Fletcher & Company

Lumb House Lumb Lane, Hazelwood, Derbyshire, DE56 4AH

Offers Over £2,250,000

Freehold



- Exceptional Individual Self-Built Detached Residence
- Highly Sought-After Hazelwood Location - Ecclesbourne School Catchment Area
- Approx. 13 Acres of Gardens and Land with Stunning Far-Reaching Views
- Superb Open Plan Living Kitchen and Dining Space
- Five Well-Proportioned Bedrooms
- Multiple Luxurious En-Suite Facilities Plus Family Bathroom
- Elegant Reception Hall, Sitting Room and Home Office
- Beautifully Landscaped Gardens, Terraces and Composite Decking
- Sweeping Gated Gravel Driveway with Secondary Gated Access
- Triple Garage with Versatile Ancillary Accommodation Above





Summary

Lumb House is an exceptional individual self-built residence, occupying a private and elevated position within the highly sought-after village of Hazelwood and falling within the renowned Ecclesbourne School catchment area.

Enjoying breathtaking far-reaching countryside views, this beautifully designed home offers a rare combination of privacy, scale and lifestyle, set within approximately 13 acres of gardens and land.

Thoughtfully styled and finished to an impressive standard throughout, the property provides elegant reception space, a stunning open plan living kitchen forming the heart of the home, and five well-proportioned bedrooms, several of which are served by luxurious en-suite facilities.

Externally, the property continues to impress with extensive gated parking, beautifully landscaped gardens, a substantial triple garage and a highly versatile ancillary space above, ideal for a range of uses including home working, leisure, studio space or potential annexe-style accommodation. Despite its peaceful and highly private setting, Lumb House remains conveniently positioned for access to nearby amenities, transport links and highly regarded schooling.

A truly unique country home, combining refined modern living with a spectacular rural setting.

The Location

Accommodation

Entrance Hall

26'3" x 10'2" (8.01 x 3.11)

Accessed via a secure hardwood double glazed entrance door with frosted glass panels and a glazed overlight, the property opens into an elegant and welcoming reception hall which immediately sets the tone for the quality and style found throughout the home.



The hall enjoys a striking outlook straight through the house towards the surrounding open countryside, creating a superb first impression and a real sense of light and space. Attractive period style tiled flooring and deep corniced ceiling enhances the character of the room, whilst half height timber wall panelling and fitted wall lights add warmth and refinement.



A staircase rises to the first floor, complete with balustrade, handrail and carpet runner with stair rods, reinforcing the home's classic styling. Internal doors lead through to the principal ground floor accommodation, including the guest cloakroom.



Guest Cloakroom

6'11" x 2'11" (2.13 x 0.89)

Beautifully appointed and finished to a high standard, the guest cloakroom is fitted with a contemporary two piece suite comprising a Duravit wall-mounted wash handbasin and a low-level WC with concealed cistern.

The space continues the design language from the entrance hall, featuring half height timber wall panelling and elegant period style tiled flooring. Further features include fitted wall lighting, recessed ceiling spotlighting and an extractor fan, creating a practical yet stylish facility for guests.

Sitting Room

18'6" x 14'10" (5.65 x 4.54)

A beautifully proportioned and elegantly presented reception room, the sitting room enjoys a dual aspect with views across both the front landscaped gardens and the side elevation.



The focal point of the room is a striking feature fireplace incorporating a contemporary living flame gas fire, set within a quality limestone surround and complemented by a contrasting black granite hearth. This creates a stylish and inviting centrepiece to the room.



The space is further enhanced by high quality wood effect flooring with underfloor heating, corniced ceiling, offering both comfort and modern convenience. Hardwood double glazed sliding sash windows form an attractive bay to the front elevation, framing the outlook over the gardens, whilst additional windows to the side allow for further natural light and views.

Home Office

17'1" x 10'9" (5.22 x 3.30)

Beautifully appointed and thoughtfully designed, the home office provides a stylish and versatile workspace ideally suited to modern living, whilst equally lending itself to a variety of alternative uses such as a snug, library or hobby room.

The room benefits from a comprehensive range of quality fitted shelving with cupboards below, providing excellent storage and display space. A decorative corniced ceiling adds character, whilst wood effect vinyl flooring with underfloor heating ensures comfort underfoot.

