mingling in the state-of-the-art main kitchen, where culinary dreams come to life, or gathering around the central island, every moment is steeped in sophistication.



Elevate Your Cooking Experience With Open Plan Dining

Cook up a feast; further appliances include two electric ovens with warming drawers, a coffee machine, two dishwashers, a full height fridge and a full height freezer alongside an under-counter fridge within the central island breakfast bar. There is also an induction hob with extractor above and two further ovens.

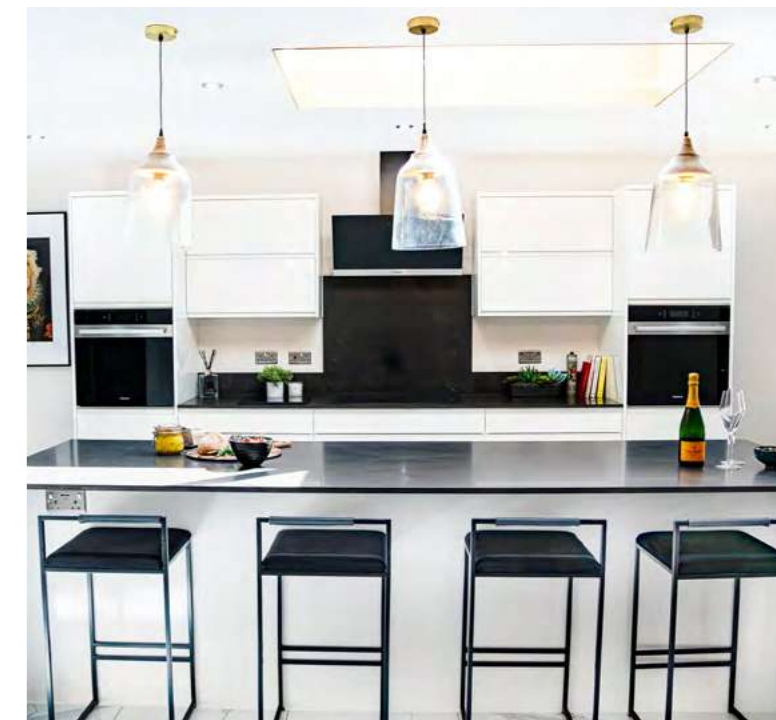
Overspill storage is available in the spacious utility room where there is also plumbing for a dryer and two washing machines. Double doors provide instant access to the patio and grounds – perfect for returning home from a muddy walk with your canine companions.





Savouring Memories & Joyous Gatherings

The kitchen, a masterpiece of design and functionality, is equipped with the finest appliances and finishes, ensuring that every culinary endeavour is a joyous occasion. Here, you can engage with guests and family, share laughter, and create unforgettable memories, all while savouring delectable cuisine.



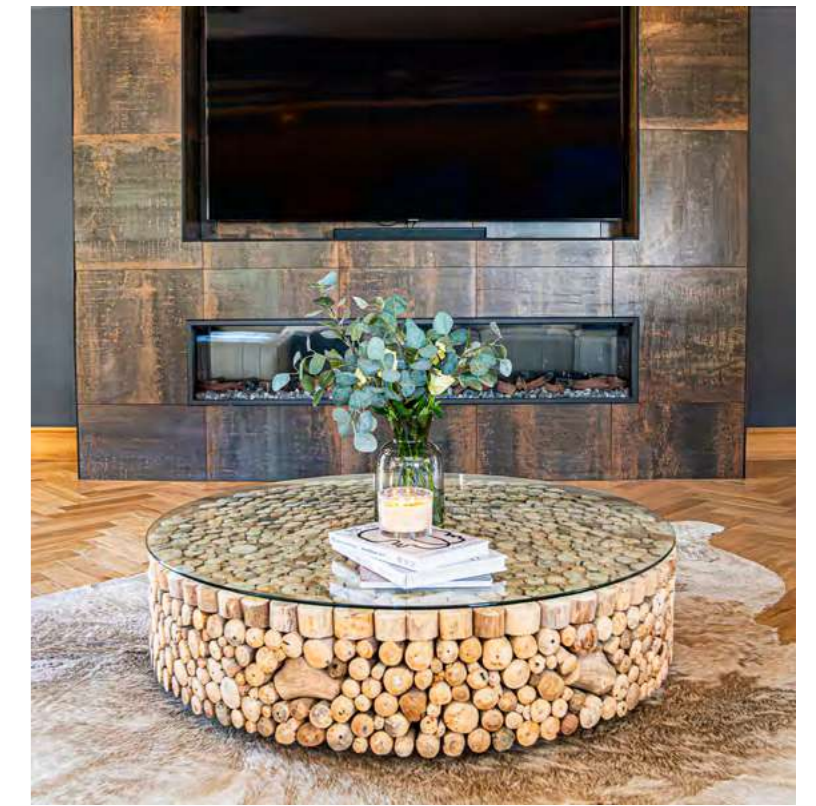


Bask in the Warmth of
Relaxation and Luxury



Moving gracefully from the kitchen, guests find themselves enveloped in the warmth and comfort of the living room. This space, a sanctuary of relaxation, is adorned with sumptuous furnishings and tasteful décor, creating an atmosphere of understated luxury. Here, one can sink into plush seating, lose themselves in captivating conversation, or simply bask in the tranquil ambiance.





