



Lane End House
Lane End Farm | Oakerthorpe | Alferton | Derbyshire | DE55 7LN

 FINE & COUNTRY

LANE END HOUSE



A substantial family home occupying a private gated plot, this striking five bedroom detached new build residence has been thoughtfully designed to combine bold architectural styling with refined family living, finished to the highest of standards throughout.



Accommodation

Finished to an exacting standard, the property showcases an impressive blend of modern design, high quality craftsmanship and advanced energy efficient technologies, creating a home equally suited to both luxurious everyday living and entertaining.

A carefully considered layout provides a variety of versatile reception spaces, including an elegant sitting room centred around a dramatic picture window framing views across the surrounding countryside. A separate home office benefits from a triple aspect outlook, whilst an additional reception room offers flexibility for use as a lounge, cinema room or playroom.

Undoubtedly the centrepiece of the home is the spectacular open plan kitchen and dining space, designed to function as both the social and practical heart of the property. The bespoke Kessler kitchen is beautifully appointed with Neolith ceramic worksurfaces, a substantial central island with breakfast seating and a comprehensive range of integrated Smeg appliances. Expansive glazing and bi folding doors create a seamless connection to the landscaped gardens and entertaining terraces beyond, whilst concealed access leads through to a well-equipped utility and boot room.













First Floor

The first floor continues the home's luxurious aesthetic and provides five generous double bedrooms. The magnificent principal suite has been designed as a private retreat, incorporating a bespoke dressing room, an impressive full height feature window and French doors opening onto a Juliette balcony overlooking the surrounding countryside. A beautifully appointed ensuite bathroom completes the suite, whilst a further two bedrooms benefit from their own ensuite facilities. The remaining bedrooms are served by a luxurious five piece family bathroom finished with high quality Porcelanosa tiling and contemporary sanitaryware.

The property has been comprehensively equipped with an impressive range of modern technologies and energy efficient systems, positioning it firmly at the forefront of contemporary living. These include a Vaillant air source heat pump, mechanical ventilation with heat recovery system, integrated solar panels with battery storage, air conditioning and an OHME Home Pro electric vehicle charging point. Security and connectivity have also been prioritised through the installation of a Hikvision CCTV system together with an advanced Ajax smart alarm system and a Kobbé entry door with LED lighting and fingerprint entry system.

















Outside

Approached via private electric gates from Chesterfield Road, the residence enjoys a beautifully landscaped setting with an extensive driveway and carefully planted borders enhancing its exclusivity and sense of arrival. The rear gardens are predominantly laid to lawn with a strategically placed terrace, arranged to take full advantage of the views on offer. A rear courtyard provides an exceptional outdoor entertaining environment complete with a fully fitted outdoor kitchen and bar area.

Further complementing the principal accommodation is a detached double garage with versatile first floor annexe accommodation above, comprising a living area, double bedroom and ensuite shower room. This superb ancillary space could equally serve as a cinema room, games room, guest suite or dedicated home office depending on individual requirements.

Location

The property occupies an excellent position within the sought after village of Oakerthorpe, conveniently placed for commuting to Derby, Nottingham, Chesterfield and Sheffield. The A38 and M1 motorway network are both easily accessible, whilst Alfreton railway station offers direct connections through to Derby and onward services to London St Pancras. The nearby Peak District National Park provides an abundance of outdoor pursuits including walking, riding and cycling, whilst Carsington Water offers sailing and water sports facilities. Renowned local attractions including Chatsworth House, Kedleston Hall and the market town of Ashbourne are also within easy reach.

Note: Some photographs are computer generated images. Please note, computer generated images are indicative only. Decorative finishes and fixtures and fittings do not represent the current state of the property. The rooms shown in the photographs have been virtually staged. It should not be assumed that any contents/furniture are included in the sale.







Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: TBC (New Build)

Local Authority: Amber Valley Borough Council

EPC Rating: TBC (New Build)

Property Construction: Detached, Standard (Block/Stone/Tile)

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Air Source Heat Pump

Broadband: FTTC / Superfast Fibre Broadband connection available. We advise you to check with your provider

Mobile Signal/Coverage: 4G/5G mobile signal is available in the area. We advise you to check with your provider

Parking: Double Garage and Off Street

Special Notes: Free Right of Way with/without agricultural vehicles. Free passage/running of water and soil through the drains.

