

Rood Lane

Idridgehay, Belper, DE56 2SS

John
German





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£925,000

A unique Grade II listed former station dating from 1867, set in approximately 1.93 acres with four double bedrooms, flexible living space, oak-framed garage and workshop, summer house, substantial storage barn and excellent home-working potential.

The Old Station represents a rare opportunity to acquire an exceptional Grade II listed former railway station, coming to the market for the first time in approximately 25 years. Dating from 1867 and retaining a strong sense of its original character, this distinctive detached home combines its railway heritage with generous and versatile accommodation, extensive grounds and a particularly useful range of outbuildings. Set within approximately 1.93 acres, the property enjoys a private and peaceful setting in the desirable Derbyshire village of Idridgehay, close to the Peak District, while remaining well placed for access to Duffield, Wirksworth and the wider road and rail network. The property is offered for sale with no upward chain.

Uniquely preserved and sympathetically adapted for modern living, the house provides four double bedrooms, two first-floor bathrooms, two principal reception rooms and a generous dining kitchen. A separate study, positioned alongside a ground floor shower room, provides valuable flexibility and could readily serve as an occasional fifth bedroom, guest room or dedicated home office. Starlink is currently used at the property for internet access, while fibre broadband is available within the village.

Outside, the scale and versatility of the grounds are a major feature. In addition to extensive parking and hardstanding, there is an oak-framed double garage and workshop, an oak-framed summer house and a substantial steel-framed storage barn measuring approximately 45' x 22', timber clad with Yorkshire boarding and supplied with power and electricity. The range of ancillary buildings creates excellent scope for hobbies, vehicle storage, workshop use or home working, and may also offer potential for further adaptation or development, subject to any necessary planning and listed building consents.

Built circa 1867, The Old Station is the original Idridgehay railway station, constructed for the Midland Railway's Wirksworth branch. The line opened in October 1867 and later became affectionately known as the "Milk and Honey Line", reflecting the quantities of milk and agricultural produce once carried from the surrounding Derbyshire countryside towards Derby and London. This history remains an important part of the identity of the property and gives it a provenance rarely found in a residential home.

Idridgehay lies within the attractive Ecclesbourne Valley, between Duffield and the historic market town of Wirksworth, in a rural setting close to the Peak District. The railway remains part of the character of the area, although today it operates as the volunteer-run Ecclesbourne Valley heritage railway, with occasional heritage services running between Duffield and Wirksworth via Idridgehay and Shottle rather than as a conventional mainline railway. This provides an interesting connection with the property's past while preserving the peaceful rural nature of its setting.

The accommodation begins with a well-proportioned dining kitchen, designed as a practical central space for day-to-day living. Tiled flooring runs throughout, with wooden preparation surfaces incorporating a ceramic one-and-a-half bowl sink with drainer and mixer tap. Appliances include a Bosch double electric fan-assisted oven and grill with warming drawer, four-ring induction hob and extractor, together with an American-style fridge freezer, integrated dishwasher, washing machine and additional integrated fridge. Complementary wall-mounted cupboards and extensive storage are provided, while a matching central island incorporates further cupboards, drawers and seating space. The kitchen opens naturally into the dining area, with a timber stable-style door providing access outside.

From the kitchen, a door leads into the boot room, finished with quarry tiled flooring and providing access to both the study and ground floor shower room. The shower room is fitted with a pedestal wash hand basin, low-level WC and enclosed shower unit.

Adjoining this is the dual aspect study, a useful and adaptable room which could equally be used as a home office, occasional bedroom or fifth bedroom, particularly given its proximity to the shower room. A cupboard within the room houses the boiler.

The living room is a generous reception space with an exposed stone wall and dual aspect windows to the front and rear. Timber doors provide access to both elevations, while a substantial log burner set on a stone hearth forms a natural focal point. A staircase rises to the first floor and a further door leads through into the snug.