Year-Round Opulence & Modern Luxury

In wintertime, curl up with a glass of wine or a mug of cocoa and enjoy movie nights with the family, courtesy of the inset television in the multimedia wall with contemporary glass fronted fire also nestled within the wall below. Warm copper tones add a splash of warmth, with charcoal grey shades to the ornately detailed corning, which exudes the luxury that is ever present throughout Butterley Grange. Chic oak herringbone flooring extends underfoot for classic character.

Classic Character & Contemporary Elegance

Whether inside the opulent interior or amidst the vast patioed exterior, guests of this luxurious property are enveloped in a world of elegance and charm. Every moment spent here is a celebration of the finer things in life, a timeless escape into a world where luxury knows no bounds.



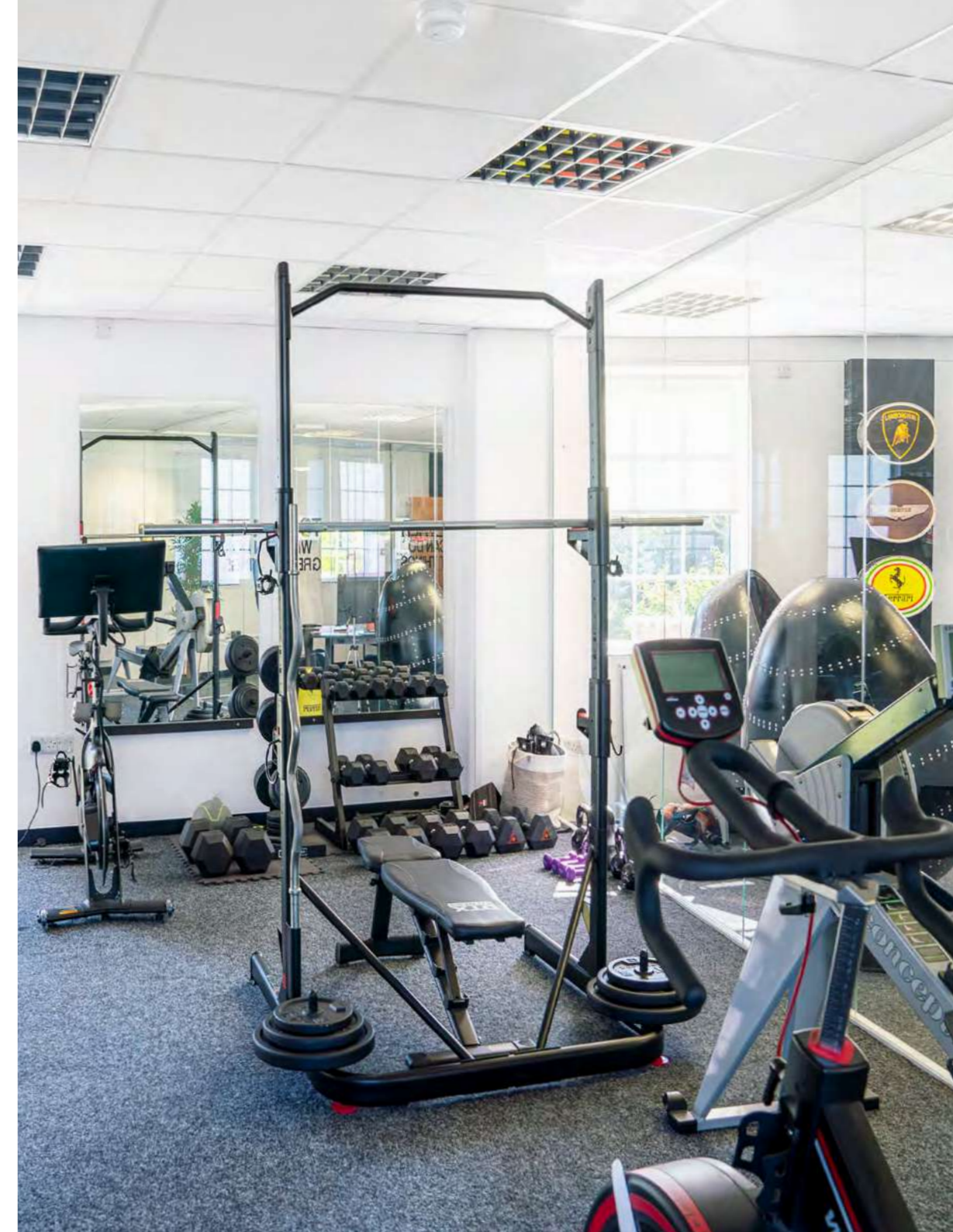


Luxury Living Meets Ultimate Productivity

Work and work out at Butterley Grange without ever leaving the house; from the kitchen, take the oak stairs up from the utility room into the lobby, where tucked away beyond, there is access to the incredible boardroom and gym.

