



Larch Tree Farm
Hazelwood Hill | Hazelwood | Belper | Derbyshire | DE56 4AD

 FINE & COUNTRY

LARCH TREE FARM



Occupying one of Derbyshire's finest elevated positions, this exceptional country residence is offered with approximately 10 acres and the option to acquire a further 26.56 acres. Comprising a Georgian inspired farmhouse, detached Grade II Listed cottage, extensive garaging and breathtaking far reaching panoramic countryside views.



Some homes are defined by their architecture, others by their setting. Larch Tree Farm is distinguished by both.

Occupying one of the finest elevated positions in the area, Larch Tree Farm commands breathtaking, far reaching panoramic views across the Derbyshire countryside.

Offered with approximately 10 acres and the option to acquire a further 26.56 acres, the estate combines the timeless elegance of a Georgian inspired farmhouse with the charm and character of a beautifully preserved Grade II Listed detached cottage, creating a truly remarkable opportunity for those seeking an outstanding family home with exceptional versatility.

Constructed in the late 1990s, the principal residence has been thoughtfully designed to reflect the proportions and architectural character of a traditional Georgian farmhouse, blending seamlessly with its surroundings. Behind its handsome stone façade lies a beautifully balanced home where elegant reception rooms, four generous en suite bedrooms and a carefully considered layout have all been designed to embrace the spectacular outlook, creating an effortless connection with the surrounding landscape.

Complementing the principal residence is the delightful Grade II Listed detached cottage, offering an independent three bedroom home that lends itself perfectly to multi-generational living, welcoming extended family, guest accommodation or holiday letting potential. Together, the two properties create a level of flexibility that is seldom found within a single country estate.

Beyond the accommodation, mature landscaped gardens, traditional outbuildings, an orchard and approximately 10 acres combine to create an exceptional lifestyle opportunity. Purchasers also have the option to acquire a further 26.56 acres of adjoining pasture land, creating a substantial Derbyshire country estate extending to approximately 36.56 acres. Whether relaxing on the stone terrace as the sun sets across the valley, entertaining family and friends or simply embracing the peace and privacy of this remarkable setting, Larch Tree Farm offers a unique combination of architectural character, modern family living and some of the most spectacular far reaching countryside views Derbyshire has to offer.

Ground Floor:

Opening through double entrance doors, the welcoming reception hall immediately sets the tone for the quality and proportions found throughout the home. Natural stone flooring, excellent ceiling heights and carefully considered architectural detailing create an elegant first impression, while the central hallway provides a seamless connection to the principal reception rooms.

Positioned to take full advantage of the property's commanding elevated setting, the drawing room is an elegant reception room where glazed doors frame the breathtaking far reaching panoramic views and open directly onto the extensive stone terrace. A handsome fireplace incorporating a wood burning stove provides a warm and inviting focal point, creating a room equally suited to relaxed evenings and entertaining throughout the changing seasons.

Providing a more informal environment for family life and entertaining, the adjoining games room is enhanced by a vaulted ceiling with exposed reclaimed timbers and is currently arranged around a full size pool table, creating a superb space for relaxing with family and friends. Beyond, the generous study continues the same character and proportions whilst benefiting from its own independent external access, making it ideally suited to home working, consulting or the operation of a business from home.

The bespoke farmhouse kitchen forms the natural gathering place of the home. Designed around modern family living, it combines handcrafted cabinetry, granite work surfaces, a substantial central island and an impressive inglenook fireplace housing the range cooker to create a room that is both practical and full of character. There is ample space for everyday family dining, creating a welcoming environment where family and friends naturally come together, while a glazed door opens directly onto the stone terrace, creating a seamless connection between the house, gardens and breathtaking countryside beyond.

Complementing the kitchen, the adjoining dining and family room offers exceptional flexibility, equally suited to formal entertaining, relaxed family living or a children's playroom. Enjoying the same magnificent outlook across the surrounding landscape, the room readily adapts to the changing needs of modern family life.

Practicality has been equally well considered, with a generous inner hall leading to an excellent utility and laundry room.

A versatile leisure room offers exceptional flexibility and could equally serve as a gym, additional reception room, games room or studio.

The adjoining attached double garage also provides exciting scope for future reconfiguration, creating the opportunity for further ancillary accommodation, a leisure suite or cinema room to complement the principal residence.







First Floor:

A spacious galleried landing serves the bedroom accommodation, reinforcing the generous proportions and thoughtful design that characterise the principal residence while creating an elegant transition between the family living spaces below and the private accommodation above.

Occupying a superb position within the house, the principal bedroom is a wonderfully light and spacious retreat, enjoying a triple aspect overlooking the attractive courtyard, beautifully maintained gardens, adjoining pasture and the breathtaking far reaching Derbyshire countryside beyond. Extensive fitted wardrobes complement the room, while the en suite bathroom incorporates both a bath and separate shower, creating a peaceful sanctuary in which to begin and end each day.

Three further double bedrooms continue the excellent standard of accommodation, each benefiting from fitted wardrobes together with private en suite facilities. Bedrooms two and three are each served by en suite bathrooms incorporating baths with showers over, whilst bedroom four enjoys its own en suite shower room. Well proportioned throughout, the arrangement provides outstanding flexibility for family life and visiting guests alike.