The snug is one of the most characterful rooms within the house, with a triple aspect and doors opening to the side and rear. A double-sided log burner with stone fireplace and hearth sits at the centre of the room. Historically, this part of the property formed the station master's office and lamp room, providing a particularly tangible reminder of the building's original use.

On the first floor, a semi-galleried landing features an exposed stone wall and Velux roof window and provides access to the four bedrooms and bathroom facilities. All four bedrooms are doubles and benefit from Velux roof windows, with the principal bedroom being especially spacious. One of the bedrooms also provides loft hatch access.

The first floor is completed by both a separate shower room and bathroom. The shower room is fitted with a pedestal wash hand basin, low-level WC and corner shower enclosure with electric shower, together with a chrome ladder-style radiator. The bathroom has a white suite comprising a pedestal wash hand basin with chrome mixer tap, low-level WC and bath with chrome mixer tap, together with an airing cupboard housing the hot water tank.

Combining genuine historical interest with approximately 1.93 acres, substantial outbuildings, extensive parking and adaptable family accommodation, The Old Station offers a particularly unusual opportunity for those seeking a characterful country home with space for hobbies, work and family life. Its peaceful setting, preserved railway heritage and practical ancillary buildings distinguish it from more conventional period properties, while the absence of an upward chain provides added flexibility for prospective purchasers.

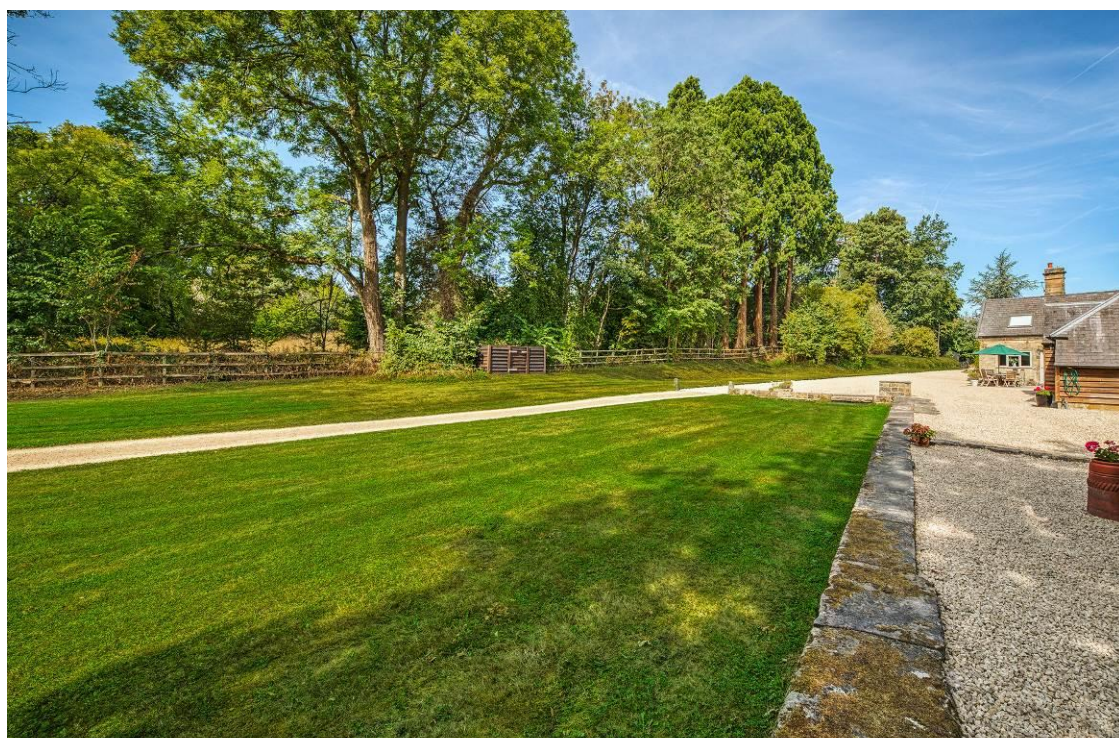
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard **Parking:** Off street **Electricity supply:** Mains
Water supply: Mains **Sewerage:** Septic tank **Heating:** LPG
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: FTTP - See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: Amber Valley Borough Council / Tax Band G
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/19082026