Double glazed windows to both the front and side elevations, including a bay window to the front, draw in excellent natural light and enjoy views over the landscaped gardens.



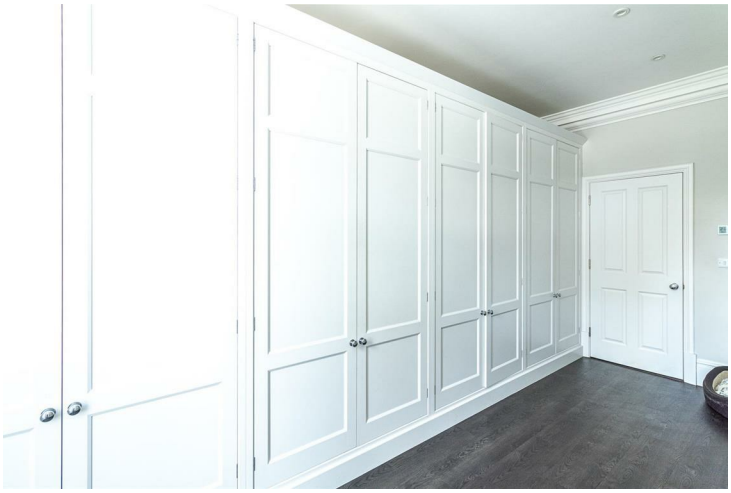




Boot Room

17'0" x 5'11" (5.19 x 1.82)

A particularly spacious and well designed boot room, arranged to provide excellent everyday practicality and storage for modern family living.



Fitted with an extensive range of bespoke cabinetry, the room incorporates shelving, hanging space and generous storage solutions. Quality wood effect vinyl flooring with underfloor heating ensures both durability and comfort, whilst a corniced ceiling and recessed spotlighting maintain the high standard of finish.

A double glazed window to the side elevation provides natural light, and a door leads through to the adjoining utility room.

Utility Room

16'11" x 6'7" (5.18 x 2.01)

A spacious and well-appointed utility room, designed with both function and quality in mind.



Fitted with a range of matt white base and eye-level units with quartz worksurface over, incorporating an undermounted stainless steel Blanco sink with swan neck mixer tap and matching upstand. There is ample plumbing and space for two washing machines and two tumble dryers, making the room exceptionally practical for busy households.

Additional features include a built-in boiler cupboard housing a wall-mounted Worcester boiler and a further full height integrated freezer. The room is finished with quality wood effect vinyl flooring with underfloor heating, recessed spotlighting, deep cornicing and extractor fan. A secure hardwood double glazed side entrance door provides direct access out to the driveway.

Open Plan Living Kitchen & Dining Room

23'1" x 14'9" x 28'4" x 14'11" (7.04 x 4.50 x 8.65 x 4.55)

Undoubtedly the centrepiece of the home, this stunning open plan living kitchen and dining space has been beautifully designed to create a seamless and highly versatile environment, perfectly suited to both everyday family life and entertaining on a larger scale.

Flooded with natural light and enjoying breathtaking far-reaching countryside views, this elegant room offers a superb sense of openness whilst maintaining clearly defined areas for cooking, dining and relaxing. French doors open directly to the gardens and decked seating areas, creating a wonderful connection between the interior and outside space.

Kitchen Area

The bespoke fitted kitchen is a true statement space, featuring a comprehensive range of handmade in-frame hardwood base and drawer units, together with matching larder cupboards and a range of glazed display cabinets. A particularly impressive and generously proportioned central island provides both a focal point, practical workspace and extensive breakfast bar, incorporating an undermounted sink with Quooker boiling water tap and finished with quality quartz worksurfaces.

The kitchen is exceptionally well -equipped with a stainless steel Wolf range cooker with gas hob and double oven, set within a feature surround with extractor over, shelving and a stylish mirrored splashback. Further appliances include a particularly impressive Sub-Zero double stainless steel refrigerator with generous central wine cooler and two integrated dishwashers.

Deep cornicing, recessed spotlighting and quality wood effect vinyl flooring with underfloor heating complete the room, whilst double glazed windows and hardwood French doors to the side and rear elevations frame the countryside views and provide direct access to the decked entertaining areas and gardens.







Dining Area

Positioned centrally within the open plan layout, the dining area offers a versatile space ideal for both formal and informal occasions.

