



## 5 Bed House - Detached

New Road House New Road, Alderwasley, Belper DE56 2SQ  
Offers Around £1,150,000 Freehold



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**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Fabulous Stone Detached Country Home
- Panoramic Views
- Lounge, Snug/Study
- Games/Hobby Room
- Kitchen/Diner & Dining Room
- Five Bedrooms & Three Bathrooms
- Beautiful South Facing Private Gardens - ( approx. 0.5 acre )
- Adjoining Paddock - ( approx. 1 acre )
- Large Sweeping Driveway with Electric Gates & Large Double Garage
- Outbuildings with Potential ( Annexe/Holiday Cottage )

This stunning stone detached country home with panoramic countryside views offers a perfect blend of elegance and comfort.

The property boasts four reception rooms and a lovely kitchen/diner with Aga ideal for both entertaining guests and enjoying quiet family time. With five bedrooms and three bathrooms, this residence provides ample space for a growing family or those who simply appreciate room to breathe.

The home is set within beautifully maintained south-facing gardens, covering approximately half an acre, which offer a serene private outdoor retreat. The panoramic views surrounding the property enhance its charm, making it a delightful place to unwind. Additionally, the adjoining paddock of approximately one acre presents a unique opportunity for those with equestrian/hobby farmer interests or a desire for further outdoor space.

Access to the property is via a large sweeping driveway, complete with electric gates and large double garage. Furthermore the outbuildings provides good storage and also offers exciting possibilities for conversion into an annexe or holiday cottage subject to planning permission.

#### The Location

New Road House can be found in the beautiful Amber Valley in Derbyshire, just 6 miles north of Belper, standing high above the village of Whatstandwell with dramatic views towards Crich Stand and the surrounding countryside. The property is well placed for access to the Peak District which offers a huge amount of activities such as walking, climbing, cycling and riding. Haddon House and Chatsworth House are also within easy reach. Although wonderfully rural the A6 is easily accessed linking to the road networks to towns and cities such as Derby, Nottingham, Sheffield and Birmingham. London can be reached from Derby by rail in about 90 minutes.

#### Accommodation

#### Ground Floor

## Porch

With stone base, stone paving and half glazed door opening into entrance hall.

## Cloakroom

5'8" x 3'5" (1.73 x 1.05)

With low level WC, circular wash basin with chrome fittings, travertine limestone tile splashbacks, wood flooring, oak skirting boards and architraves, high ceiling, heated chrome tower rail/radiator, double glazed window with fitted blind and internal panelled door with chrome fittings.

## Entrance Hall

15'11" x 7'10" (4.87 x 2.39)

With wood flooring, oak skirting boards and architraves, high ceiling, coving to ceiling, two radiators, half glazed door giving access to private garden, double glazed window and staircase leading to first floor.



## Lounge

22'11" x 19'0" (7.00 x 5.80)

With attractive stone fireplace incorporating log burning stove with raised stone hearth, oak skirting boards and architraves, high ceiling, two radiators, beautiful far reaching views, double glazed window to side with fitted wall lights, double glazed sliding patio doors opening onto attractive crazy paved patio and private rear garden, large double glazed bay window enjoying panoramic views and internal half glazed door with chrome fittings.



## Dining Room

13'3" x 13'1" (4.05 x 4.00)

With character beams to ceiling, inset electric fire, wall lights, radiator, oak skirting boards and architraves, countryside views, internal double opening half glazed doors giving access to kitchen/diner and two double glazed windows both having deep window sills and enjoying fine views across the garden and countryside.



### Snug/Study

13'9" x 13'3" (4.20 x 4.06)

With character beams to ceiling, radiator, period style fireplace incorporating electric fire with raised granite hearth, oak skirting boards, beautiful countryside views, three double glazed windows all having deep window sills, fitted wall lights, radiator and half glazed internal door with chrome fittings.



### Kitchen Diner

13'9" x 13'0" (4.20 x 3.97)

With one and a half inset stainless steel sink unit with chrome mixer tap, wall and base fitted units with attractive matching granite worktops, featured exposed internal wall incorporating oak lintel and charming electric fired Aga, built-in induction Neff hob with concealed extractor hood, built-in Neff electric fan assisted oven, integrated Neff dishwasher, character beams to ceiling, tile flooring, beautiful countryside views, four double glazed windows with deep tiled window sills, integrated fridge, concealed worktop lights and glazed door giving access to utility room.



