



GRANT'S
OF DERBYSHIRE

Alport View Broadway, Kirk Ireton DE6 3LJ
Offers Around £640,000

A superbly presented and significantly upgraded detached family home, occupying a desirable position in the heart of the sought-after Derbyshire Dales village of Kirk Ireton. Enjoying attractive countryside views, this stylish property offers spacious and high-quality accommodation, seamlessly blending contemporary design with comfortable family living.

The ground floor features an impressive open-plan layout, flowing from the sitting room with log burner through to a stunning garden/dining room with vaulted ceiling and bi-fold doors opening onto the rear garden, and continuing into a sleek, modern fitted kitchen. A welcoming entrance hallway and downstairs WC complete the ground floor. To the first floor are three generous double bedrooms and a luxury family shower room.

Outside, the property benefits from private, well-established gardens with shaped lawns, multiple seating areas, a vegetable garden and a timber summer house with power and lighting. To the front is a large driveway providing ample off-road parking, together with a double garage.

Beautifully presented throughout and set within a thriving village community, this impressive home combines the charm of countryside living with modern convenience and must be viewed to fully appreciate the quality and space on offer.



Location

The property is situated just off the village centre in the highly sought-after Derbyshire Dales village of Kirk Ireton. This attractive hilltop village enjoys a strong sense of community with a variety of events held throughout the year and benefits from a range of local amenities including a well-regarded Church of England primary school, a Norman church, village hall, volunteer-run shop and the renowned Barley Mow public house. Surrounded by beautiful countryside, the area offers excellent walking and cycling routes directly from the doorstep. Carsington Water reservoir is approximately one mile away, providing a wide range of leisure and water sports facilities, while the historic market town of Wirksworth lies less than three miles away and offers a number of shops, cafés, restaurants, schools, medical services, leisure centre, library and independent cinema. The market towns of Ashbourne, Belper, Matlock and Bakewell are all within easy reach, as are notable attractions such as Chatsworth House, Haddon Hall, Kedleston Hall, the High Peak Trail and the wider Peak District National Park. Derby is located approximately ten miles to the south, with convenient access to the A38, A52 and A50 for onward travel.

The Property

Ground Floor

To the front of the home is a composite entrance door with tall glazed panels to each side. This opens into the

Entrance Lobby 5'10" x 3'11" (1.80m x 1.20m)

Featuring tiled flooring and inset spotlights. A door opens to a useful built-in storage cupboard

fitted with shelving and glazed double doors lead through to the

Entrance Hallway 14'0" x 8'3" (4.27m x 2.52m)

An elegant welcome to the home, featuring a continuation of the tiled flooring, carpeted stairs with oak handrail and steel balustrade leading to the first floor, and recessed ceiling spotlights. Doors open to the sitting room, kitchen, WC, and under-stairs storage cupboard.

Guest Cloakroom 6'3" x 2'10" (1.93m x 0.88m)

Fitted with concealed unit WC and a wall-hung wash hand basin with mixer tap and tiled splashback. The room features tiled flooring, a ladder-style heated towel radiator, recessed ceiling spotlights, and a fitted mirror.

Sitting Room 19'11" x 11'1" (6.08m x 3.39m)

A spacious dual-aspect room, light and airy, with natural light flooding in from a large west-facing window to the front and bifold doors at the far end of the garden/dining room. The room features laminate parquet flooring, coving to the ceiling and recessed spotlights. A granite fireplace with substantial log-burning stove and raised hearth forms a charming focal point, while an open archway provides a seamless connection to the garden room. The front-facing window has fitted blinds and enjoys a pleasant outlook over the foregarden towards the countryside beyond.

Garden Room/Dining Room 17'1" x 12'9" (5.23m x 3.90m)

Openly accessed from both the sitting room and kitchen, this stunning space is exceptionally light and inviting, featuring a high vaulted ceiling with

two Velux roof windows and full-width aluminium bi-fold doors opening onto the rear garden. Contemporary rectangular ceramic tiled flooring with underfloor heating ensures year-round comfort, while fitted blinds are incorporated within the double glazing. The room provides ample space for a large dining table and additional furniture, making it ideal for both everyday family living and entertaining. The bi-fold doors, aluminium windows and kitchen garden doors were all installed in 2021.

