



76b Pastures Hill
Littleover | Derby | Derbyshire | DE23 4BB

76B PASTURES HILL



Occupying a secluded quarter-acre plot just off Pastures Hill, this beautifully refurbished four double bedroom detached home offers vaulted reception space, a mezzanine study area, bifold doors onto south-facing gardens and exceptional family living in prime Littleover.



Positioned in a discreet and highly sought-after setting just off Pastures Hill, this beautifully refurbished four double bedroom detached residence offers an exceptional blend of contemporary family living and everyday convenience. Ideally located for families seeking access to both Derby High School and Littleover Community School, the property also enjoys excellent transport connections, making it perfectly suited to commuters and those looking to remain well connected to the wider Derby area.

Occupying an impressive plot extending to approximately a quarter of an acre, the property has been thoughtfully upgraded throughout to an exceptional standard, with spacious and versatile accommodation designed around modern family living. At the heart of the home is a stunning open-plan living and dining space with bifolding doors opening onto the south-facing gardens, complemented by a mezzanine level currently functioning perfectly as a study/home office area overlooking the principal reception space. A beautifully appointed kitchen/breakfast room with granite worktops and separate utility room further enhances the practicality and flow of the home.

The property further benefits from four generous double bedrooms, including a luxurious principal suite with en suite shower room, an elegant family bathroom featuring a large bath with dual shower over, extensive driveway parking and an integral double garage. Importantly, the garage presents excellent potential for conversion or incorporation into the main accommodation, subject to the necessary consents, offering further scope for those seeking additional living space, a home office or annex-style accommodation.

Adding to the long-term appeal, the property previously obtained planning permission in 2016 for the construction of a detached double garage (Lapsed 2019), highlighting the flexibility and future potential of this substantial plot.

Tucked away within an established and secluded residential setting, this is a rare opportunity to acquire a sizeable and beautifully presented family home in one of Littleover's most desirable locations. Early internal viewing is highly recommended to fully appreciate the scale, setting and lifestyle on offer.

Accommodation

The property is entered via an attractive storm porch with composite entrance door opening into a welcoming reception hallway featuring slate flooring, column radiators and elegant ceiling detailing. The hallway provides access to the principal reception spaces, four bedrooms and the family bathroom, whilst built-in storage and linen cupboards offer excellent practicality.

The dining room is a beautifully presented reception space enjoying oak flooring and direct access onto the rear gardens via aluminium bifolding doors, creating an ideal setting for both formal dining and entertaining. Two exposed brick archways provide an attractive architectural feature and open seamlessly into the impressive main lounge.

The lounge forms the heart of the home and is an exceptional living space characterised by its vaulted ceiling, exposed oak beams and striking multi-fuel burner set within an exposed brick fireplace. Aluminium bifolding doors open directly onto the south-facing gardens, allowing an abundance of natural light throughout the room and creating a superb connection between the indoor and outdoor living spaces. Additional features include bespoke fitted shelving, a stained glass feature window, useful space for an upright piano and practical built-in storage, together with discreet staircase access rising to the mezzanine level.

Overlooking the lounge is a versatile mezzanine level currently utilised as a home study, providing an attractive and private workspace with views across the principal reception area below.

The spacious kitchen/breakfast room has been comprehensively fitted with a range of solid wood wall and base units complemented by granite work surfaces and a traditional Belfast sink. Integrated appliances include a double oven, five-ring gas hob and extractor canopy, whilst exposed brickwork and slate flooring enhance the character of the room. Enjoying dual aspects overlooking the gardens and terrace patio, the kitchen provides an abundance of natural light together with ample space for informal dining and entertaining. A separate utility room offers additional storage and laundry facilities, with a rear door leading directly onto the patio terrace and gardens, creating easy access for alfresco dining and outdoor entertaining.

















The principal bedroom is a generous and beautifully presented suite benefiting from dual aspect windows and a well-appointed en suite shower room featuring a contemporary suite with double shower enclosure and quality tiled finishes.