Maintain your maximum gains mentality at the gym and the office, with glass and mirrored walls partitioning the meeting room from the workout zone, allowing you to retain focus and work up a sweat. Fully equipped with machines and weights in the gym, the meeting room can also accommodate 20 people around the table with ease.

There are also accessible WCs located off this area. The ideal setup for anyone looking to run a business from home, there is also a stylish kitchenette with French doors out to the garden.





Make your way through the kitchen-diner to the glazed double doors that open through from the stunning entrance hall and into the pool room. The epitome of boutique spa hotel luxury, Venetian plaster ceilings with arched walkways and dentil cornicing adorn the pool room.

Low-level mood lighting captures the ambience of utter relaxation in this 1800 square foot space, where alongside the turquoise pool with its retractable cover, there is access to a wet room shower room, sauna with speaker system and changing room with shower, wash basin and WC. Enjoy a poolside drink at the elevated seating area to one corner or open the French doors and spill out onto the patio for alfresco dining and sunbathing.



Introducing Your
Poolside Paradise



Continue To The Games Room

Nestled gracefully to the right-hand side of the grand entrance hall, you are invited to make your way through to the exclusive games room. This opulent space, meticulously designed with the finest attention to detail, offers ample room to house a full-sized pool table for enthusiasts of the game.



The room is adorned with a state-of-the-art multimedia wall, providing an immersive experience that is simply unparalleled, making it an ideal setting for entertaining distinguished guests.

Indulge in the rhythm of the night within the opulent confines of No. 7, The Piano Lounge, a sanctuary of entertainment and elegance, seamlessly extending from the games room through sophisticated sliding glazed doors. This exclusive space is not just a lounge; it is your personal bar and dancefloor, where every beat resonates with luxury and every note tells a story of refinement.

Descend the graceful steps to reach the main seating area, a haven of comfort and style, where plush seating invites guests to relax and immerse themselves in the convivial atmosphere. Whether engaged in intimate conversation or simply soaking in the music, this area offers a harmonious blend of luxury and relaxation.





A Tantalising Space For Entertaining With Ease

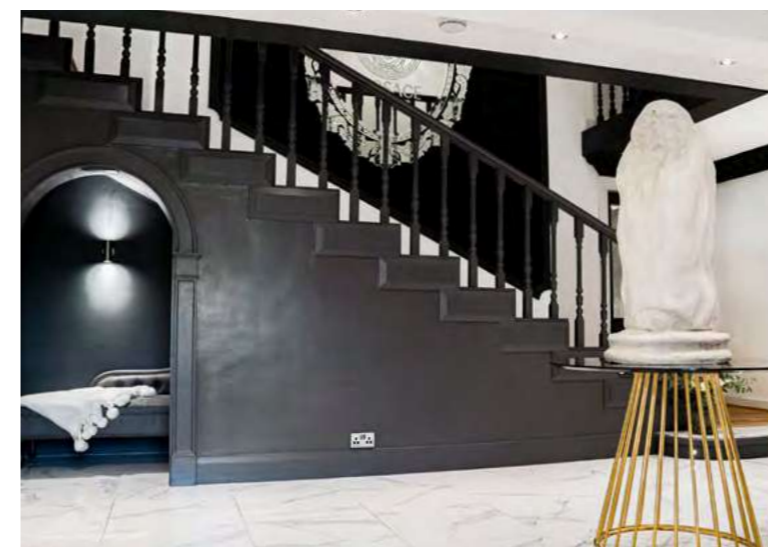
Additionally, the bar features a pristine sink and two fridges, ensuring that every beverage is served at the perfect temperature, and every cocktail is crafted to perfection.

Every element of The Piano Lounge has been designed to offer an experience of unparalleled luxury and enjoyment. From the ornate ceilings to the well-appointed bar, every detail speaks of a commitment to excellence and a passion for creating moments of joy and celebration.



Continuing the suite of entertaining facilities, there is also a large cinema room, arrived at off the games room. Here, you can watch the latest blockbuster on the retractable projector screen, enjoy the ambience of the contemporary log-burning stove within its elegant surround, or admire the views over the glorious gardens through the wide windows.

Cinematic Comfort &
Luxury At Every Frame



Time To Venture Upstairs

From the cinema room, make your way back through the games room and to the grand lobby, a space that welcomes with warmth and opulence.

To the left is an office, tiled in marbled white, the room is a harmonious blend of luxury and practicality, brimming in natural light courtesy of multiple expansive windows and elegant French doors. These doors not only bathe the room in sunlight but also offer easy and inviting access to the beautifully manicured outdoors, allowing for a serene transition between work and relaxation.

