



The Willows
52 Heanor Road | Codnor | Ripley | Derbyshire | DE5 9SH

FINE & COUNTRY

THE WILLOWS



The Willows is a substantial contemporary six bedroom detached home. The property is accessed via electric wrought iron gates into the private gated community, with four bathrooms and three reception rooms, situated within an exclusive boutique gated development in Codnor. Offering over 3,500 sq.ft of high-quality living space, the property features a versatile open-plan kitchen and dining area, multiple reception rooms, a triple garage, and ample off-street parking. Outside, the property benefits from a stunning entertaining area with gazebo and fireplace, ideal for social gatherings. The home also offers excellent commuter links to the M1, A38, and East Midlands Airport.



Ground Floor: The main entrance opens into an impressive reception hallway, featuring wood-effect tiled flooring and bespoke acoustic panelling, providing an immediate sense of the home's exceptional quality.

To the left, a spacious family sitting room offers a relaxed, elegant space for all the family, flowing seamlessly into the open-plan kitchen and dining area. The kitchen is the heart of the home, centred around a generous quartz island with Neff induction hob, pan drawers, and a wine cooler. High-gloss cabinetry is complemented by premium appliances, including a full height integrated fridge freezer, twin ovens, microwave, dishwasher and a bean-to-cup coffee machine. The kitchen also benefits from a large luxury lit corner pantry cupboard with adjoining tall pull-out unit and a full height freezer. The adjoining dining area, with parquet flooring, opens via patio doors onto the outdoor entertaining space, and just beyond is a versatile utility room, featuring Minerva countertops, high-gloss units, a chrome sink, and space for both a washing machine and tumble dryer, combining practicality with contemporary elegance.

Also off the kitchen, a private corridor leads to the principal suite, which boasts a sumptuous dressing area with French doors leading out to a patio looking out over the extensive private gardens to the rear. The principal suite also benefits from a spacious walk-in wardrobe, sumptuous dressing area and a luxurious en suite bathroom, with French doors leading out onto a patio that overlooks the extensive gardens. Beyond, there are three further double bedrooms, one with its own en-suite, while the remaining two are served by a beautifully appointed family bathroom, offering comfort and elegance for family living.

To the right of the entrance hallway, there is a versatile office or craft room, a stylish WC with built-in storage, and two additional bedrooms. This wing also features an impressive bar, creating an exceptional space for entertaining guests or enjoying a quiet evening by the log burner in sophisticated comfort, with the added benefit of French doors opening out onto an additional patio area looking out over the established front garden, creating yet more entertainment space.

Lower Ground Floor: A particular highlight of the property is the fabulous basement, offering a blank canvas for the new owner to personalise. Currently configured with a welcoming archway to the main room, a storage cupboard, and a utility area, this versatile space offers direct access to the garden and presents an exceptional opportunity to create a bespoke wine cellar, home gym, cinema room, or any other feature to suit your lifestyle.







Seller Insight

“ From the moment we first viewed this home, we were drawn to its rare combination of privacy, generous space, and thoughtful design. Set within a peaceful gated setting yet conveniently connected to everyday amenities, it offered the perfect balance between retreat and accessibility. The proportions and layout immediately suggested a home equally suited to entertaining and relaxed family life.

One of the things we have appreciated most is how effortlessly the house adapts to modern living. The layout allows everyone to enjoy their own space while remaining connected to the heart of the home. Solid construction and impressive wall thickness provide excellent sound insulation, ideal for working from home, gaming, or simply enjoying uninterrupted quiet time. It achieves a natural harmony between togetherness and privacy.

At the centre of the home is the kitchen diner, a warm, welcoming space where daily life naturally gathers. We enhanced this area with additional storage and elegant finishes to blend practicality with style. A carefully designed utility room further supports busy routines, keeping everything organised and clutter-free.

Our bespoke bar has been a particular highlight and a space we truly enjoyed creating. With stylish wall panelling, integrated refrigeration, plumbed sink and striking backlit shelving, it provides a sophisticated yet relaxed setting for hosting friends and family. Many memorable evenings have begun and ended here, adding a distinctive sense of character to the home.

The outdoor spaces extend the lifestyle beautifully. The courtyard captures the evening sun, creating a peaceful setting to unwind, while the entertainment gazebo, complete with open fire and hot tub, allows for year-round gatherings, from summer celebrations to cosy winter nights under the stars. Carefully planted borders and a greenhouse add colour and interest throughout the seasons, and nearby countryside walks offer an easy escape into nature.

