



## 5 Bed House - Detached

Rose Cottage Firestone, Hazelwood, Belper DE56 4AE  
Offers Over £1,250,000 Freehold



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**Fletcher**  
& Company

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

- Beautiful Stone Built Detached Residence
- Special Elevated Position – Far Reaching Views
- Lounge, Sitting Room, Study
- Superior Kitchen/Dining Room
- Four Bedrooms – Ensuite & Family Bathroom
- Studio/Bedroom 5 with Office and Shower Room
- Sunny Generous Gardens with Open Views
- Gated Block Paved Driveway with Triple Garage
- Planning Permission to Extend
- Easy Access to Duffield, Farnah Green & Belper

ECCLESBOURNE SCHOOL CATCHMENT AREA – This superb individual stone built detached residence enjoys a highly sought after location with beautiful far reaching views.

#### The Location

The property is situated in the charming hamlet of Hazelwood which is a particularly sought after residential location and offers an historic Church, village hall, tennis court, green bowls, bus service and many pleasant walks in delightful open countryside.

The location also gives access to Ashbourne, which is known as the gateway to Dovedale and the famous Peak district National Park. The market town of Belper is a short distance away and offers a broad range of facilities including supermarkets, cafes and restaurants. The village of Duffield which provides a varied and interesting range of shops and amenities, together with schools including William Gilbert and The Meadows Primary School and the noted Ecclesbourne Secondary School.

Recreational facilities include tennis, squash and Chevin golf course. There is also a local train service from Duffield to Derby, with a further service from Derby to London St. Pancras of approximately 95 minutes.

#### Accommodation

##### Entrance Hall

With entrance door, spotlights to ceiling, two useful storage cupboards, underfloor heating and featured staircase leading to first floor.

##### Cloakroom

7'10" x 3'5" (2.41 x 1.06)

With low level WC, fitted wash basin with fitted base cupboard underneath, spotlights to ceiling and extractor fan.

### Lounge

19'10" x 17'9" (6.05 x 5.43)

With featured electric fire, spotlights to ceiling, two radiators, two double glazed windows with fitted blinds to rear, feature double glazed bifolding doors opening onto Indian stone patio and countryside views.



### Sitting Room

17'5" x 10'3" (5.33 x 3.14)

With featured vaulted ceilings, underfloor heating, countryside views, several double glazed windows incorporating double glazed French doors opening onto formal gardens, dual aspect log burner and open square archway leading into living kitchen/dining room.



### Study/Snug

17'5" x 10'6" (5.33 x 3.21)

With decorative beams to ceiling, fitted wall lights, radiator, two double glazed windows with fitted blinds to rear and double glazed window to front overlooking gardens.



## Living Kitchen/Dining Room

23'11" x 13'2" (7.30 x 4.02)

With single sink with mixer tap with Quooker boiling tap and filter tap, wall and base fitted units with attractive matching quartz worktops, built-in four ring NEFF induction hob with down draft extractor, Neff electric fan assisted oven, Neff combination microwave over/air fryer with warming plate underneath, integrated Hotpoint dishwasher, lovely pantry cupboard which is illuminated with shelving, integrated substantial fridge, integrated substantial freezer, central kitchen island again with matching quartz worktops and drawers underneath, concealed recycling bin cupboard, underfloor heating, concealed central heating boiler, inset dual aspect log burner, countryside views, open square archway leading into sitting room and double glazed window.



### First Floor Landing

11'9" x 7'8" (3.59 x 2.35)

With radiator, double glazed window and countryside views.

### Bedroom One

17'10" x 13'9" (5.46 x 4.21)

With featured vaulted ceilings, two radiators, countryside views, double glazed window with fitted blind, featured triangular shaped double glazed windows with electric blinds and double glazed French doors with Juliet style balcony with black painted, wrought iron railings.



### Walk-In Wardrobe

8'11" x 5'11" (2.73 x 1.82)

With fitted wardrobes providing good storage, spotlights to ceiling and drawers.