From the office, take the plinth lit staircase up to the first-floor landing, where a series of bountiful bedroom suites await



A first-Floor Haven of Comfort & Style

Turning right upon your entrance, you will discover the snug – a truly glorious first-floor living room complete with a traditional log-burning stove. During the winter months, you can snuggle up on the plush settee, enveloped in warmth, with uninterrupted, tranquil views out over the meticulously manicured garden.

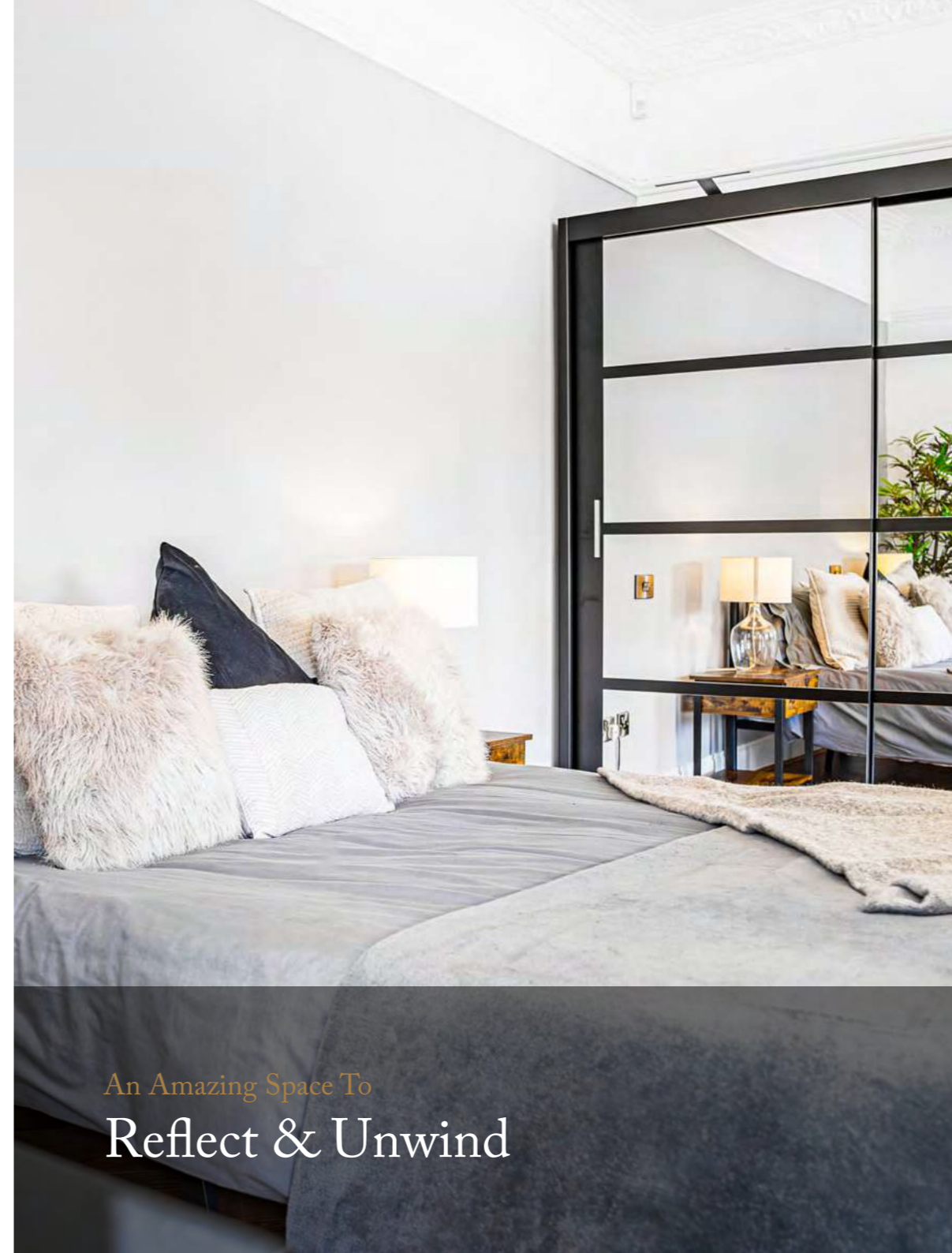
The walls are adorned in sophisticated neutral tones, providing a canvas of elegance and serenity, whilst ornate corning encases the ceiling, adding a touch of historical charm and intricate detail to this luxurious space.





Turning right from the sumptuously appointed lounge, you will discover the first of four generously spacious bedrooms located on this level; each one a sanctuary of comfort and elegance. Preceding the main bedroom, a versatile space presents itself, ideal for use as a sophisticated dressing room, a cosy seating area, or an entertainment-filled games room.

With ample fitted storage available, every convenience is thought of, ensuring a clutter-free environment. Additionally, this bedroom boasts a luxurious en-suite, featuring marbled tiling and chic black fittings, adding a touch of modern sophistication to the bath with an overhead shower.