### Utility

8'1" x 6'6" (2.47 x 2.00)

With single sink with mixer tap, fitted work top, plumbing for automatic washing machine, space for tumble dryer, fitted base cupboard, tile flooring, radiator, exposed stone walls, featured vaulted ceiling with decorative beams, beautiful countryside views, two double glazed windows and double glazed French doors opening onto attractive crazy paved patio and private garden with lovely countryside views.

### Boot Room

10'3" x 4'3" (3.13 x 1.30)

With single stainless steel sink unit with chrome mixer tap, fitted worktop, fitted base covered, tile flooring, radiator, coat rail, shoe rack, double glazed window and internal door with chrome fittings.

### Lower Level

With stairs leading down, radiator, double glazed window and decorative beams.

### Store Room One

7'9" x 7'6" (2.38 x 2.31)

With vinyl flooring, power, lighting and shelving.

### Store Room Two/Wine Store

8'5" x 3'5" (2.58 x 1.06)

With matching vinyl flooring and shelving.

### Games Room/Study/Bedroom Six

22'10" x 17'4" (6.97 x 5.30)

With character parquet wood flooring, three radiators, double glazed window, exposed stone wall, power and lighting (A perfect hobby room)



### Shower Room

11'5" x 7'1" (3.48 x 2.17)

With separate shower cubicle with electric shower, pedestal wash handbasin, low level WC, tile flooring, large heated chrome towel rail/radiator and internal door with chrome fittings.



### First Floor Landing

23'10" x 5'3" (7.28 x 1.62)

With attractive oak balustrade, radiator, countryside views, open archway, two built-in double cupboards, character ceilings and three double glazed windows.

### Bedroom One

18'0" x 15'7" (5.50 x 4.75)

With character ceilings, panoramic views, oak skirting boards and architraves, radiator, double glazed window to rear, large double glazed window to side and internal panelled door.



### En-Suite Bathroom

10'1" x 7'1" (3.08 x 2.16)

With bath with chrome fittings, circular wash basin with chrome fittings, low level WC, corner shower cubicle with shower, fully tiled walls, tile flooring, high ceiling, heated chrome towel rail/radiator, wall mounted mirror medicine cabinet, double glazed window and internal door with chrome fittings.



### Bedroom Two

13'7" x 10'2" (4.16 x 3.10)

With fitted wardrobes providing good storage, character ceilings, radiator, beautiful countryside views, double glazed window and internal door with chrome fittings.



### Bedroom Three

14'7" x 13'9" (4.46 x 4.20)

With fitted wardrobes with cupboard above, character ceilings, two radiators, three double glazed windows all having deep window sills, countryside views and internal door with chrome fittings.



### Bedroom Four

14'4" x 13'11" (4.38 x 4.25)

With character ceilings, two radiators, countryside views, two double glazed windows both having deep window sills and internal door with chrome fittings.



### Bedroom Five/Study/Potential En-Suite

9'6" x 6'4" (2.92 x 1.94)

With character ceilings, radiator, countryside views, double glazed window with deep window sill and internal door with chrome fittings.



## Family Bathroom

9'3" x 6'0" (2.84 x 1.83)

With separate shower cubicle with electric shower, fitted wash basin with chrome fittings, low level WC, fully tiled walls, character ceilings, tiled flooring, heated chrome towel rail/radiator, double glazed window with deep tiled window sill, countryside views and internal door with chrome fittings.



## Gardens

The property enjoys fabulous south facing gardens with countryside views and has been well maintained by our clients. The garden enjoys wide shaped lawns, a varied selection of shrubs, plants and trees and large attractive crazy paved patio extending to the rear and side to maximise those lovely countryside views. The gardens are enclosed by natural, dressed stone walling. Behind the outbuildings is a pleasant sitting space.



### Adjoining Paddock

The property benefits from an adjoining paddock in the region of one acre which also has road access.



### Large Driveway

A large gravel driveway, accessed via electric remote control gates, gives access for plenty of car standing spaces (up to eight vehicles)



### Good Size Double Garage

28'4" x 19'10" (8.66 x 6.07)

With concrete floor, power, lighting and electric front door.



### Oil Tank/Store

12'9" x 11'2" (3.91 x 3.41)

With the oil tank, power and lighting.

### Outbuilding

16'1" x 7'8" (4.92 x 2.36)

With power and lighting, staircase leading to attic rooms, cold water tap, two front access doors and Grant boiler.