Currently arranged as a generous dining space, the area enjoys French doors opening directly to the garden, allowing the room to take full advantage of the far-reaching views and enhancing the sense of indoor/outdoor living. The continuity of flooring, underfloor heating and detailed ceiling finish ensures the space feels cohesive and beautifully considered.





Living Area

Beautifully presented with a contemporary layout, the living area provides a comfortable yet refined place to relax and unwind.

A feature log effect remote controlled fire forms an attractive focal point, with a recessed space above designed to accommodate a television. Within the chimney recess there are bespoke built-in cupboards to either side together with fitted display shelving, creating a stylish and practical storage solution.

Further enhancing the room are fitted wall lights, deep cornicing and the continuation of quality wood effect vinyl flooring with underfloor heating. Double glazed French doors to the rear open directly onto the gardens, perfectly framing the stunning countryside views beyond.





First Floor Landing

33'10" x 10'4" (10.32 x 3.16)

A generous and elegantly proportioned first floor landing, continuing the sense of openness and quality found throughout the home.



The landing offers a versatile area currently arranged with a seating space, ideal for reading or quiet relaxation, whilst also lending itself to a variety of alternative uses if required. Built-in cabinetry incorporates two double storage cupboards, providing useful additional storage without compromising the spacious feel of the area.



A window to the rear elevation provides lovely natural light and enjoys far-reaching countryside views. The space is further enhanced by coved ceiling detail, wall lighting and radiators, with internal doors leading through to the bedroom accommodation.

Principal Bedroom
22'6" x 15'1" (6.87 x 4.61)
An elegant and generously proportioned principal bedroom, beautifully positioned to take full advantage of the home's outstanding rural setting.

The room enjoys a dual aspect and is fitted with a comprehensive range of bespoke wardrobes, providing ample hanging space and useful storage, whilst still allowing plenty of room for a seating area. A particularly striking feature is the set of double glazed French doors opening to a glass Juliet balcony, framing the far-reaching countryside views and creating a real focal point within the room.

Further double glazed windows to the side and rear elevations enhance the natural light and outlook. Finished with cornicing and two radiators, this is a superb principal suite, with double doors leading through to the en-suite bathroom.





Principal En-Suite Bathroom
14'5" x 6'10" (4.40 x 2.09)
A spacious and luxuriously appointed en-suite bathroom, fitted to an exceptional standard and designed with both style and comfort in mind.

The suite comprises a freestanding bath with floor-mounted tap and handheld shower attachment, together with a generous walk-in double shower area featuring glass screen, recessed niche and rainfall shower head. A contemporary vanity arrangement incorporates a wash hand basin set upon a marble worksurface with generous drawer storage below, complemented by a ceramic sit-on basin and a concealed cistern WC.

Additional features include fitted shelving with lighting, two chrome heated towel rails, ceramic tiled splashbacks and quality ceramic tiled flooring. Recessed spotlighting and extractor fan complete the room, whilst a hardwood double glazed window to the side elevation allows for natural light and enjoys beautiful countryside views.





Bedroom Two

15'2" x 11'9" (4.64 x 3.59)

A well-proportioned and beautifully presented double bedroom, enjoying a lovely rear aspect with stunning far-reaching countryside views.



The room benefits from a comprehensive range of bespoke fitted bedroom furniture incorporating wardrobes, shelving and storage, providing excellent practicality. Further features include a corniced ceiling with recessed spotlighting, two radiators for comfort, and a double glazed window to the rear elevation.

An airing cupboard houses the hot water tank, and a door leads through to the en-suite shower room, making this an ideal guest bedroom suite.



Bedroom Two En-Suite Shower Room

7'11" x 4'3" (2.43 x 1.32)

Stylishly appointed and finished to a high standard, the en-suite shower room is fitted with a contemporary three piece suite comprising a wall-mounted Duravit vanity wash handbasin with drawer unit below, a low level WC with concealed cistern, and a generous double shower enclosure.

The shower area is fitted with a glass screen, rainfall shower head and recessed niche, all complemented by quality marble effect tiled walls. Matching marble-effect tiled splashbacks and flooring create a cohesive and elegant finish throughout.

Further features include a chrome heated towel rail, corniced ceiling, recessed spotlighting and extractor fan, resulting in a beautifully designed and practical en-suite.