Kitchen 20'8" x 8'8" (6.32m x 2.65m)

A stylish and contemporary kitchen finished to a high standard. The tiled flooring continues through from the dining/garden room and benefits from underfloor heating and to the ceiling are inset spotlights. The room is fitted with an extensive range of wall and base units, including cleverly recessed full-height storage cupboards, complemented by quality granite worktops providing generous preparation space. A range of high-quality integrated Neff appliances includes an induction hob with concealed extractor, electric oven, combination oven with warming drawer, fridge, freezer, dishwasher, washing machine and wine cooler. A stainless steel sink with mixer tap is ideally positioned beneath a double-glazed window with fitted blind, enjoying views over the rear garden. Additional display cupboards and wall-mounted shelving add both style and practicality, while double-glazed aluminium-framed doors open directly onto the private rear garden.

First Floor

The staircase leading up from the entrance hallway reaches the

Landing

With doors opening to the three bedrooms and the shower room. There is also access to the attic space via the hatch with pull-down ladder. The attic is partially boarded and, having good head-height, offers the potential for extension, subject to the necessary permissions.

Bedroom One 19'9" x 10'7" (6.04m x 3.24m)

Extending across the full width of the property, this impressive dual-aspect bedroom enjoys good natural light and far-reaching views. The rear-facing window offers a particularly pleasant outlook over the garden and neighbouring rooftops across the valley towards Alport Heights, while the west-facing front window looks out onto open countryside. The room benefits from having fitted wardrobes with sliding doors, a generous dressing and seating area, and ample space for a large bed and additional bedroom furniture.

Bedroom Two 12'5" x 9'9" (3.79m x 2.99m)

This second double bedroom features a built-in double wardrobe providing ample storage and hanging space. A front-aspect window with fitted blind enjoys attractive countryside views.

Bedroom Three 11'1" x 9'8" (3.38m x 2.97m)

A third double bedroom enjoying the same delightful rear-facing outlook as the main bedroom, with views across the garden towards Alport Heights. The room is lit by inset ceiling spotlights and offers space for a freestanding wardrobe.

Shower Room 6'10" x 5'11" (2.10m x 1.82m)

A stylish and modern shower room fitted with recessed ceiling spotlights and a ceramic tiled floor with underfloor heating. The room features a large walk-in shower with glass screen and fully tiled surround, incorporating a rainforest shower head, separate handheld attachment and recessed shelving. Further fittings include a concealed unit WC, vanity unit with ceramic wash hand basin and mixer tap, and a ladder-style heated towel rail. An obscured rear-facing window with fitted blind provides natural light and privacy.

Outside

The property is set back from the road behind a foregarden with shaped lawn, mature planting and a feature specimen tree, bordered by traditional stone walling. A generous driveway provides ample off-road parking for several vehicles and leads to the garage. A west-facing patio to the front of the property offers an ideal spot to sit and enjoy the outlook towards the open countryside.

A secure gated pathway to the side of the house leads to the rear garden, passing a number of useful storage sheds, including one discreetly housing the oil tank.

To the rear is a generous and beautifully landscaped garden, thoughtfully designed to make it ideal for keen gardeners and family enjoyment alike. The garden features lawns, gravel pathways and well-stocked borders, together with a selection of mature plants and fruit trees including apple, plum, damson and pear. Multiple patio and seating areas take advantage of the sun throughout the

day, while a central pathway leads to a peaceful area at the far end of the garden, where there is a large summer house and vegetable beds.

Summer House 10'8" x 9'1" (3.27m x 2.78m)

Having double doors to the front, this summer house has the benefit of power, ideal as a home office, den, or simply as a peaceful garden retreat.

Garage 15'10" x 15'1" (4.85m x 4.60m)

Accessed from the front via an electric up-and-over door, this double garage benefits from power and lighting. The oil-fired boiler serving the central heating system is housed here, along with the pressurised hot water tank and solar panel control system.

