

# Off Wirksworth Road

Duffield, Belper, DE56 4AQ

John   
German






Best is the house of this guest at once silent his great conversation to every conversation



# Off Wirksworth Road

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Offers in excess of £600,000



Grade II listed barn conversion with three double bedrooms, a stunning entrance hall, generously proportioned drawing room with log burner, refitted farmhouse dining kitchen, study, refitted master en-suite and refitted family bathroom with roll top bath plus a one bedroom single storey annex, all enjoying stunning views.

The main residence features a thoughtfully designed interior blending traditional character with modern comforts, including exposed beams and stone elevations, creating a warm and inviting family home.

Externally, the property is surrounded by established lawned gardens bordering onto open countryside, with multiple seating areas. A detached garage (part of which has been converted into the a home office but could easily be reinstated) and ample driveway parking further enhance this unique home. The annex provides a potential additional income as a holiday let or a lovely home for a dependent relative.

Positioned within the catchment area for Ecclesbourne School, the property combines semi rural living with miles of open countryside walks and easy access to excellent local amenities with the centre of Duffield village just five minutes drive away, the towns of Belper and Wirksworth are just 15 minutes away and Derby city 20 minutes.

To describe the property in more detail starting at the front entrance door which opens into quite a grand entrance hall with exposed beams, the original Flagstone floor and exposed stonework, stairs rise to the first floor landing with an under stair store cupboard and oak latch doors lead off to the ground floor living spaces.

The generous drawing room overlooks the garden and features a magnificent exposed brick fireplace with a cast-iron log burner on a stone hearth, exposed beams and stone walls plus a decorative internal window into the kitchen.

The large farmhouse kitchen is the heart of the home with an open dining space which connects out onto the rear patio and windows overlooking the rear garden ad views beyond. The kitchen area has been refitted with a range of matching wall and base units with roll edge wood effect work surfaces over, incorporating a one and a half bowl enamel sink drainer unit with mixer tap. There are a range of integrated appliances including; a Range cooker with hidden extractor over, fridge, freezer, wine cooler, and dishwasher. There is solid wood flooring and exposed beams to the ceiling.

Moving back through the property to the inner lobby where there is plenty of hanging space for coats, a window to the front, tiled floor and latch doors to cloakroom/WC and study.

The guest WC is a fitted with low flush WC, pedestal wash basin, wood flooring and a heated towel rail. There is a feature exposed stone wall and beamed ceiling.

The study is a lovely place to work and doubles up as a snug with French doors to the rear elevation providing access to the garden, beamed ceiling and exposed stone wall.

On the first floor a central landing has an exposed stone wall, Velux window, exposed beamed ceiling and useful store cupboard. More latch doors lead to the bedrooms and into the family bathroom. Bedroom one has an exposed stone wall, window to the front elevation, fitted wardrobes and door leading to its own en suite having a three piece suite comprising low flush WC, pedestal wash basin with tiled splashback and double width shower enclosure with power shower and hair shower attachment. Wood effect floor covering and a chrome heated towel rail.

Bedroom two makes a stunning guest room with an exposed stone wall, fitted wardrobes and French doors opening to the side elevation providing stunning views over open countryside and also leading to the original hay loft staircase which provides direct access to the garden.

Bedroom three overlooks the front garden with more exposed stone and a storage alcove.

The family bathroom features a four piece bathroom suite comprising a low flush WC, pedestal wash basin, double width shower enclosure with power shower and a feature claw-foot, roll top bath with centrally mounted taps and shower attachment. There is a chrome heated towel rail, a Velux skylight and wood flooring.

The Annex is fully detached from the house with accommodation arranged all on one level and includes a large double bedroom with double aspect windows, fitted wardrobes, and a door leading into an en suite that is fitted with a four piece suite comprising low flush WC, pedestal wash basin, double width shower enclosure with mains fed shower and feature claw-foot, roll top bath with centrally mounted taps and shower attachment.

There is a separate lounge/home office which has been created out of part of the garage with a courtesy door into what remains as a storage area with the original garage doors providing separate access from the outside.