### Gardner's WC

5'1" x 2'9" (1.55 x 0.85)

With WC, wash basin, quarry tiled flooring and window.

### Attic Room One

18'8" x 14'0" (5.71 x 4.29)

Boarded with power and lighting.

### Attic Room Two

28'2" x 15'8" (8.61 x 4.80)

Boarded with power, lighting, window and countryside views.

### Council Tax Band G





**Approximate total area<sup>(1)</sup>**  
 1347.11 ft<sup>2</sup>  
 125.15 m<sup>2</sup>

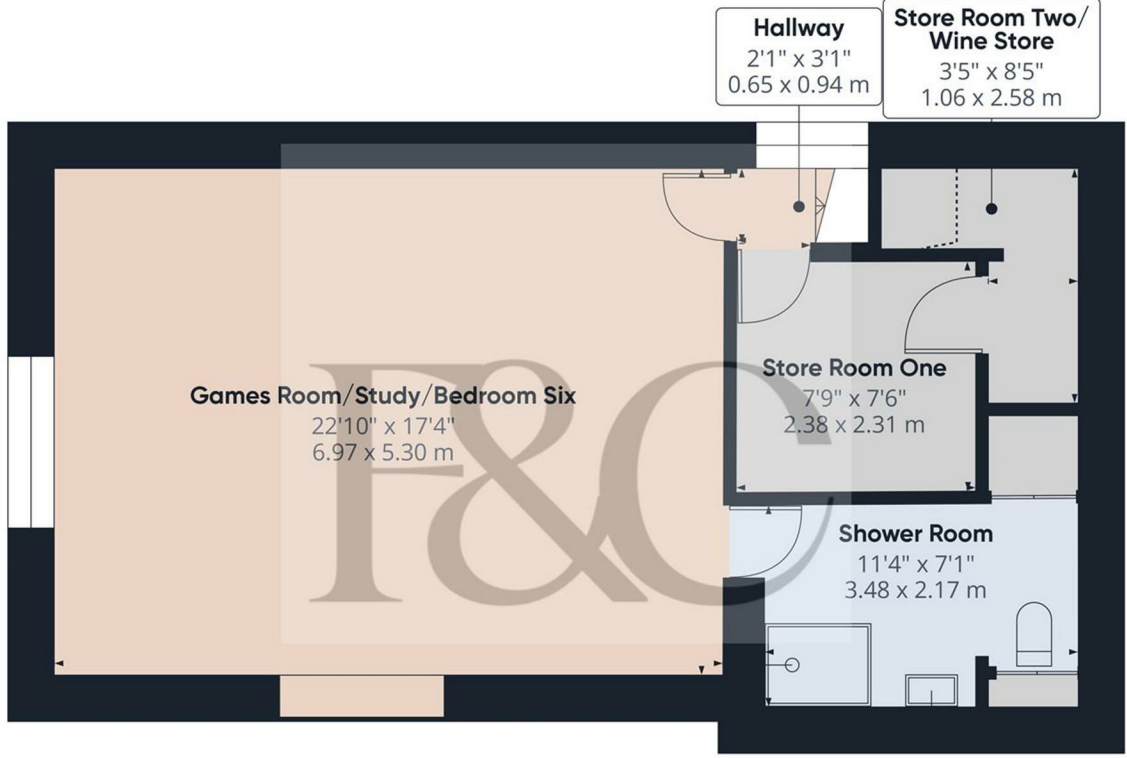
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor -1

