



CURRAN BIRDS + CO

Amber House, Amber View Road
Fritchley, Derbyshire
£925,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



BEAUTIFUL HOME SET IN PLOT OF OVER 8 ACRES WITH STUNNING COUNTRYSIDE VIEWS - A highly attractive, stone-built detached residence offering beautifully appointed accommodation arranged over three floors, extending to over 2,300 sq.ft. The property provides four double bedrooms, including an annexe, and occupies a substantial plot with mature, landscaped gardens and adjoining fields, amounting to approximately 8.2 acres in total.

The property opens into a light and spacious entrance hall, leading to a generous lounge, dining room and cloakroom wc. The beautifully appointed kitchen features a dining island and bi-fold doors opening onto a sun terrace. There is also a useful utility room, pantry and gardener's wc.

The lower ground floor offers the benefit of an annexe, having its own external entrance, currently comprising a sitting room and a spacious double bedroom with en-suite shower room. This versatile space could be adapted for a variety of uses, including home office, gym, art studio or alternatively utilised as living accommodation for a relative.

To the first floor, a galleried landing leads to three well-proportioned double bedrooms and a contemporary four-piece family bathroom. The impressive primary bedroom further benefits from a walk-in wardrobe and en-suite shower room.

Externally, the property is set back behind a generously landscaped and paved foregarden, with a gravel driveway leading to an extensive parking area and a double detached garage. From here, there are exceptional views over the surrounding open countryside.





The Detail

The entrance door opens into a spacious hallway, finished with ceramic tiled flooring and a striking staircase rising to a galleried first-floor landing. Glazed doors provide access to all the main reception rooms and the dining kitchen, as well as to a cloakroom WC. There is also underfloor heating on the ground floor.

The dining room benefits from dual-aspect windows, creating a bright and welcoming space. The living room is equally impressive, centred around a limestone fireplace with a cast iron multi-fuel log burner, and enhanced by French doors that open directly onto a superb sun terrace. An internal lift offers direct access to an upstairs bedroom (this can easily be removed if not required).

The contemporary dining kitchen forms the heart of the home, fitted with stylish units, quartz work surfaces, and integrated NEFF appliances. A central island with an induction hob provides a sociable focal point, while bi-folding doors connect the space to the terrace, perfect for entertaining. A pantry and separate utility room add practicality and extra storage.

Upstairs, the galleried landing leads to three spacious double bedrooms. The principal suite includes a walk-in wardrobe and a modern ensuite shower room, while the remaining bedrooms feature built-in storage and pleasant views. The house bathroom is fitted with a high-specification five-piece suite, completing the first-floor accommodation.

The property boasts an expansive sun terrace, accessible from both the lounge and dining kitchen, providing a seamless connection between indoor and outdoor living. External steps lead to a lower-level patio area, offering access to the versatile annex currently used as a spacious sitting room and a generous double bedroom with ensuite shower room, but could be utilised for a variety of uses including home office, gym, artist studio.

Externally, the property occupies a delightful elevated position with exceptional views over the surrounding countryside. A gated driveway provides side access to a generous gravelled parking area and a good-sized double detached garage with a remote-controlled electric door. The landscaped gardens feature paved seating areas, extensive lawns, and a feature pond, extending to the fields below. The overall land area totals approximately 8.2 acres.

The land is currently maintained by a farmer under a licence at nil cost, which may be terminated at any time. There is also strong income potential if the land is let as a horse paddock, which scope for the development of stables (subject to any necessary permissions). Alternatively, the land is well suited for equestrian use, hobby farming, livestock or the cultivation of produce.







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The Location

Set within the rolling Derbyshire countryside, Fritchley is a charming and highly desirable village known for its peaceful setting. Surrounded by open fields and scenic walking routes, it offers a quintessential rural lifestyle while remaining conveniently connected.

The village itself benefits from a well-regarded primary school and a traditional pub, creating a welcoming atmosphere. Nearby Crich adds to the appeal with its range of independent shops, cafés, post office, medical centre and further everyday amenities, as well as popular attractions such as the Crich Tramway Village.