Three further bedrooms are all well proportioned and thoughtfully presented, each enjoying oak flooring and an abundance of natural light, with fitted storage incorporated within selected rooms.

The family bathroom has been stylishly appointed and fitted with a large bath incorporating a dual-head shower, complemented by elegant porcelain wall tiling and a heated chrome towel rail, creating a luxurious and contemporary feel. A separate guest cloakroom further enhances the practicality of the accommodation.















Gardens and Grounds

Externally, the property is approached via a block paved driveway providing ample off-road parking and access to the attached double garage with electric door, power, lighting and an electric vehicle charging point.

The gardens are a particular feature of the property, enjoying a desirable south-facing aspect and incorporating a substantial terrace patio area accessed directly from the bifolding doors within both the lounge and dining room, together with direct access from the utility room, creating an exceptional setting for alfresco dining and outdoor entertaining. The property occupies a generous plot extending to approximately a quarter of an acre, with mature planting, well-maintained lawns and a high degree of privacy. In addition, planning permission was previously granted for the construction of a detached double garage and additional parking, although this consent lapsed in 2019.





LOCAL AREA

Pastures Hill is a particularly desirable residential address situated within the sought-after suburb of Littleover, lying to the south-west of Derby city centre. The area is highly regarded for its attractive surroundings, excellent schooling and superb connectivity, offering an ideal balance between suburban convenience and access to open countryside.

Littleover has long been considered one of Derby's premier residential locations, favoured for its established character and strong community atmosphere. A comprehensive range of amenities can be found nearby, including independent shops, cafés, restaurants, supermarkets, healthcare facilities and leisure amenities, all catering comfortably for day-to-day living. The area is also exceptionally well served by schooling, with a number of highly regarded primary and secondary schools within easy reach, alongside convenient access to respected independent schools including Derby Grammar School and Derby High School.

For those seeking outdoor recreation, the surrounding area offers an abundance of scenic countryside walks and cycle routes, together with nearby parks and green spaces. Derby city centre provides a more extensive selection of shopping, dining, cultural and leisure facilities, while the nearby villages of Mickleover and Repton further enhance the appeal of the location.

The property is exceptionally well placed for commuting, with swift access to the A38, A50 and M1, providing excellent connections to Derby, Burton-on-Trent, Nottingham, Birmingham and the wider Midlands motorway network. Mainline rail services are available from Derby station, offering regular services to London St Pancras and other major regional centres, while East Midlands Airport is also within convenient reach for international travel.





Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: G

Local Authority: Derby

EPC Rating: C

Property Construction: Standard Brick and Tile

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Gas

Broadband: ADSL connection available - we advise you to check with your provider.

Mobile signal/coverage: 4G mobile signal is available in the area - we advise you to check with your provider.

Parking: Private Driveway, Double Garage & EV Charger

Total Internal Floor Area: 2209 sq ft

Viewing Arrangements:

Strictly via the vendors' sole agents Fine & Country — Derby Office / 07726 314580