Natural light enhances the home throughout the day. Morning sunshine gently fills the rear bedrooms, while evenings bring a golden glow across the courtyard, creating a calm and inviting atmosphere from sunrise to sunset.

Positioned on the edge of the Derbyshire Dales, the location offers the best of both worlds, countryside tranquillity with excellent commuter links, nearby rail connections, and the amenities of Nottingham and Derby within easy reach. The gated community provides security alongside a warm, supportive neighbourhood spirit.

Having thoughtfully renovated and refined the property, we have created a home that feels contemporary, versatile, and ready to be enjoyed. Above all, it has been a place of celebration, comfort, and connection, a home that offers both sanctuary and sociability in equal measure.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















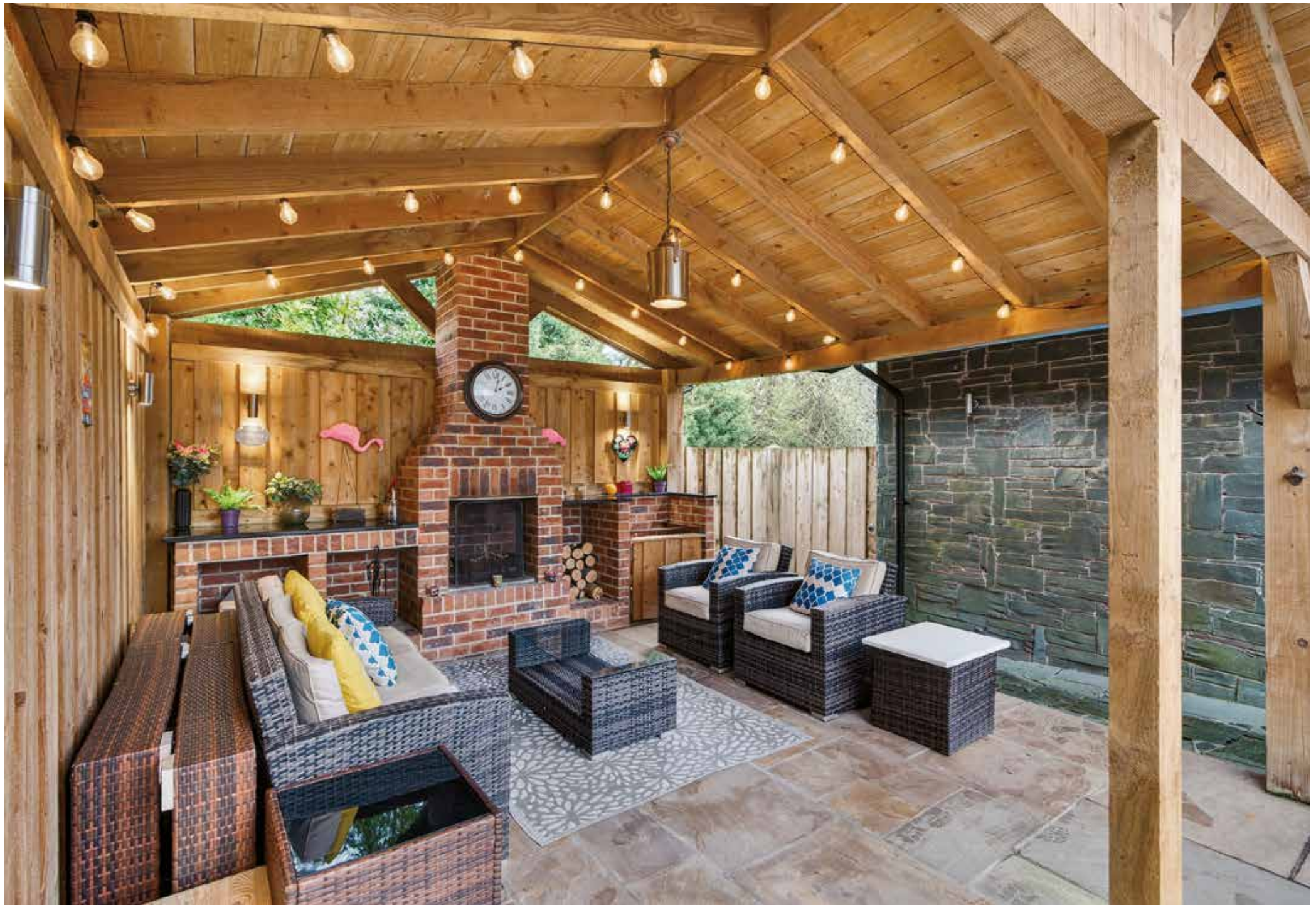
Outside

The property's exterior is equally impressive, featuring outbuildings that include a triple garage, forming part of a charming courtyard. A gate from the courtyard provides access to a private vegetable garden with greenhouse. At the heart of the outdoor space is a stylish seating area, complete with hot tub and fireplace, creating a perfect setting for family gatherings or entertaining guests.