An Amazing Space To
Reflect & Unwind

From the bedroom, elegant French doors open up to a sunny, private balcony, offering a tranquil space to relax and unwind. The balcony presents glorious, uninterrupted views over the grounds, allowing you to fully immerse yourself in the beauty and serenity of the surrounding landscape.

The combination of luxury and comfort in every detail creates an unparalleled living experience in this exquisite property.





A Home of Endless Possibilities

Across the landing, discover a fully fitted first-floor kitchen, ideal for fixing yourself a midnight snack or a relaxed breakfast, with access out to the balcony for alfresco dining accompanied by stunning views out over the garden and grounds. Consider the potential to create an annex apartment with this area of the first floor and bedroom opposite.

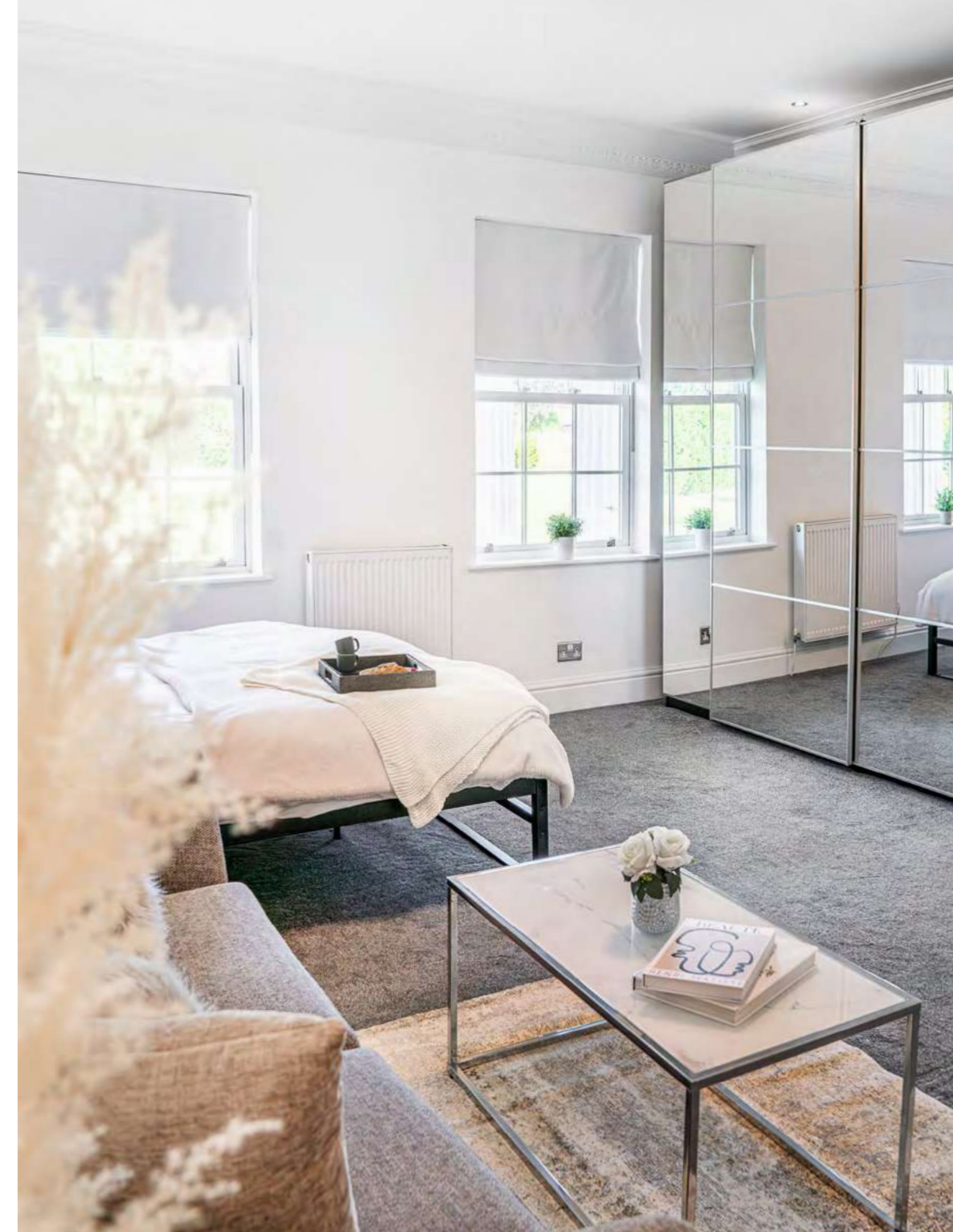


A Versatile Layout For Rest & Relaxation

Returning along the expansive, luminous landing, one is greeted by the entrance to bedroom five on the right; a sanctuary of supreme spaciousness and abundant light.

The room is luxuriously carpeted underfoot, providing a sense of warmth and comfort, and offers ample space for wardrobes, drawers, and even the inclusion of a sumptuous sofa, creating a harmonious blend of functionality and elegance.