### En-Suite

8'4" x 5'11" (2.55 x 1.81)

With walk-in double shower with chrome fittings including shower, twin wash basins both having fitted base cupboards underneath, low level WC, tiled splashbacks, tiled flooring, heritage style towel rail/radiator, spotlights to ceiling, extractor fan and pocket door.



### Bedroom Two

14'4" x 13'1" (4.39 x 4.00)

With a good range of built-in wardrobes providing storage, radiator, spotlights to ceiling, countryside views and double glazed window.



### Bedroom Three

11'9" x 10'11" (3.59 x 3.34)

With built-in wardrobes providing good storage, radiator, countryside views and double glazed window.



### Bedroom Four

14'5" x 7'8" (4.40 x 2.36)

With radiator and double glazed window with fitted blind to rear.



### Family Bathroom

9'11" x 5'9" (3.03 x 1.76)

With bath, fitted wash basin with fitted base cupboard underneath, low level WC, walk-in shower, fully tiled walls, tiled flooring, censored concealed lighting, wall mounted illuminated circular mirror, heated towel rail/radiator, spotlights to ceiling, illuminated display alcove, additional built-in cupboard with shelving including shaver point and double glazed window with fitted blind.



## Gardens & Grounds

To the front of the property there are electric wrought-iron gates with shaped stone border walls providing access to an block-paved driveway with ample parking and access to triple garage with studio/bedroom 5. Feature stone and paved steps lead up into the gardens with gravelled pathway leading to the property. The gardens are principally laid to lawn with borders. There is a raised Indian stone patio providing an ideal area for outdoor seating/dining. To the rear of the property there is a shared driveway giving access to a block paved private driveway providing further off road parking and turning with well stocked mature borders incorporating a variety of plants, shrubs and trees and block paved pathway leading to the side of the home. To the opposite side of the home there are two stone built pillars with feature down-lighter and a block paved path leading to the front entrance door. All enjoying a degree of privacy and a south facing aspect, enclosed behind mature hedges with beautiful far reaching views.



## Driveway

A block paved driveway with electric, wrought iron gates provides car standing spaces for approximately 4/5 vehicles.



### Triple Garage

28'3" x 20'3" (8.62 x 6.18)

With concrete floor, power, lighting and three matching double opening doors.



### Studio/Bedroom 5 - Over Triple Garage

#### Sitting Area/Bedroom 5

18'11" x 15'11" (5.78 x 4.86)

With power, lighting, insulated walls, spotlights to ceiling, electric heater, countryside views and three double glazed Velux style windows.



#### Shower Room

7'3" x 4'10" (2.23 x 1.49)

With separate shower cubicle with electric shower, corner wash basin, low level WC, tiled splashbacks, heated chrome towel rail/radiator, countryside views and double glazed Velux style window.



Office

15'11" x 8'10" (4.87 x 2.70)

