



4 Bed House - Detached

Ecclesbourne House, Windley, Belper DE56 2LP

Offers Around £899,950 Freehold



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& Company**

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- Fabulous Architect Designed Detached Property
- Stunning Countryside Views
- Lounge, Dining Room, Study, Family Room
- Living Kitchen/Dining/Snug & Utility Room
- Four Bedrooms & Two Bathrooms
- Useful Lower Level – Games/Utility, Wood Store & Store Room
- Generous Garden Plot – approx. 0.75 acre
- Large Horseshoe Driveway – approx. 8 Vehicles
- Triple Garage with Electric Doors
- No Chain Involved – Viewing Absolutely Essential

A beautiful detached property nestled in the picturesque hamlet of Windley. This stunning residence boasts an impressive 3,626 square feet of living space, offering a perfect blend of modern design and traditional charm.

As you enter, you will be greeted by four reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is the beautifully designed living kitchen, which seamlessly combines dining and snug areas, creating a warm and inviting atmosphere for family gatherings. Additionally, a well-appointed utility room adds to the practicality of this exceptional home.

The house features four bedrooms and two bathrooms with the lower level area benefitting from a games room/utility, wood store and store room.

Set within a generous garden plot of approximately 0.75 acres, this home offers breathtaking countryside views that can be enjoyed from various vantage points. The expansive outdoor space is perfect for children to play, gardening enthusiasts, or simply unwinding in the serene surroundings.

For those with multiple vehicles, the property provides ample parking for up to eight vehicles, complemented by a large driveway and a triple garage, ensuring convenience and security.

In summary, Ecclesbourne House is a fabulous architect-designed home that combines spacious living with stunning natural beauty. This property is an ideal choice for families seeking a tranquil lifestyle in the heart of Derbyshire.

The Location

The hamlet of Windley is approximately one mile from the village of Turnditch and Cowers Lane which provides a selection of village inns and local garage. It is situated some 6 miles from the centre of Ashbourne known as the gateway to the famous Peak District National Park and approximately 8 miles from the City of Derby, which provides a more extensive range of facilities.

The nearby village of Duffield provides a regular train service to Derby and onward to St Pancras Station, London. As well as the train service to Derby there is a regular bus service (every 15 mins) from Duffield to Derby. There are also local squash, tennis and horse riding facilities. Private education includes Repton, Denstone, Abbotsholme, Trent College, Derby Grammar School, Derby High School and Foremark Preparatory School. Local recreational facilities include Carsington Water with its trout fishing and sailing and there is also a golf course at both Duffield and Ashbourne

Accommodation

Ground Floor

Storm Porch

With panelled entrance door opening into entrance hall.

Entrance Hall

19'0" x 6'6" (5.81 x 1.99)

With radiator, staircase leading to first floor, double glazed window and integral door giving access to garage.

Cloakroom

8'9" x 6'0" (2.67 x 1.83)

With low level WC, wash basin, fitted base cupboards, worktops, large fitted wall cabinet with mirror front, tiled effect flooring, radiator, built-in double storage cupboard providing good storage for coats and shoes and double glazed window.

Lounge

17'9" x 15'5" (5.42 x 4.71)

With inset log burning stove, radiator, electric curtains, double glazed picture window, double glazed sliding doors opening onto raised decked area and gardens, wonderful countryside views, built-in display cabinet alcove, open space leading into dining room and internal French double opening doors giving access to study.



Dining Room

15'7" x 12'5" (4.75 x 3.80)

With radiator, beautiful countryside views, double glazed bay window with electric curtains, open space leading into lounge, arched display alcove and internal door giving access to family room.



Study

11'4" x 8'11" (3.47 x 2.72)

With radiator, corner double glazed window and beautiful countryside views.



Family Room

19'11" x 9'2" (6.08 x 2.80)

With spotlights to ceiling, built-in display alcove with shelving, radiator, BT Openreach fibre optic broadband, double glazed sliding patio doors opening on to large raised decked area and gardens, electric curtains, beautiful countryside views and glazed internal door giving access to living kitchen.



Living Kitchen/Dining/Snug

22'5" x 18'11" (6.84 x 5.79)



Snug Area

With tile flooring, radiator, three double glazed windows, spotlights to ceiling, open space leading to kitchen/dining areas and double glazed door giving access to gardens.