Directions: Please use what3words - bonus.flame.puppy

Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only

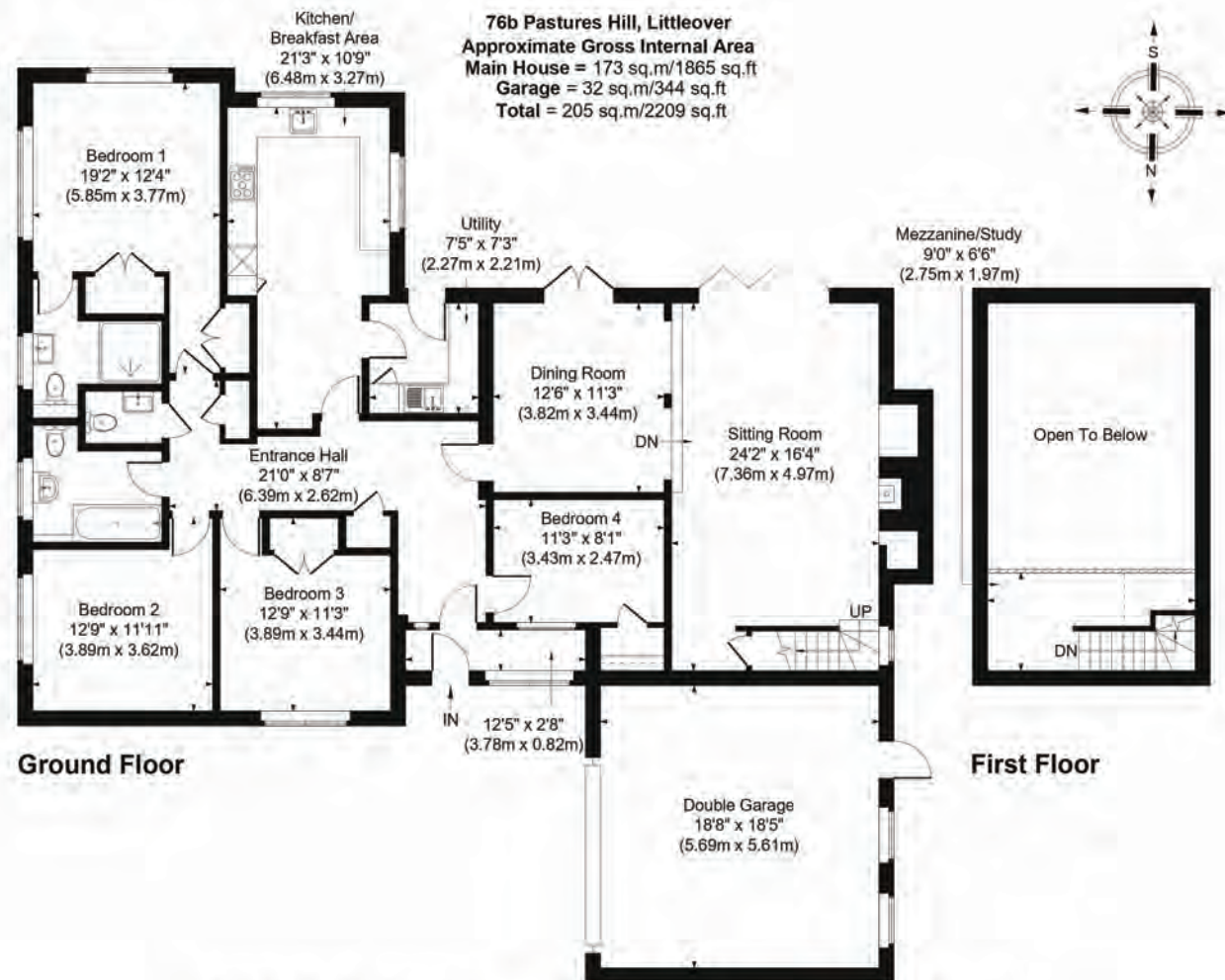


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ANTHONY TAYLOR

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Anthony has specialised in selling premium and rural properties in Derbyshire for over 20 years, gaining an in-depth knowledge of the affluent suburbs of Derby and the surrounding villages that lie within South Derbyshire, Derbyshire Dales and the Peak District.

Anthony's experience and passion combined with the specialist marketing techniques and sale processes fine and country offer help gain the best possible results for his clients and their purchasers to find their dream home.

Married and a proud father of 3, Anthony was born in Derbyshire, spending formative years in Nottinghamshire before attending University. His property career began in Hampstead, London - drawn back to rural roots and sporting interests joining a premier firm in Derbyshire.

Agent Testimonial

"I've been delighted with Anthony Taylor from Fine & Country during the sale of my property. The level of advice, professionalism and knowledge of the local market have been exemplary." November 2025

"Anthony is like no other estate agent I've met before! He goes above and beyond, out of hours, whatever it takes to support a sale effectively and efficiently. I could not recommend him more highly!" November 2025

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