Bedroom Three
13'5" x 13'2" (4.09 x 4.03)
A further well-proportioned double bedroom, finished to a high standard and ideal for family or guests.

The room benefits from a range of handmade bespoke fitted furniture incorporating wardrobes providing ample hanging space and storage, together with fitted shelving and a dressing table with drawer unit and display shelving over. Recessed ceiling spotlighting and two radiators add comfort and practicality, whilst the window provides good natural light and a pleasant outlook.

A door leads directly through to the en-suite shower room.





Bedroom Three En-Suite Shower Room
9'4" x 4'5" (2.87 x 1.35)
A further luxuriously appointed en-suite, fitted with a quality Duravit three piece suite and finished in a stylish contemporary manner.

The space comprises a wall-mounted vanity unit with integrated wash hand basin and drawer storage below, a low level WC with concealed cistern, and a generous shower area with glass screen, rainfall shower head and recessed tiled niche.

Marble effect tiled splashbacks and flooring run throughout, complemented by a chrome heated towel rail, corniced ceiling, recessed spotlighting, fitted vanity mirror and extractor fan. A well-designed room, perfectly in keeping with the quality seen elsewhere in the home.





Bedroom Four
14'4" x 13'1" (4.37 x 4.00)
A further well-proportioned double bedroom, enjoying a dual aspect and attractive outlook.

The room is fitted with bespoke cabinetry incorporating a range of wardrobes providing ample hanging space and useful storage, together with a fitted dressing table and drawer unit. Cornicing, recessed spotlighting and two radiators complete the room, whilst double glazed sliding sash windows to both the front and side elevations ensure excellent natural light and delightful views.





Bedroom Five

15'0" x 12'3" (4.58 x 3.74)

A further well-proportioned bedroom, also enjoying a dual aspect and beautiful far-reaching countryside views. The room benefits from a range of bespoke fitted furniture including wardrobes with ample hanging space, shelving and useful storage. Recessed spotlighting and a corniced ceiling maintain the consistent quality of finish, whilst windows to the front and side elevations ensure the room feels bright and well connected to the setting.





Family Bathroom
13'1" x 8'0" (4.01 x 2.46)
A stunning and spacious luxury family bathroom, beautifully appointed and finished to an exceptional standard.

The room is fitted with a high-quality four-piece suite comprising a freestanding bath with floor-mounted tap and handheld shower attachment, together with a generous walk-in double shower area with glass screen and rainfall shower head. A wall-mounted vanity unit incorporates a Duravit wash hand basin with drawer storage below, complemented by a stylish fitted mirror and recessed shelving with feature lighting over. A low-level WC with concealed cistern completes the suite.

Further features include a chrome heated towel rail, quality ceramic tiled flooring with underfloor heating, recessed spotlighting and a double glazed sliding sash window to the front elevation providing natural light.







Outside & Grounds

Lumb House occupies a truly exceptional position, set within approximately 13 acres of beautifully maintained gardens and land, offering a rare combination of privacy, outlook and lifestyle opportunity.

The property is approached via contemporary metal electric twin gates set between stone-built pillars, opening onto a sweeping gravel driveway which provides extensive off-road parking and an immediate sense of arrival. A secondary set of electric gates allows for a convenient in-and-out driveway arrangement, ideal for both everyday use and entertaining.

To the front, the gardens are thoughtfully landscaped and predominantly laid to lawn, complemented by mature hedging, well-stocked borders and specimen planting, including elegant silver birch trees. Subtle and well-positioned exterior lighting enhances the approach, creating an attractive setting both during the day and into the evening.

The outdoor space has been carefully designed to maximise both usability and enjoyment of the surroundings. A substantial paved terrace extends directly from the property, seamlessly connecting to a composite decked seating area accessed from the open plan living kitchen. This provides an ideal setting for al fresco dining, entertaining and relaxed outdoor living, all while taking full advantage of the breathtaking, uninterrupted views across open Derbyshire countryside.

The gardens continue to wrap around the property, with additional lawned areas to the side and rear, offering excellent space for family use, recreation or further landscaping if desired. A further composite decked area provides an additional seating space, perfectly positioned to capture different aspects of the outlook throughout the day.

All of this is framed by a low dry stone wall boundary, which has been carefully considered to retain the sense of openness and preserve the far-reaching rural views beyond, a defining feature of the home.