Served by a meticulously designed en-suite, this bedroom boasts a contemporary shower room, complete with a stylish wash basin and WC.





Bask in the Warmth of
Relaxation and Luxury



Ornate corncing, architraves and archways perpetuate the Palladian design, as you continue around the landing, arriving at bedroom four. Light, airy and sophisticated, this spacious bedroom offers fitted wardrobes and drawers in the dressing room area, with double doors leading out to the wraparound terrace once more, perfect for breakfast and nightcaps alike.

Luxurious relaxation awaits in the opulent en-suite, with marbled tiling underfoot, vanity unit wash basin, WC and a sunken bath alongside a separate shower.





Introducing The Master Suite

Indulge in an atmosphere of boutique chic sophistication within the confines of the master suite, a secluded sanctuary offering utmost privacy and exclusivity.

This lavish space boasts its own capacious dressing room, adorned with impeccably designed, fitted furniture and enhanced by subtle, ambient mood lighting. Every detail is meticulously crafted to ensure a luxurious experience, and access is readily available out to the expansive wraparound terrace from the dressing room, providing an additional layer of opulence and a breath of fresh air.



The entrance to the main bedroom is marked by ornate Ionic columns, adding a touch of classical elegance and an air of opulence to the space. These architectural features frame the bed, creating a four-poster feel, and are complemented by the bed's slightly raised position on a plinth

The room is a harmonious blend of luxury and tasteful design, with elegant coving and a detailed ceiling rose contributing to the stylish, symmetrical design of this sumptuous master bedroom.



Every element within this master suite is a testament to luxury and sophistication, designed with a discerning eye for detail and a commitment to providing an unparalleled living experience. The combination of classical architectural elements, chic design, and modern amenities creates a unique atmosphere that is both opulent and inviting. This is a space where you can truly relax, unwind, and enjoy the finer things in life, surrounded by beauty and comfort.



Secluded Sanctuary Meers
Chic Sophistication



A Five-Star Bathroom Oasis

Doors to either side of the bed lead through to the private bathroom, rivalling five-star boutique spa lavishness in its scale and sophistication. Soothe the aches in the double Jacuzzi bath or begin the day with a spritz beneath the double shower.



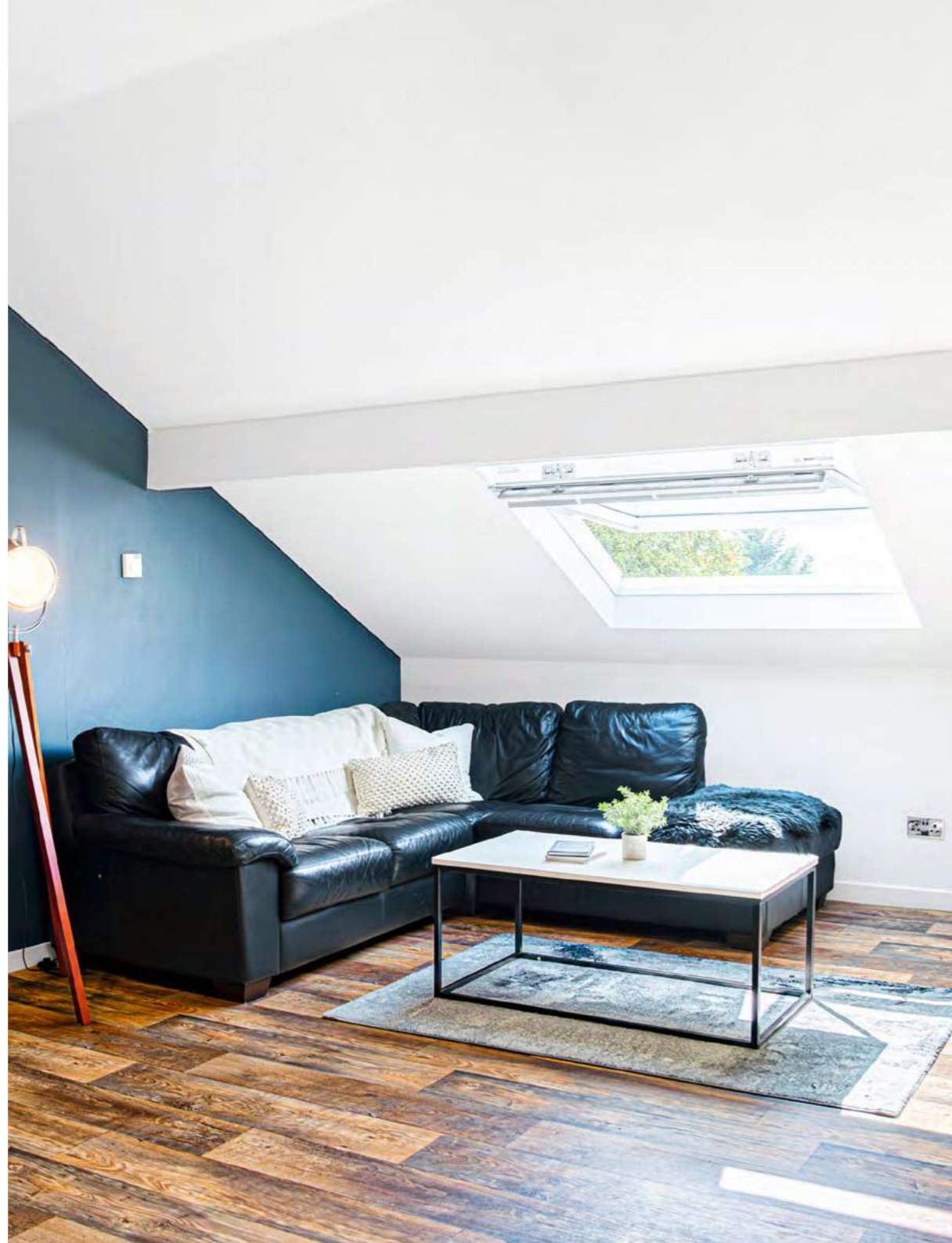
Twin wash basins with vanity unit storage, heated towel radiators and a WC also feature. Throughout Butterley Grange, the decorative palette of Versace-inspired monochrome with glitz and glamour is respected for comforting continuity.