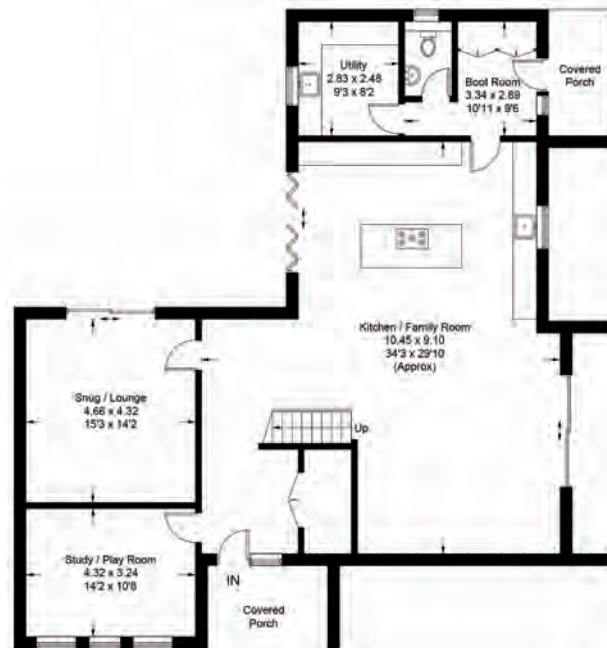
Lane End Farm, DE55 7LN

Approximate Gross Internal Area = 269.0 sq m / 2895 sq ft
(Excluding Voids)

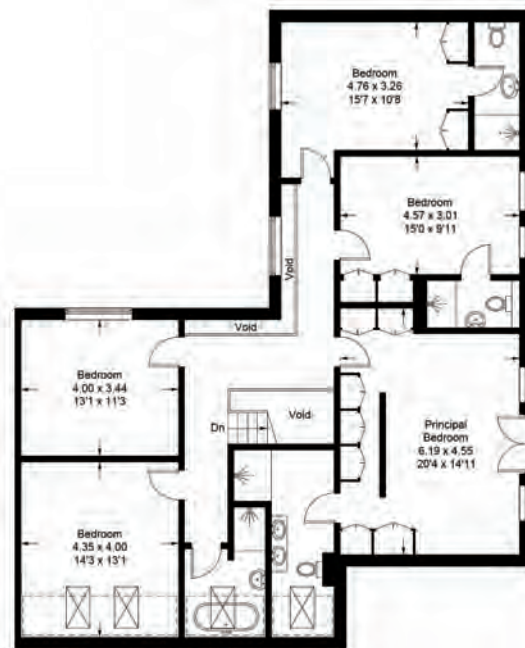
Garage = 41.8 sq m / 450 sq ft

Annexe = 41.8 sq m / 450 sq ft

Total = 352.6 sq m / 3795 sq ft



Ground Floor



First Floor



Annexe



Garage - Ground Floor
(Not Shown in Actual Location / Orientation)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308078)

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 12.10.2026

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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



LUKE BILLSON

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I am a property consultant with over 15 years of experience selling luxury property throughout the East Midlands and have worked for the country's largest agencies as well as more local estate agents earlier in my career. I have expertise in all facets of the property lifecycle, from precise valuation and strategic listing to innovative marketing and skillful negotiation. Fine & Country leverages cutting-edge video marketing and a powerful social media presence, amplified by our national network, to provide unparalleled exposure beyond what local agencies can offer. My personal consultant-level service and expert negotiation skills ensure you receive the most accurate and beneficial information, guaranteeing an exceptional Fine & Country experience. I have a strong family background and enjoy spending my spare time with my three boys and partner, Amy. Socially, I relish the opportunity to get out on the golf course, regularly play five a side football and have recently taken to the ever growing sport of padel.

THE FINE & COUNTRY
FOUNDATION

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