Beyond the formal gardens, the land extends to approximately 13 acres in total, offering exceptional versatility for a variety of uses, whether for leisure, lifestyle, equestrian interest or simply to enjoy the privacy and scale of a true country setting.







Triple Garage

19'0" x 16'6" x 19'2" x 8'1" (5.81 x 5.03 x 5.86 x 2.47)
A continuation of the sweeping gravel driveway leads to the substantial triple garage, fitted with three double doors.



The building provides superb storage and garaging space, with excellent versatility for a range of further uses if required. Within part of the garage there is also plant and water systems serving the property.

Ancillary Accommodation

24'10" x 14'1" x 5'2" x 4'10" (7.58 x 4.30 x 1.60 x 1.48)
Situated above the garage is a highly useful and versatile ancillary space, suitable for a wide variety of uses including additional accommodation, home office, cinema room, studio, business space or annexe-style use.



The accommodation is accessed via a secure double glazed entrance door to the side and opens into a spacious main room currently arranged to provide both seating and dining areas. The room benefits from wood effect flooring, electric storage heating and multiple windows, including feature full height glazing overlooking the gardens, allowing for excellent natural light and a lovely outlook.

A separate washroom is fitted with a two piece suite comprising pedestal wash handbasin and low level WC, with the additional benefit of a skylight providing natural light.

Council Tax Band H

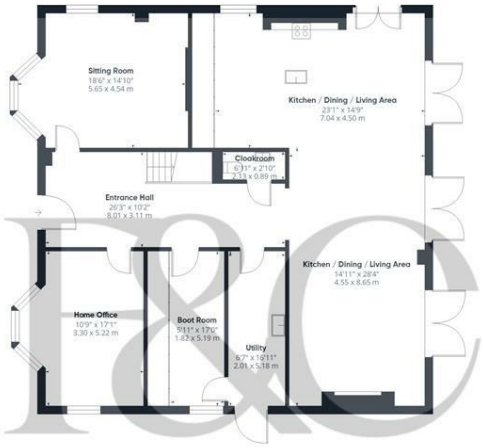






Note

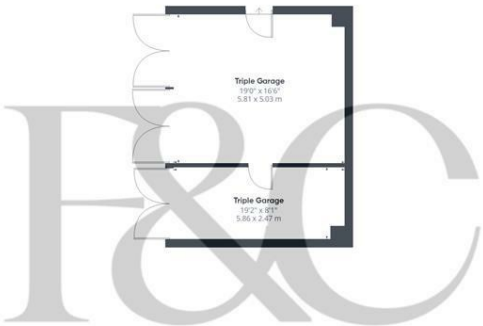
Please note: The property enjoys independent services, with a private water supply and alternative heating system in place. Further information is available on request for those wishing to explore these features in more detail.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area(1)

4348 ft²

403.9 m²

Reduced headroom

43 ft²

4 m²

(1) Excluding balconies and terraces

Reduced headroom

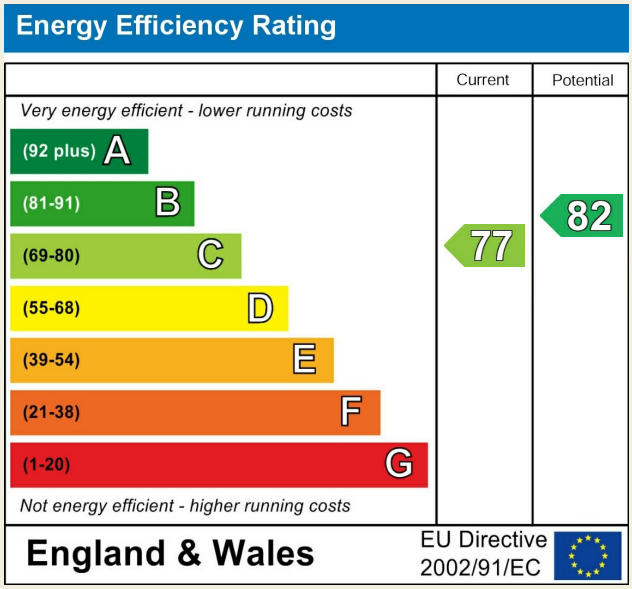
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Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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Council Tax Band: H
Tenure: Freehold