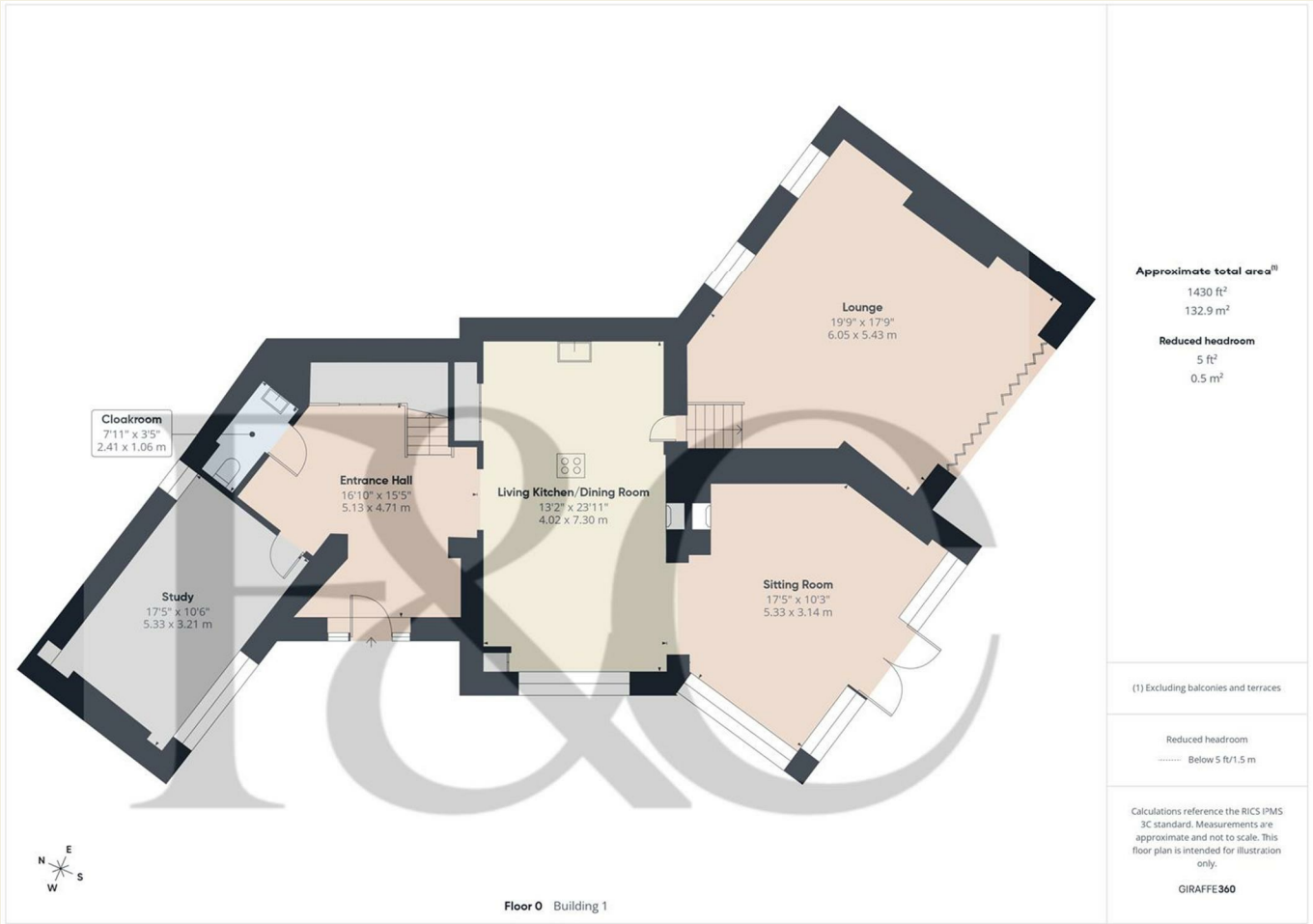
With insulated walls, electric heater, power and lighting, spotlights to ceiling, countryside views, featured circular sealed unit double glazed window and two matching double glazed Velux style windows.