Outside the property is set off a quiet side road off the main Wirksworth Road with a low stone boundary wall with entrance via a five bar gate which leads to a generous gravelled parking area with off road parking for several vehicles. Beautiful gardens surround the property to the front, there is a spacious lawn with herbaceous borders, inset fruit trees and stocked flowerbeds. To the side of the front garden, is the detached Annex and garage, with a raised decked seating area behind, perfect for enjoying the stunning countryside views. The rear garden is laid mainly to lawn with a sheltered patio seating area, pergola, stone wall boundaries, a greenhouse and timber shed.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**Property construction:**

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil and LPG

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Amber Valley Borough Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/06032026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Annex

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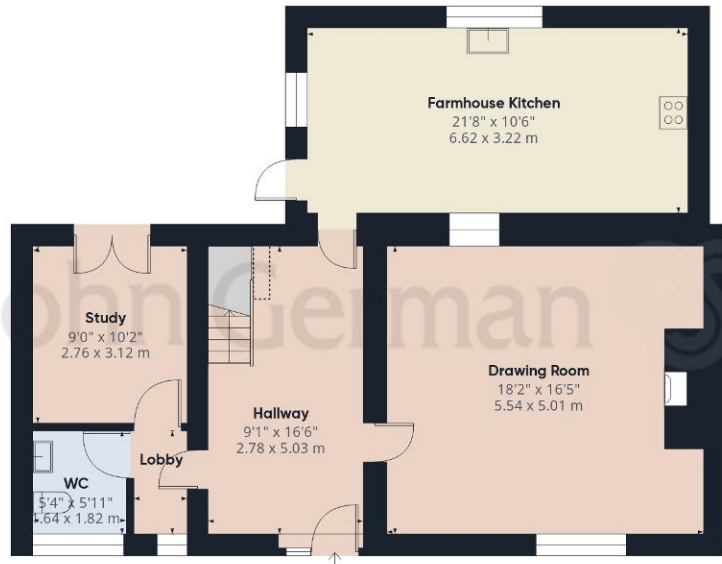
Annex

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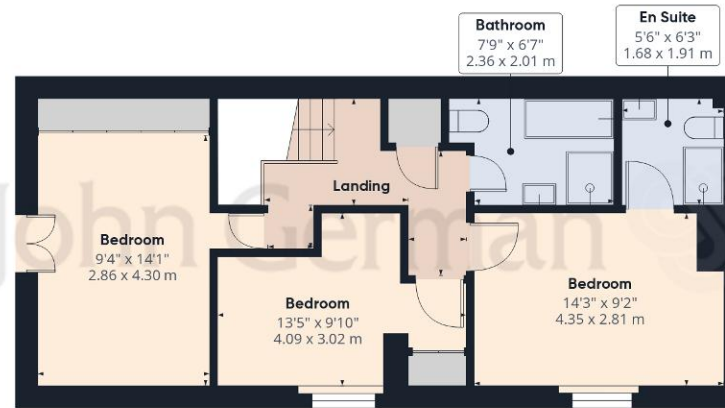


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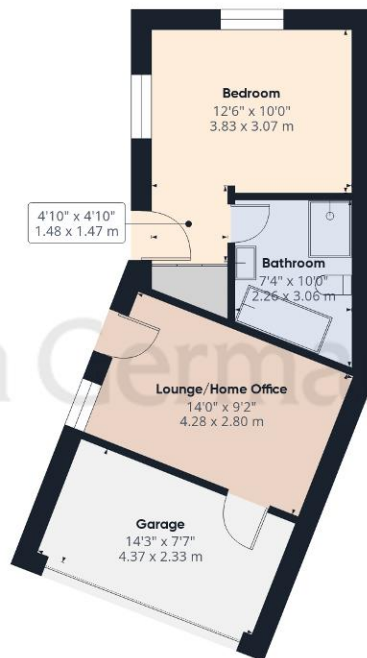
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1854 ft<sup>2</sup>

172 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>

0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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### Agents' Notes

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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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