For commuters, Ambergate railway station is within easy reach, offering regular services to Derby (approx. 15 minutes) Nottingham (approx. 30 minutes), Birmingham (approx. 60 minutes) and London (approx. 2 hours), also while having excellent road links via the A610, A38 and M1 provide straightforward access to Derby, Nottingham and beyond. The nearby A6 also opens the door to the breathtaking landscapes of the Peak District National Park, perfect for outdoor enthusiasts. East Midlands Airport is within a 40 minute drive and offers convenient access to domestic and international flights.

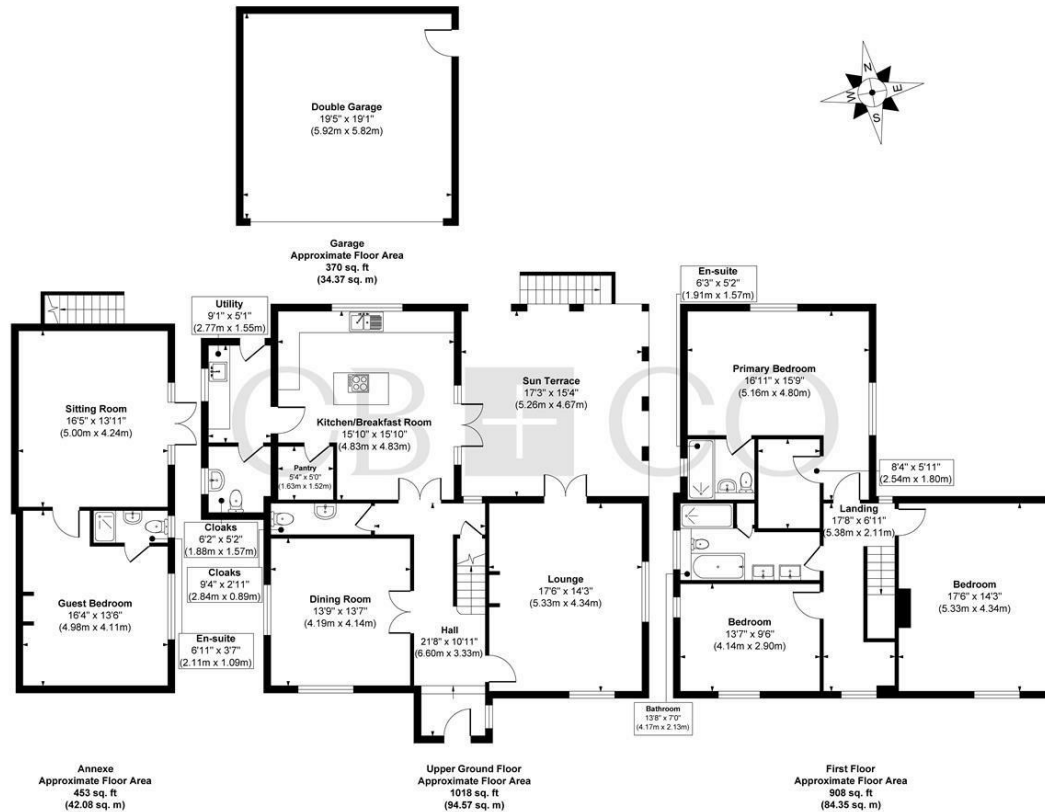
Combining rural tranquillity with accessibility, Fritchley offers an exceptional balance of countryside living and modern convenience.







Amber House, Amber View Road, Fritchley, Belper, Derbyshire



Approx. Gross Internal Floor Area 2749 sq. ft / 255.37 sq. m (Including Garage & Annexe)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Most Attractive Stone Built Detached Residence with Stunning Views
- Large Plot with Beautiful Landscaped Gardens & Fields Extending to over 8 Acres
- Recently Upgraded and Redecorated - Tasteful Neutral Presentation Throughout
- Over 2,300 Sq. Ft of Accommodation over Three Floors - Including Annexe
- Entrance Hallway, WC, Dining Room, Lounge with Access to Sun Terrace
- Beautifully Appointed Dining Kitchen with Dining Island & Separate Utility Room
- First Floor - Three Double Bedrooms & Bathroom - Primary Bedroom with Walk in Wardrobe & En-Suite
- Lower Ground Floor - Annexe with Separate Entrance, Suitable For a Variety of Uses.
- Extensive Gated Driveway & Detached Double Garage
- No Chain Involved

Size

Approx 2332.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

F

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Let's *Talk*

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