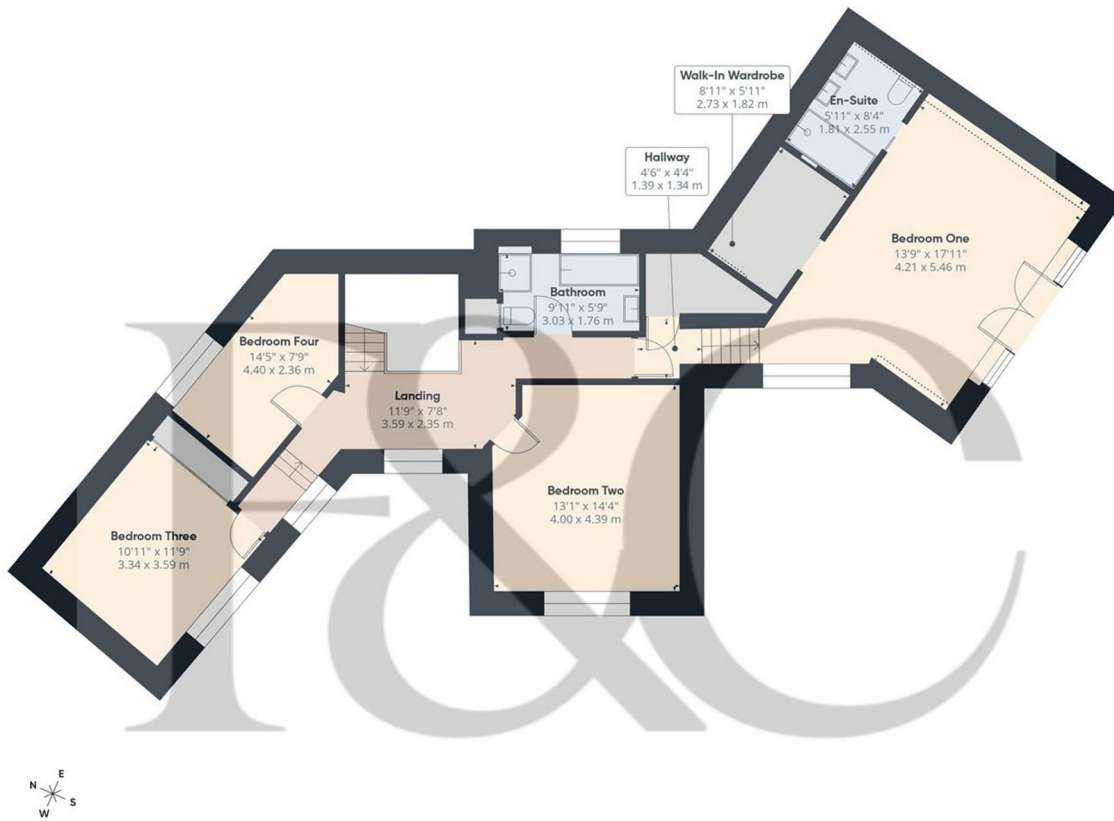
Council Tax Band G

Directions

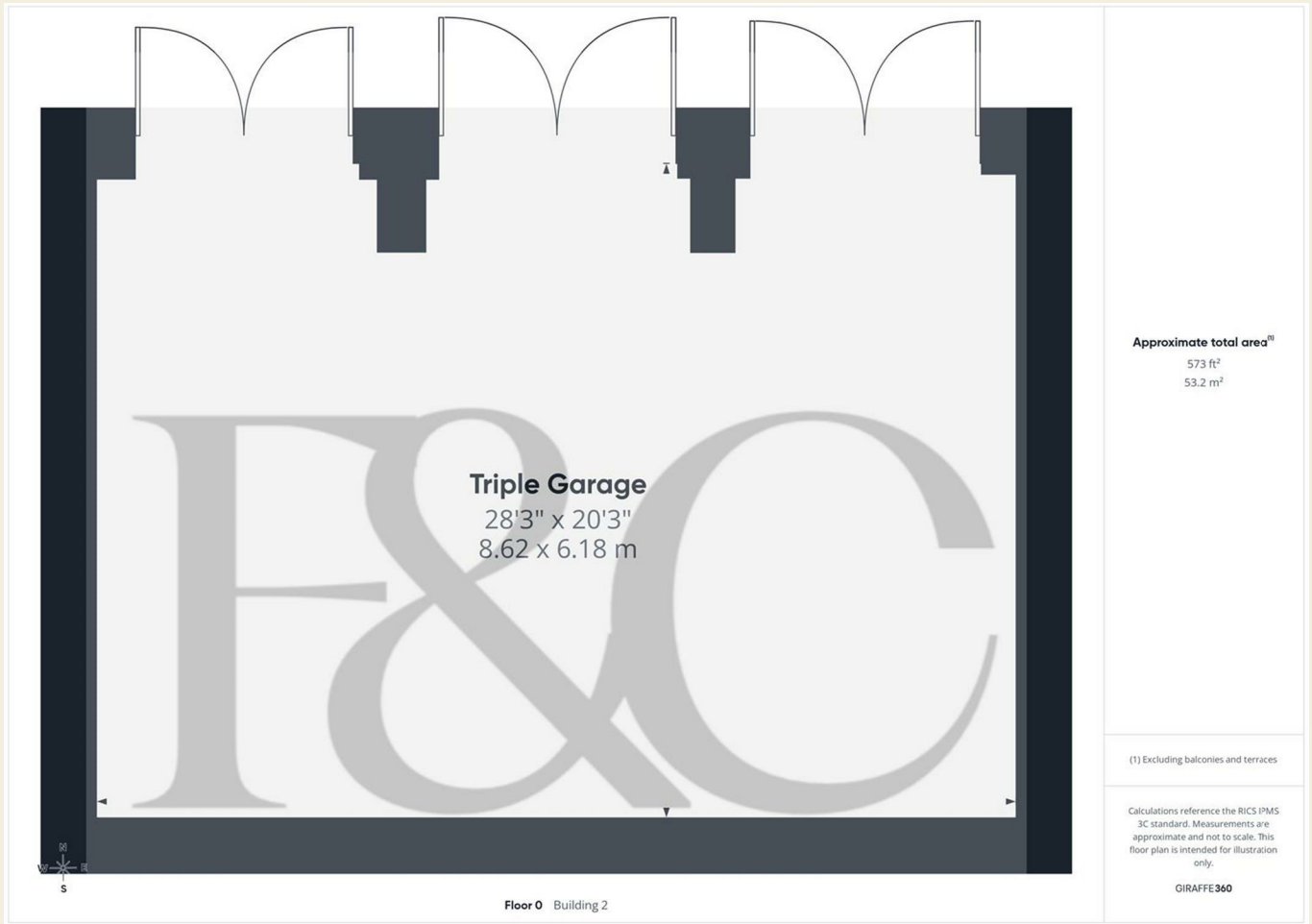
From our Duffield office proceed north along Town Street turning left onto King Street, continue along King Street which becomes Hazelwood Road, eventually turning right when entering Hazelwood onto Spring Hollow. Continue along Spring Hollow for approximately ¼ of a mile and Rose Cottage will be found on the right hand side.