Penthouse Level

Guest Accommodation

Nestled within the serene confines of Butterley Grange, each space is a harmonious blend of spaciousness and intimacy, offering a versatile design that allows residents to curate a lifestyle uniquely their own. With a variety of rooms, floors, and even quaint cottages, the possibilities for utilisation are endless, catering to a myriad of preferences and needs.

On the second floor of Butterley Grange, a series of rooms currently forms a self-contained apartment, ideal for older children, or perhaps a nanny or an au pair.

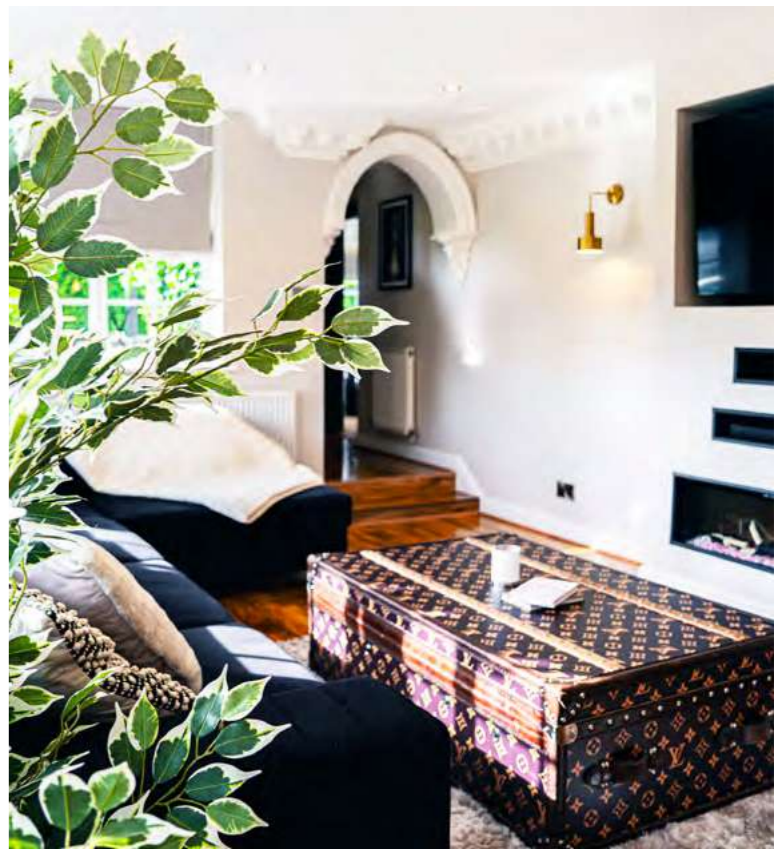


A Home of

Luxury & Adaptability

With a large dressing room containing fitted wardrobes, the upper floor also features a storage room, large double bedroom with roof light, lounge-dining room/games room alongside a kitchenette with fridge and sink and a bathroom containing large bath, separate shower, vanity unit wash basin and WC.





Introducing
Noah's Ark

Perfect for relatives, guests and even staff, Noah's Ark at Butterley Grange is a delightful one-bedroom cottage in the gardens of the main home. With its Italianate verandah, Noah's Ark presents itself as a holiday home haven from the outset, with its own area of lawned garden.



As you step beneath the grand archway, you will pass by two further enchanting entrances leading to the charming cottage, before arriving at the sumptuously appointed bedroom. Here, large, well-placed windows frame breathtaking views out to the main home, offering a picturesque backdrop and inviting a sense of tranquillity.