The provision of four en suite bedrooms represents a significant advantage for modern family living, allowing family members and guests to enjoy their own private accommodation while maintaining the comfort, privacy and practicality expected of a country home of this calibre.









The Cottage:

Occupying its own private position beyond the attractive courtyard, The Cottage is a beautifully preserved Grade II Listed detached home that forms an integral part of the estate, providing a rare combination of character, independence and versatility.

Rich in original features, including exposed structural timbers, traditional fireplaces and period joinery, the cottage has been sympathetically maintained, preserving its historic charm while offering comfortable accommodation for modern day living.

The ground floor comprises two welcoming reception rooms, each displaying the warmth and authenticity expected of a cottage of this period. A dedicated kitchen area has recently undergone damp treatment and has been left as a blank canvas for the next owner, presenting an exciting opportunity to create a bespoke cottage kitchen tailored to individual tastes.

To help purchasers appreciate its potential, the accompanying video tour includes an illustration of how the space could be beautifully fitted and finished. A former half cellar has been sympathetically adapted to create a charming wine store, retaining original stone benches and a traditional salting slab that provide a fascinating glimpse into the property's agricultural past.

The first floor offers three well proportioned bedrooms, served by a family bathroom and providing comfortable, independent accommodation that perfectly complements the principal residence.

Whether utilised for multi-generational living, welcoming extended family and friends or simply enjoyed as an independent home within the estate, The Cottage represents an exceptional addition to Larch Tree Farm, significantly enhancing both its versatility and desirability.

Gardens extending to the side and rear provide an attractive private outdoor space, allowing The Cottage to enjoy a greater sense of independence whilst remaining an integral part of the estate.









Outside, Gardens and Land:

Approached through electrically operated entrance gates from Hazelwood Hill, the driveway leads to an attractive private courtyard, creating an impressive sense of arrival whilst allowing the principal residence to enjoy an excellent degree of privacy, well set back from the road.

The courtyard provides extensive parking and serves the principal residence, The Cottage, the attached double garage and the detached double garage, whilst also providing gated vehicular access into the adjoining pasture land.

Beyond the courtyard, the detached double garage provides excellent additional garaging and storage, whilst also presenting exciting potential to be utilised as a home office, wellness studio, private gym or creative workspace, all enjoying a truly exceptional outlook across the surrounding countryside.

The established gardens have been thoughtfully designed to complement the house, with sweeping lawns, mature planting, clipped box hedging, an orchard and an extensive stone terrace extending across the rear elevation. Perfectly positioned to embrace the property's commanding elevated setting, the terrace provides an outstanding space for outdoor dining, entertaining or simply relaxing whilst enjoying the breathtaking far reaching panoramic views that define Larch Tree Farm.

A former greenhouse base remains in situ, presenting an excellent opportunity to create a new greenhouse, outdoor kitchen or summer house, allowing purchasers to create an outdoor space tailored entirely to their own lifestyle.

Extending beyond the formal gardens, the adjoining pasture creates an outstanding lifestyle opportunity, whether for grazing, recreation or those seeking an equestrian environment. A separate field gate from Hazelwood Hill provides independent vehicular access directly into the land, while the acreage also offers exciting potential for the creation of stabling or an agricultural building, as illustrated within the accompanying video tour.

The property is offered with approximately 10 acres, including the principal residence, The Cottage, gardens and adjoining pasture, together with the option to acquire a further 26.56 acres, creating a substantial Derbyshire country estate extending to approximately 36.56 acres.

With breathtaking panoramic views in every direction and exceptional flexibility for both family life and rural pursuits, Larch Tree Farm presents a rare opportunity to create a country lifestyle that can evolve with its next owner, all within one of Derbyshire's most desirable rural settings.







LOCATION

Larch Tree Farm enjoys a privileged position on the edge of Hazelwood, one of Derbyshire's most picturesque and sought after rural hamlets. Nestled amongst rolling countryside on the southern edge of the Derwent Valley, the area is renowned for its unspoilt landscape, quiet country lanes and extensive network of public footpaths and bridleways, making it an exceptional location for those seeking an idyllic rural lifestyle without compromising on convenience.

The nearby village of Duffield, approximately two miles away, provides an excellent range of everyday amenities including independent shops, cafés, restaurants, supermarkets, medical facilities and public houses, together with a railway station offering regular services to Derby, with onward connections to London St Pancras.

The historic mill town of Belper, recognised as part of the Derwent Valley Mills UNESCO World Heritage Site, offers a wider selection of shopping, leisure and cultural amenities, while the city of Derby provides comprehensive retail, dining and business facilities.

The area is particularly well regarded for its excellent schooling, with the property falling within the catchment area for the highly acclaimed Ecclesbourne School.

A number of respected independent schools are also within easy reach, including Repton School, Derby Grammar School, Derby High School and Denstone College.

Despite its peaceful rural setting, the property is exceptionally well connected. The A6, A38, A50 and A52 provide convenient access to Derby, Nottingham, the M1 motorway and the wider East Midlands, while East Midlands Airport is readily accessible for national and international travel.