**Approximate total area<sup>(1)</sup>**  
 606.11 ft<sup>2</sup>  
 56.31 m<sup>2</sup>

**Reduced headroom**  
 6.76 ft<sup>2</sup>  
 0.63 m<sup>2</sup>

(1) Excluding balconies and terraces

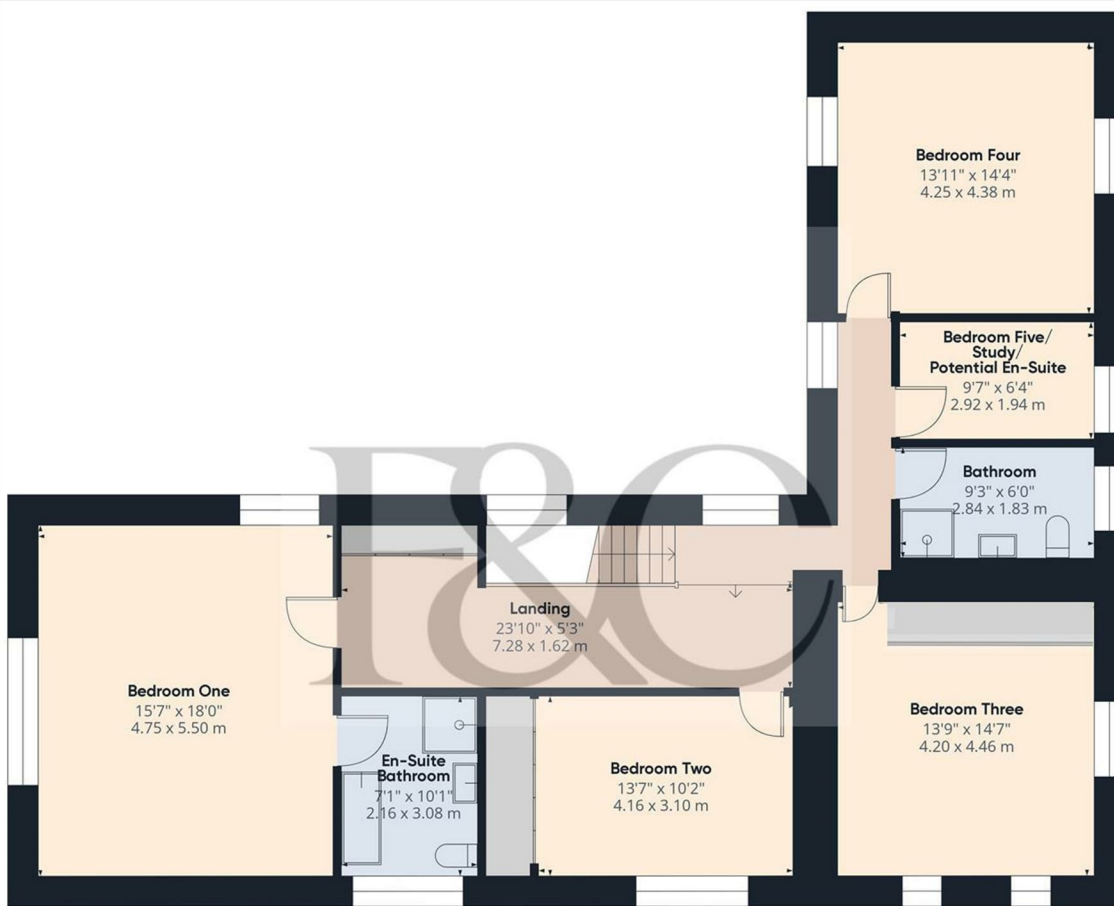
**Reduced headroom**  
 ..... Below 5 ft/1.5 m