The private rear garden flows seamlessly to the front, which boasts a large gated driveway and a stunning Cherry Blossom tree, combining practicality with elegance. Once behind the gates you could quite literally be anywhere.

The Willows is a home that must be seen to be believed, effortlessly balancing everyday family life with unforgettable moments of entertaining.

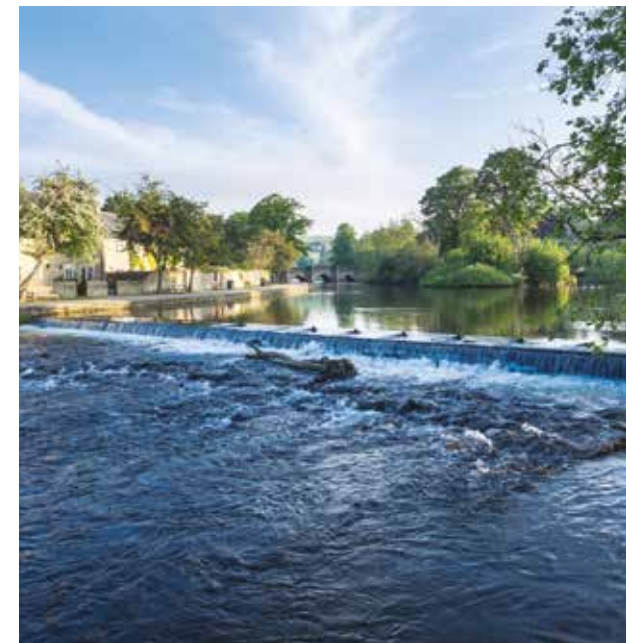






LOCATION

The historic village of Codnor, nestled between Heanor and Ripley, is centred around its charming market place and dates back to Saxon times, being recorded in the Domesday Book of 1087 as Cotenovre. Steeped in history, the village combines character with modern convenience, offering a wealth of boutique shops, stylish cafes, bars, and restaurants. For commuters, the M1 is just 13 minutes away, the A38 under 10 minutes, while East Midlands Airport is accessible within 30 minutes, and Birmingham is approximately an hour's drive.





Services, Utilities & Property Information

Water: Mains Supply

Gas: Mains Supply

Electricity: Mains Supply

Drainage: Mains

Broadband Availability: Full Fibre Broadband connection available - we advise you to check with your provider.

Mobile Phone Coverage: 5G mobile signal is available in the area - we advise you to check with your provider.

Special Note: The property benefits from solar panels, fitted in 2023. A 22kW Zappi tethered EV charger has also been installed by the current owners. The vendor has advised of an annual service charge of £400 per year for maintenance of electric gates, lighting, hedgerows and shared garden areas. We are also advised of a right of access maintained by neighbouring properties across a shared drive.

Tenure: Freehold

Council Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agent Kelly Rhodes Fine & Country on 01332 973 888 / 07940 027 184