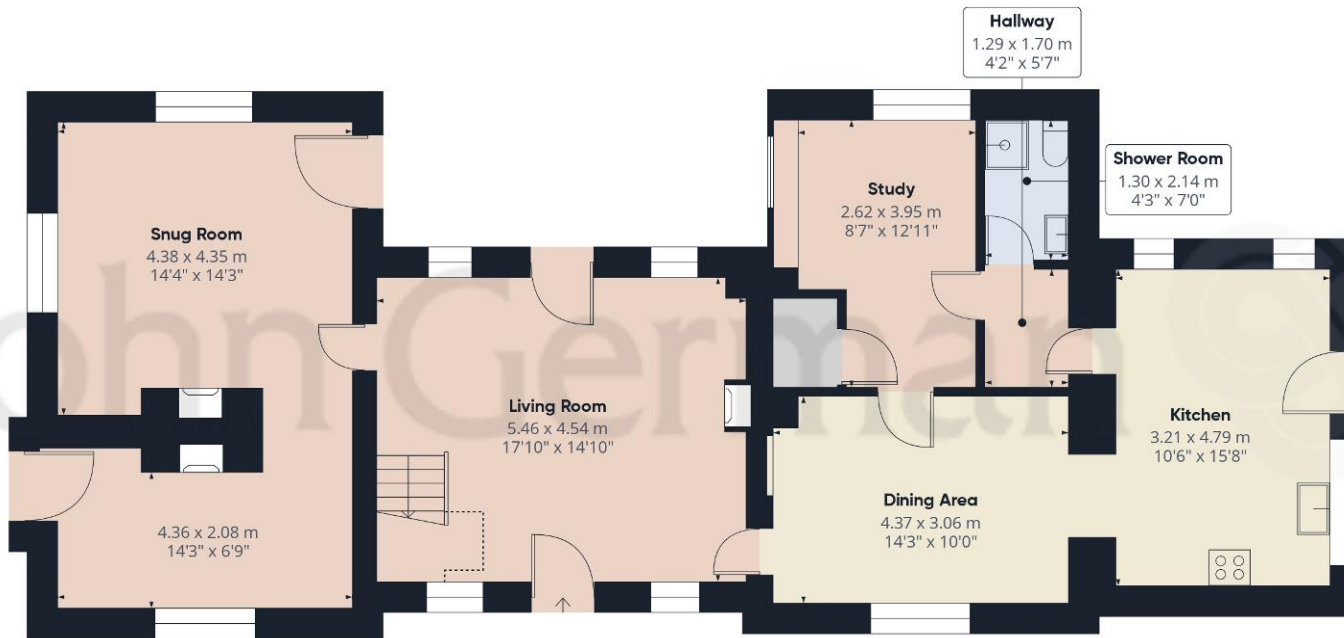
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Ground Floor Building 1