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Floor 1

**Approximate total area<sup>(1)</sup>**  
1250.88 ft<sup>2</sup>  
116.21 m<sup>2</sup>

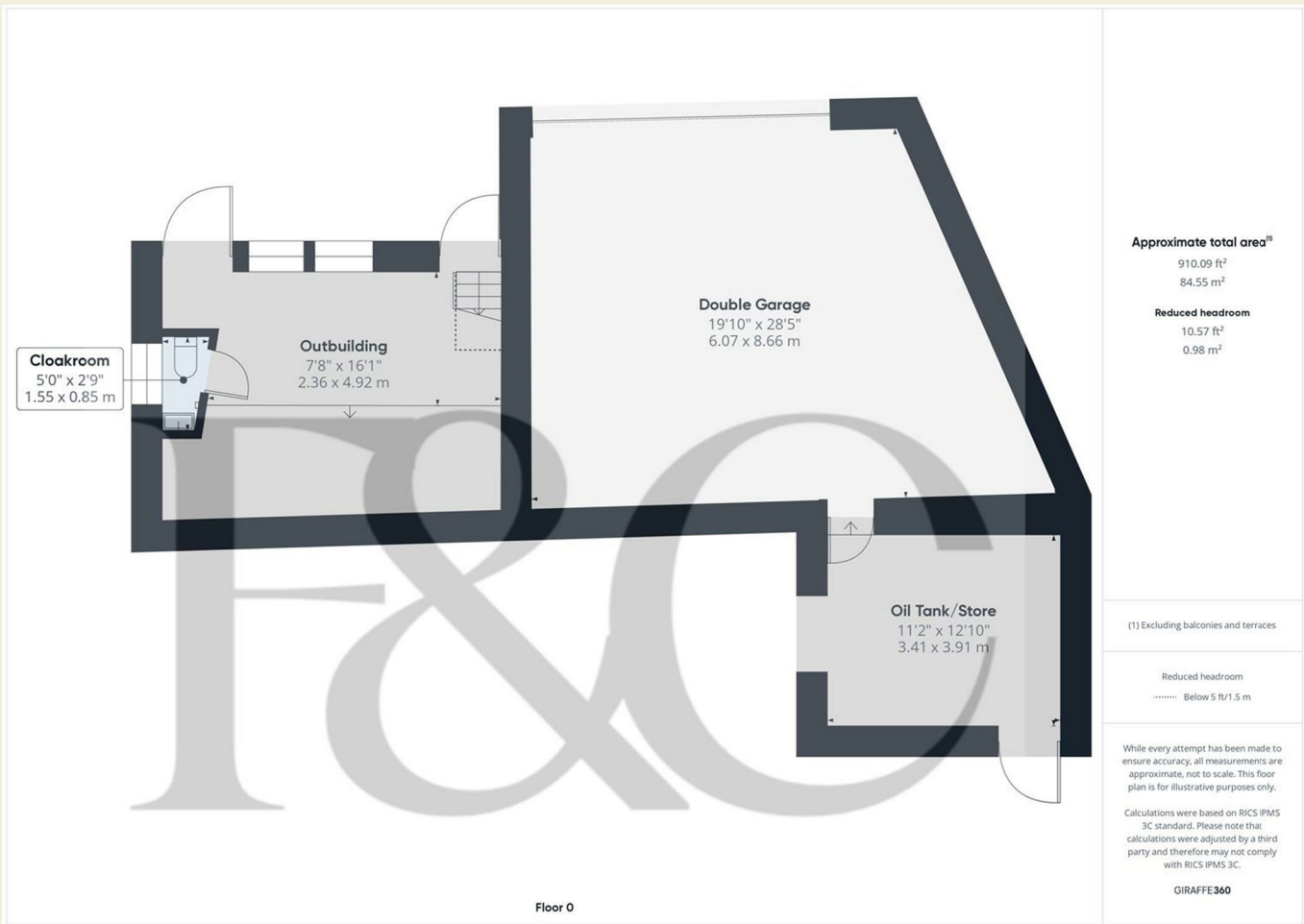
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

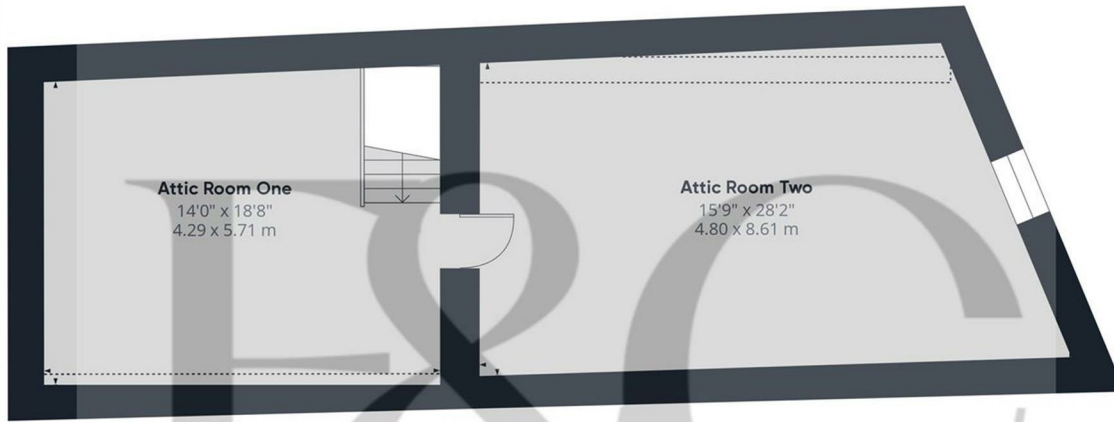
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**Approximate total area<sup>(1)</sup>**  
 644.33 ft<sup>2</sup>  
 59.86 m<sup>2</sup>

**Reduced headroom**  
 31.61 ft<sup>2</sup>  
 2.94 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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Floor 1

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>51</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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