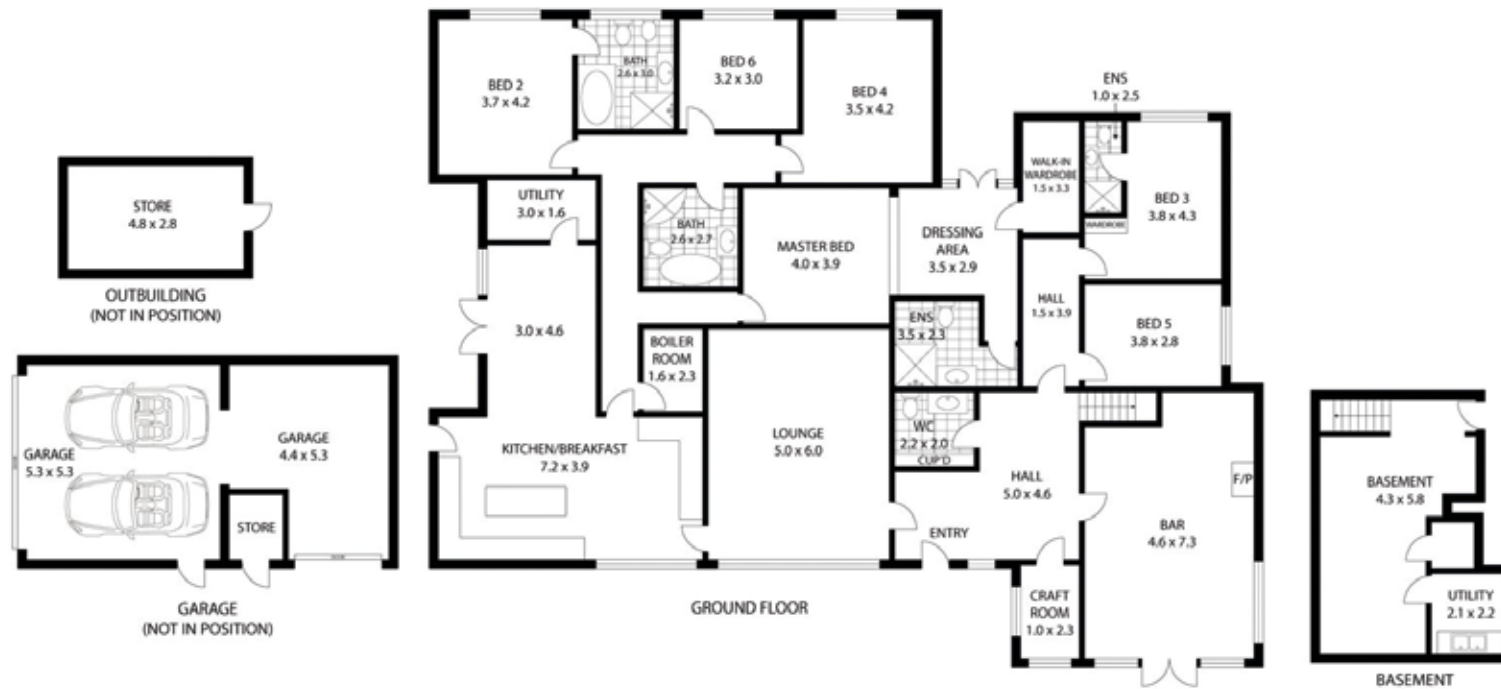
Website

For more information visit <https://www.fineandcountry.com/uk/derbyshire>

Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only

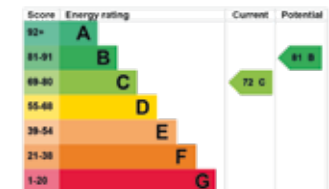




INTERNAL AREA = 401.1 SQ.M - 4,317 SQ.FT

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The Willows, Heanor Road, Codnor, Ripley, Derbyshire, DE5



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FINE & COUNTRY

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



KELLY RHODES

PARTNER AGENT

Fine & Country South Derbyshire
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kelly.rhodes@fineandcountry.com

As a seasoned expert and developer in the property industry, with over a decade of experience, I specialised in transforming houses into luxurious family homes in the top tier of the market. My foresight in anticipating and overcoming any potential obstacles, combined with my exceptional negotiation skills, enables me to deliver the best possible outcome in every situation.

From meticulous project planning to seamless execution, I have a proven track record of successfully navigating every stage of the property buying or selling process. My extensive local, national, and international exposure, coupled with the exceptional presentation and service offered by Fine & Country, make me the perfect choice for anyone seeking a property consultant to work with.

As a proud mother of two beautiful children, Evelynn and Nicholas Jr., my family and friends are incredibly important to me. When I have some time to myself, I love nothing more than curling up with a good book next to a cosy fire. My love for ancient history and self-improvement fuels my passion for reading and fuels my dedication to providing the highest level of service and commitment to my clients.

I have a genuine passion for houses and people and fully understand that buying or selling a home is one of the most significant decisions in anyone's life. That's why I take my responsibility to you seriously and promise to give you my undivided attention and unwavering commitment to achieving your desired results. With my experience, drive, and determination, I am confident I can help you find your dream home or successfully market your property and achieve the finest results.

THE FINE & COUNTRY
FOUNDATION

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