Approximate total area⁽¹⁾

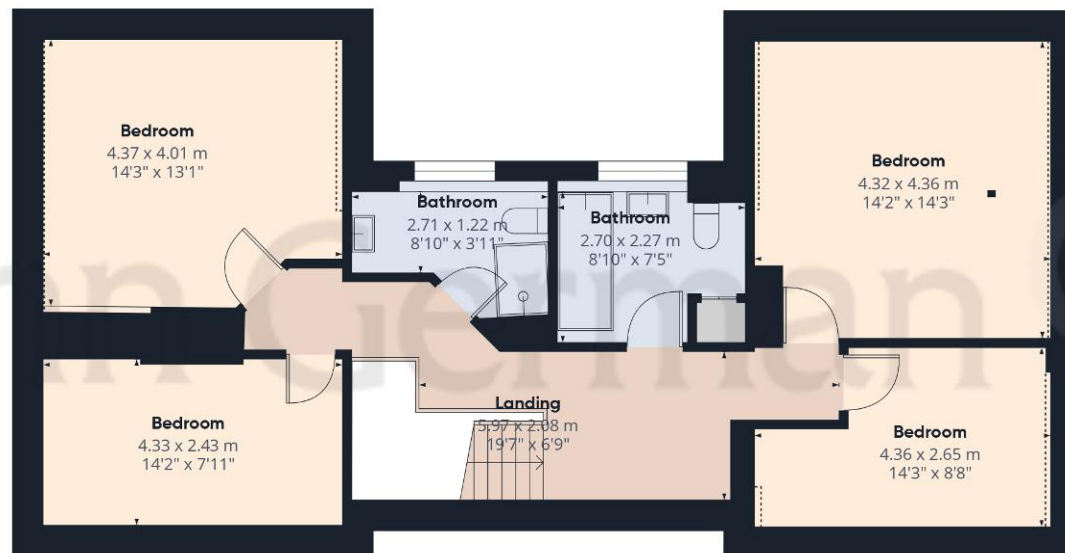
181.2 m²

1950 ft²

Reduced headroom

3.8 m²

41 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

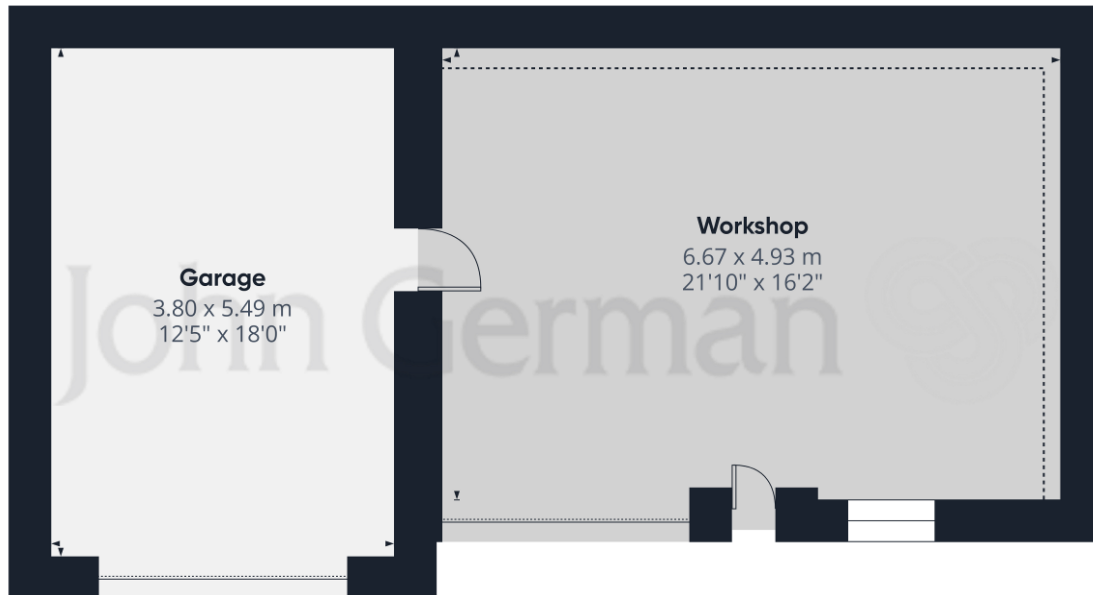
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Approximate total area¹⁾
53.5 m²
576 ft²

Reduced headroom
3 m²
33 ft²

Ground Floor Building 2



Approximate total area¹⁾
94.5 m²
1017 ft²

Ground Floor Building 4





Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		45 E
21-38	F		
1-20	G	9 G	



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