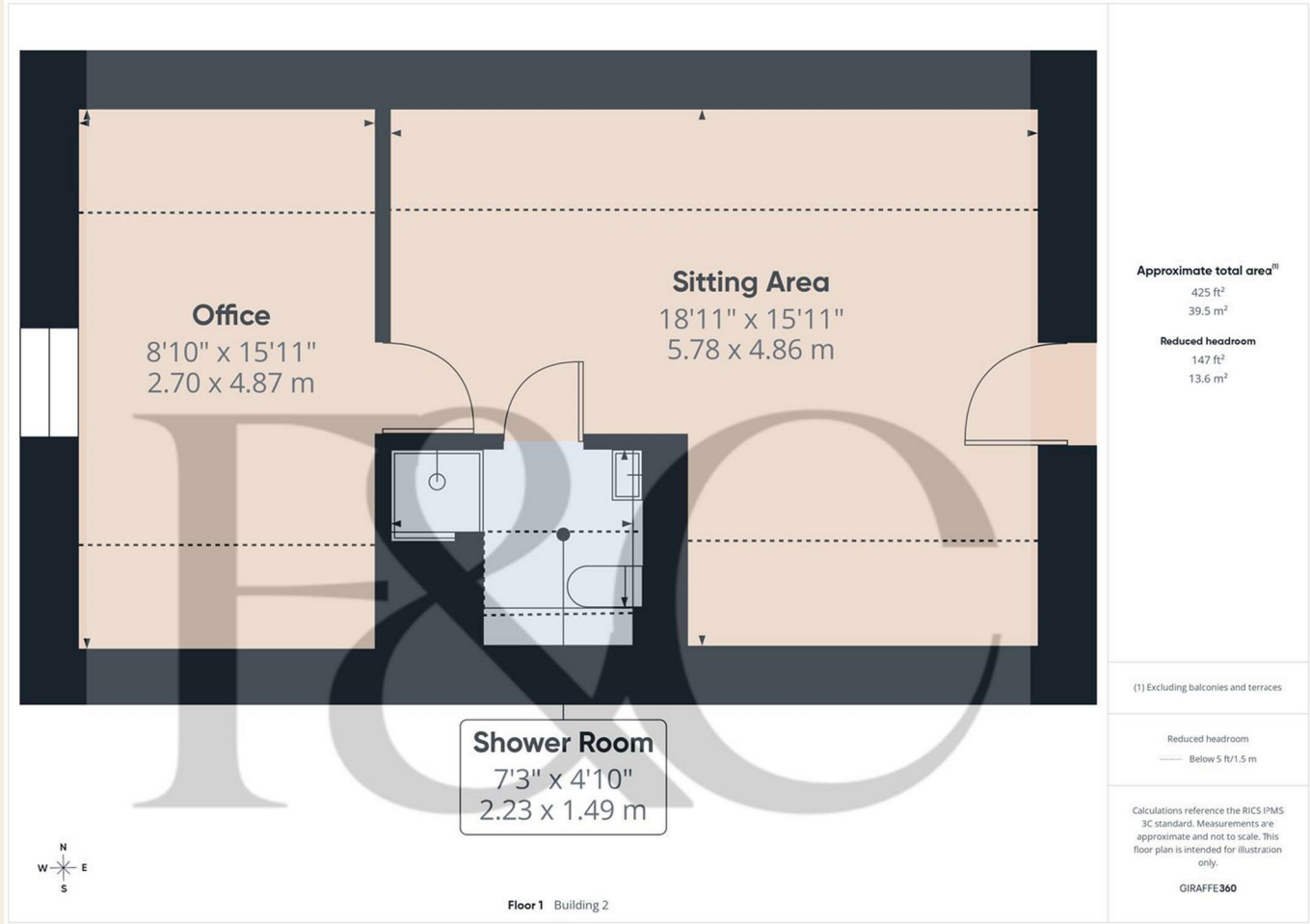
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