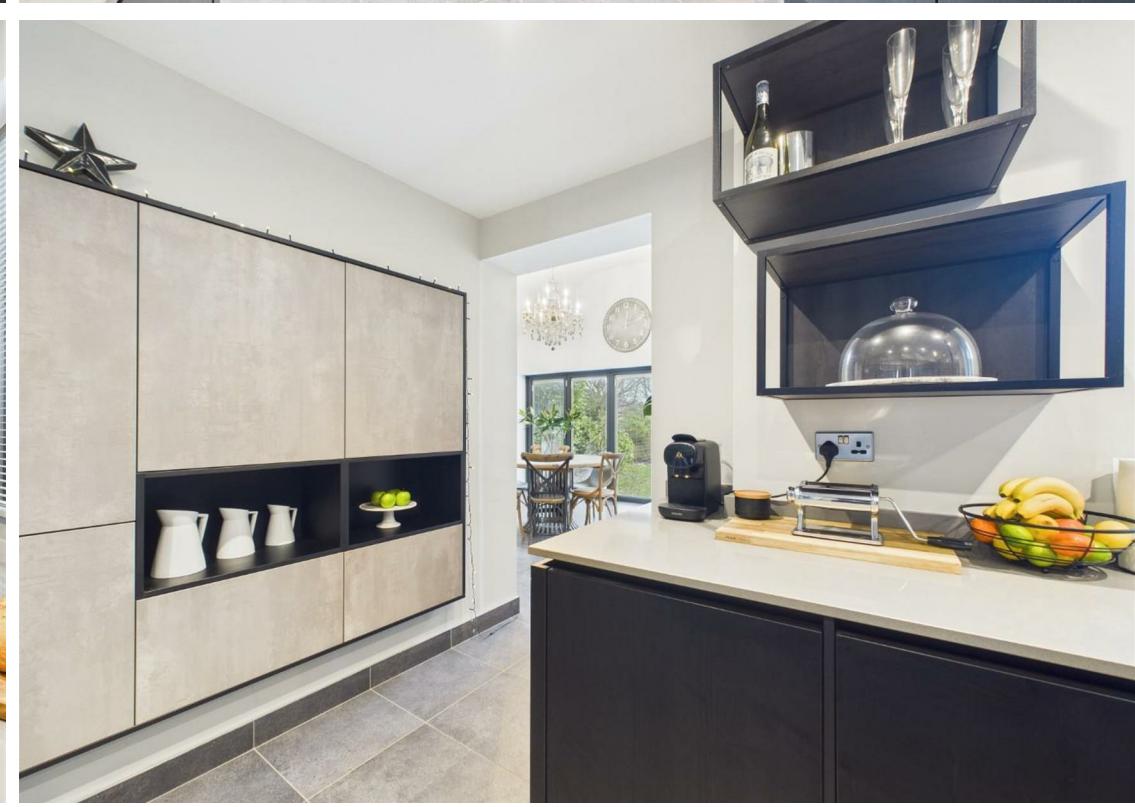
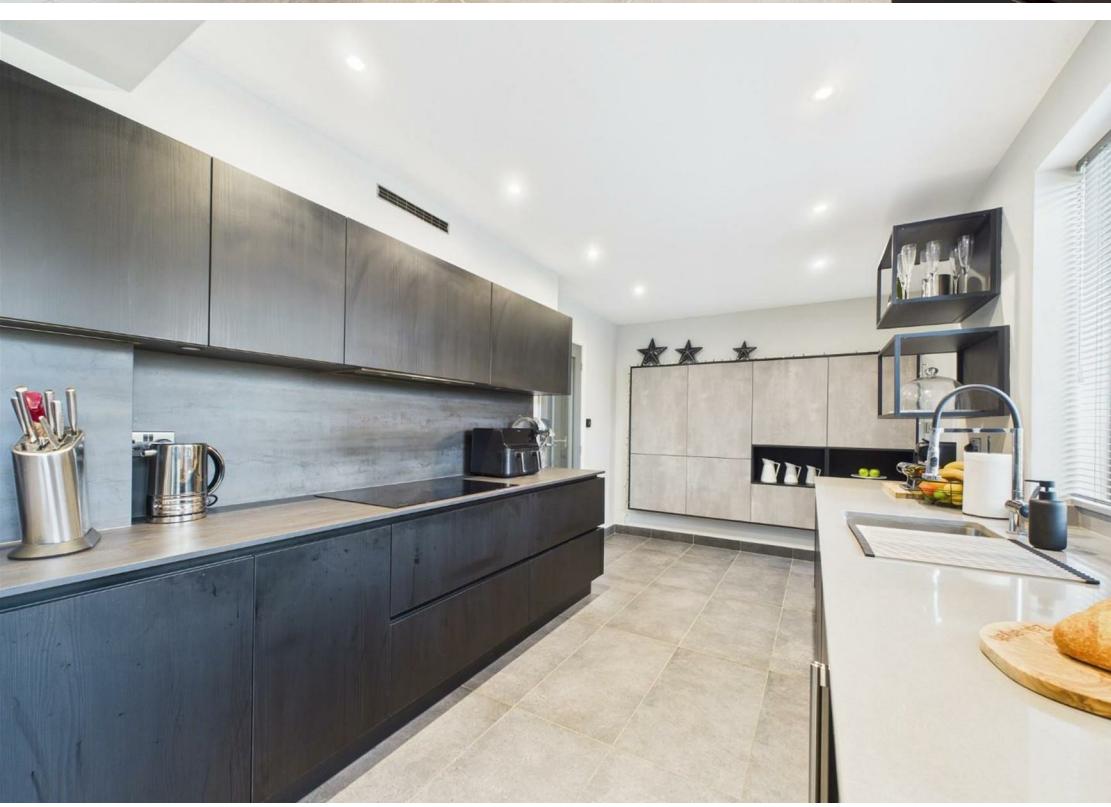
Council Tax Information