Services, Utilities & Property Information:

Tenure: Freehold

Council Tax Band: D

Local Authority: Amber Valley

Grade II Listed (Cottage)

EPC Rating: C

Property Construction: Standard

Electricity supply: Mains Supply

Water supply: Mains Supply

Drainage & Sewerage: Mains Supply

Heating: Mains Supply, Gas

Broadband: FTTC is available - we advise you to check with your provider.

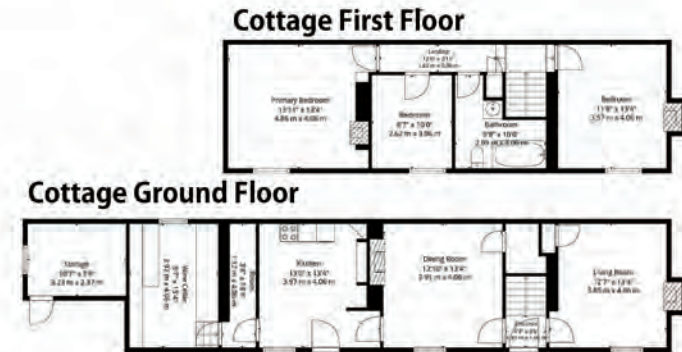
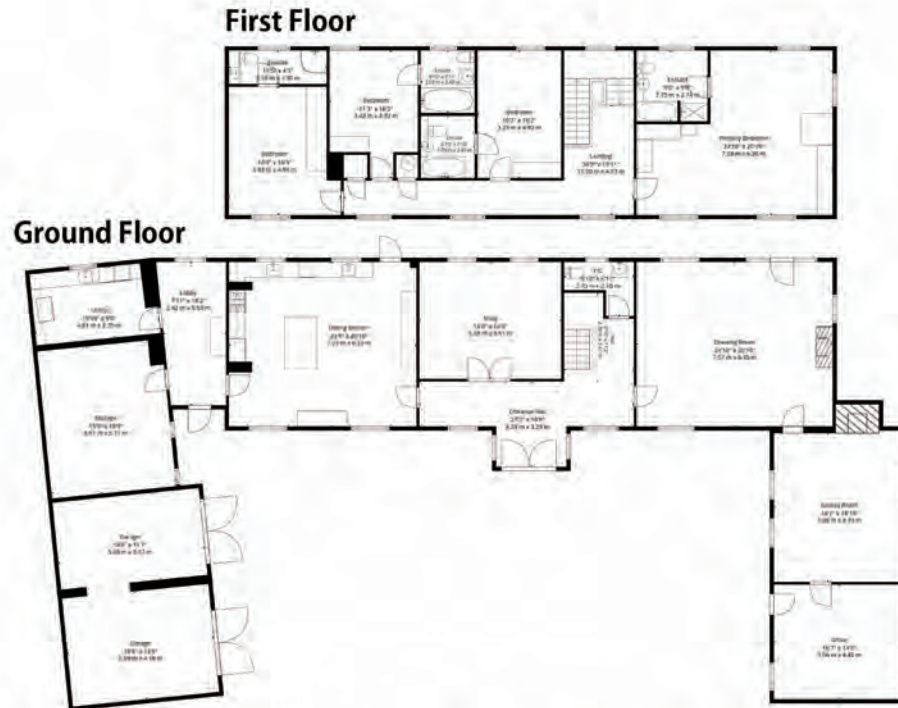
Mobile signal/coverage: 5G coverage is available - we advise you to check with your provider.

Parking: Private sweeping driveway, plus 4 garages

Total Internal Floor Area: 5502 sq ft

Special Notes:

We are advised that a public footpath runs through the grounds, access must be maintained. For further information, or for any questions, please contact the agent directly.



Main House Approximate Area: 383m² | 4122 sq ft.
Annexe Approximate Area: 128m² | 1380 sq ft.
Storage/Garaging Approximate Area: 090 m² | 973 sq ft.
Total Approximate Area: 636m² | 6857 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 21.10.2026





FINE & COUNTRY

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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



ANTHONY TAYLOR

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Anthony has specialised in selling premium and rural properties in Derbyshire for over 20 years, gaining an in-depth knowledge of the affluent suburbs of Derby and the surrounding villages that lie within South Derbyshire, Derbyshire Dales and the Peak District.

Anthony's experience and passion combined with the specialist marketing techniques and sale processes fine and country offer help gain the best possible results for his clients and their purchasers to find their dream home.

Married and a proud father of 3, Anthony was born in Derbyshire, spending formative years in Nottinghamshire before attending University. His property career began in Hampstead, London - drawn back to rural roots and sporting interests joining a premier firm in Derbyshire.

Agent Testimonial

"I've been delighted with Anthony Taylor from Fine & Country during the sale of my property. The level of advice, professionalism and knowledge of the local market have been exemplary." November 2025

"Anthony is like no other estate agent I've met before! He goes above and beyond, out of hours, whatever it takes to support a sale effectively and efficiently. I could not recommend him more highly!" November 2025

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FOUNDATION

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