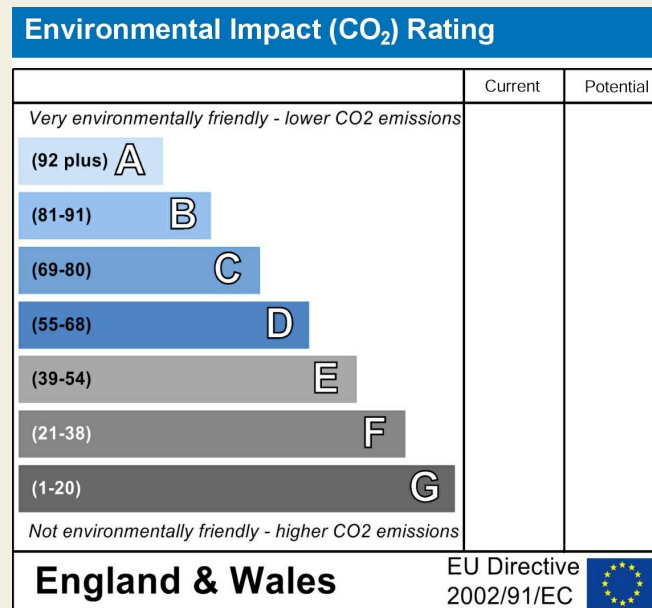
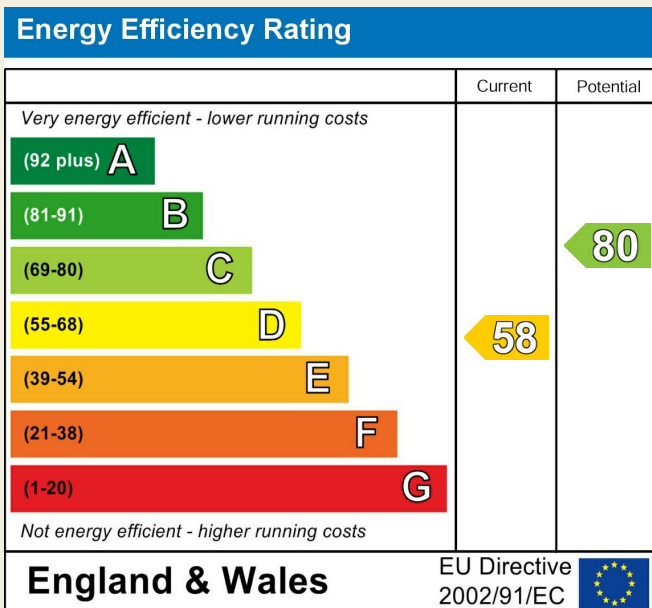
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