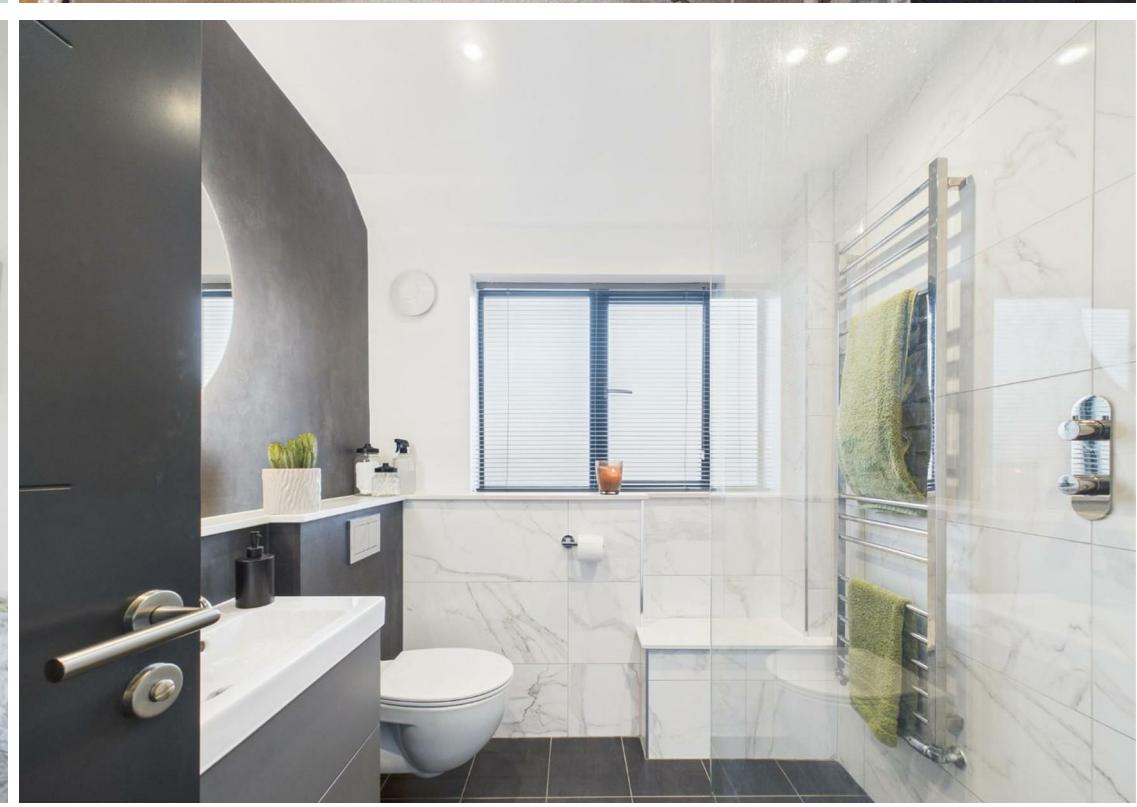
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band F which is currently £3369 per annum.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional Notes

On reaching the village of Kirk Ireton, pass the Primary School on the right and continue straight on until you see the Barley Mow Public House on the right hand side. Take the next left turn and Alport View is located after a short distance on the left hand side.







GRANT'S
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Floor 0

Approximate total area⁽¹⁾

147.5 m²

1588 ft²



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360



Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
91-91 B			
89-89 C			
88-88 D			
86-86 E			
81-81 F			
71-70 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus A			
91-91 B			
89-89 C			
88-88 D			
86-86 E			
81-81 F			
71-70 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	