Refresh and revive in the well-furnished bathroom, equipped with bath, shower, vanity unit wash basin and WC, again featuring gold accents. Every detail in this luxurious cottage has been thoughtfully designed to ensure guests experience unparalleled comfort and elegance during their stay.



A stable door opens into the cosy kitchen, with marble worktops, navy cabinetry and gold fittings. Equipped with oven, sink, induction hob, extractor fan and fridge, there is also breakfast bar seating and wine fridge.

Opening up beyond is the light-filled main living-dining room, where the archways and architraves of the main home are repeated on a smaller scale. A multimedia wall features television and contemporary inset glass-fronted fireplace.

Contemporary Comfort
& Modern Living

A Truly Unparalleled Luxury Retreat

Picture postcard perfect in the snow, gather with family around the dining table, leave the Christmas dinner to a team of professional chefs, and make memories. There is ample space for all your friends and family to reside here throughout the festive period.

Butterley Grange is not just a prestigious home; it is an embodiment of a lavish lifestyle and a sanctuary of serene living. Nestled in a tranquil setting, this residence offers an exclusive retreat away from the hustle and bustle, allowing you to immerse yourself in a world of luxury, tranquillity, and unparalleled comfort.

Every corner of the home exudes sophistication and refinement, with meticulously designed interiors, sumptuous furnishings, and state-of-the-art amenities, all tailored to meet the highest standards of luxury living.

Here, every day is an opportunity to experience splendour, create cherished memories, and live a life of grandeur, surrounded by beauty and elegance.





An Oasis of Tranquillity

Butterley Grange is more than a luxurious family home, it also offers great business potential, with commercial elements including an independent 3000sq ft commercial unit and 1000sq ft workshop. Currently let out, you can continue to earn an income from both buildings or re-purpose them for your own use, perhaps as a helicopter hangar or garaging for your fleet of cars.



An oasis of calm, the 13.6 acres of gardens at Butterley Grange complement the comfort found within, wrapping around the home and offering space in which to roam, relax and revive. Largely lawned, with a vast patio and various seating areas, this is a garden designed to be an extension of the home, with easy access out from several of the downstairs rooms.



Stroll through the gardens, runway lights guiding you along the stone path after dark, and enjoy a moment of calm in the summerhouse, designed to be an exact replica of the bandstand at Belper. Now glazed, enclosed and air-conditioned with its own fridge, sit with a glass of wine and listen to music or leaf through a book, collect your thoughts and drink in the breathtaking views of both Butterley Grange and its grounds. Simply magical.

Early in the year, admire the alpacas, goats and frolicking lambs in the fields, whilst as December settles in, snuggle up warm and cosy within the walls of Butterley Grange, a home that embraces its guests in a manner that belies its grandeur and size.

The marble tiles throughout ensure the home retains the coolness of a contemporary villa in summertime, whilst providing an abundance of warmth in winter.





What's About...

Near & Far

Experience the seclusion and sanctuary of life at Butterley Grange whilst retaining all the convenience of connections into the wider world. Just five minutes from the A38, which in turn delivers you within five minutes to the A1 and M1, commuting couldn't be more convenient.

With extensive walks on the doorstep, pop the pooch on the lead and explore the local area, calling in at any one of the many gastro pubs close by, whilst Chatsworth House with its stunning landscaped parkland gardens is only around 30 minutes' away. On the cusp of the Peak District, take yourself off for a day on the fells, before retreating to the comforts of Butterley Grange. Shops, restaurants and supermarkets can be found in the nearby towns and villages of Somercotes, Riddings, Swanwick and Ripley, all within around two miles of Butterley Grange.

Families are well placed for local schools, with an array of primaries, Church, state and independent schools close by, including Swanwick Primary School, Ripley St John's Primary School and Somerlea Park Junior School; Swanwick School and Sports College, The Ripley Academy and Sixth Form, and The Emmanuel School and Trent College, all within 25 minutes or less of Butterley Grange.

A home in which you can realise your dreams as both an individual and as a family, Butterley Grange comes alive with the sound of laughter, making it the ideal base for a large, blended family, businesspeople with a penchant for entertaining, footballers with an eye for luxury and multi-generational families who love spending time together with the added bonus of their own independent space to retreat to.

Experience the splendour of living in your own private boutique hotel, with all the warmth, comfort and cosiness of a family home and the opulent grandeur of a country mansion, at Butterley Grange, a prestigious home, and yet so much more besides.

The Floor Plan

Approximate Gross Internal Area = 1,362.3 sq m / 14,664 sq ft.

Annexe = 45.3 sq m / 488 sq ft.

Gardener's Cottage = 34.8 sq m / 374 sq ft.

Summerhouse = 30.7 sq m / 330 sq ft.

Garage = 21.6 sq m / 232 sq ft.

Total = 1,494.7 sq m / 16,088 sq ft.

Illustration For Identification Purposes Only.

Measurements Are Approximate.

Not To Scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	74 C
39-54	E		
21-38	F		
1-20	G		



Presented By

Smith & Co.

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