Dining Area

With matching electric underfloor tile flooring, radiator, spotlights to ceiling, built-in ceiling sound speaker, double glazed French doors opening on to raised decked area and gardens, beautiful countryside views and open space leading to kitchen area.



Kitchen Area - SieMatic Kitchen Units

With one and a half stainless steel sink unit, Quooker stainless steel tap, wall and base fitted units with attractive matching silestone worktops, Siemens induction hob with concealed extractor hood above, spotlights to ceiling, built-in ceiling speaker, Siemens fridge/freezer (negotiable on sale), Siemens integrated dishwasher, concealed worktop lights, matching electric underfloor tile flooring, Siemens combination microwave oven with storage draw, built-in Siemens electric fan assisted oven, additional built-in Siemens combination steam oven with Siemens warming drawer underneath, double glazed window, open space leading into snug/dining areas and beautiful countryside views.



Utility Room

17'8" x 7'4" (5.41 x 2.26)

With double sink unit with stainless steel mixer tap, fitted worktops, a good range of fitted base cupboards providing storage, plumbing for automatic washing machine, matching tile flooring, two heated towel rails/radiators (one of them is dual heating) , space for fridge or freezers, two double glazed windows, double glazed doors opening onto large decked area and gardens, inset doormat, beautiful countryside views and additional built-in storage cupboard with electric consumer unit box.



Separate WC

5'3" x 2'11" (1.62 x 0.91)

With low level WC, tile splashbacks, matching tile flooring, radiator, spotlights to ceiling and double glazed window.

First Floor Landing

18'0" x 2'8" (5.51 x 0.82)

With radiator, built-in airing cupboard with shelving, spotlights to ceiling and double glazed window.

Bedroom One

15'0" x 12'6" (4.59 x 3.82)

With built-in wardrobes providing a good range of storage with matching additional chest of drawers and bedside cabinets, radiator, double glazed picture window, additional side double glazed window and beautiful countryside views.



En-Suite

9'2" x 6'10" (2.80 x 2.10)

With walk-in double shower with shower and body jets, corner wash basin with fitted base cupboard underneath, low level WC, bidet, fully tiled walls, tile flooring with electric underfloor heating, large dual fuel heated towel rail/radiator, shaver point, beautiful countryside views and double glazed window.



Bedroom Two

12'2" x 12'2" (3.73 x 3.73)

With a good range of built-in wardrobes and matching dressing table with chest of drawers, spotlights to ceiling, eaves storage space, radiator, two double glazed windows and beautiful countryside views.



Bedroom Three

13'0" x 9'11" (3.98 x 3.04)

With built-in double wardrobe with sliding doors, radiator, beautiful countryside views and two double glazed windows.



Bedroom Four

12'9" x 8'10" (3.89 x 2.70)

With built-in double wardrobe, radiator, beautiful countryside views, double glazed window to front and double glazed window to rear.



Family Bathroom

15'1" x 8'9" (4.60 x 2.68)

With large air bath, fitted wash basin with fitted base cupboard underneath, low level WC, bidet, separate corner shower cubicle with chrome shower, fully tiled walls, large dual fuel heated towel rail/radiator, shaver point, extractor fan, wall lights, mirror, additional chrome electric heated towel rail, two double glazed Velux windows.



Useful Lower Level

Games Room/Utility

25'4" x 14'10" (7.74 x 4.53)

With double stainless steel sink with hot and cold tap, a full range of useful fitted wall and base cupboards, additional built-in storage cupboard, plumbing for automatic washing machine, radiator, double glazed window, internal double opening doors giving access to triple garage and staircase leading to ground floor accommodation.

Wood Store

13'5" x 6'7" (4.11 x 2.02)

With power and lighting.

Lobby

12'7" x 4'9" (3.84 x 1.46)

With door with access to boiler room and door giving access to storage room.

Boiler Room

9'0" x 5'8" (2.76 x 1.74)

With boiler.

Store Room

9'6" x 6'1" (2.92 x 1.87)

With shelving, safe, power and lighting.

Gardens

The property benefits from a lovely, private garden plot extending to approximately half an acre and enjoys a warm southerly aspect with the most beautiful countryside views across the Derwent valley and beyond. The gardens are neatly kept with wide, shaped lawns, large, decked terrace area providing a pleasant sitting out entertaining space complemented by a small woodland and a varied selection of shrubs, plants and rockery.



Triple Garage

26'8" x 19'7" (8.13 x 5.98)

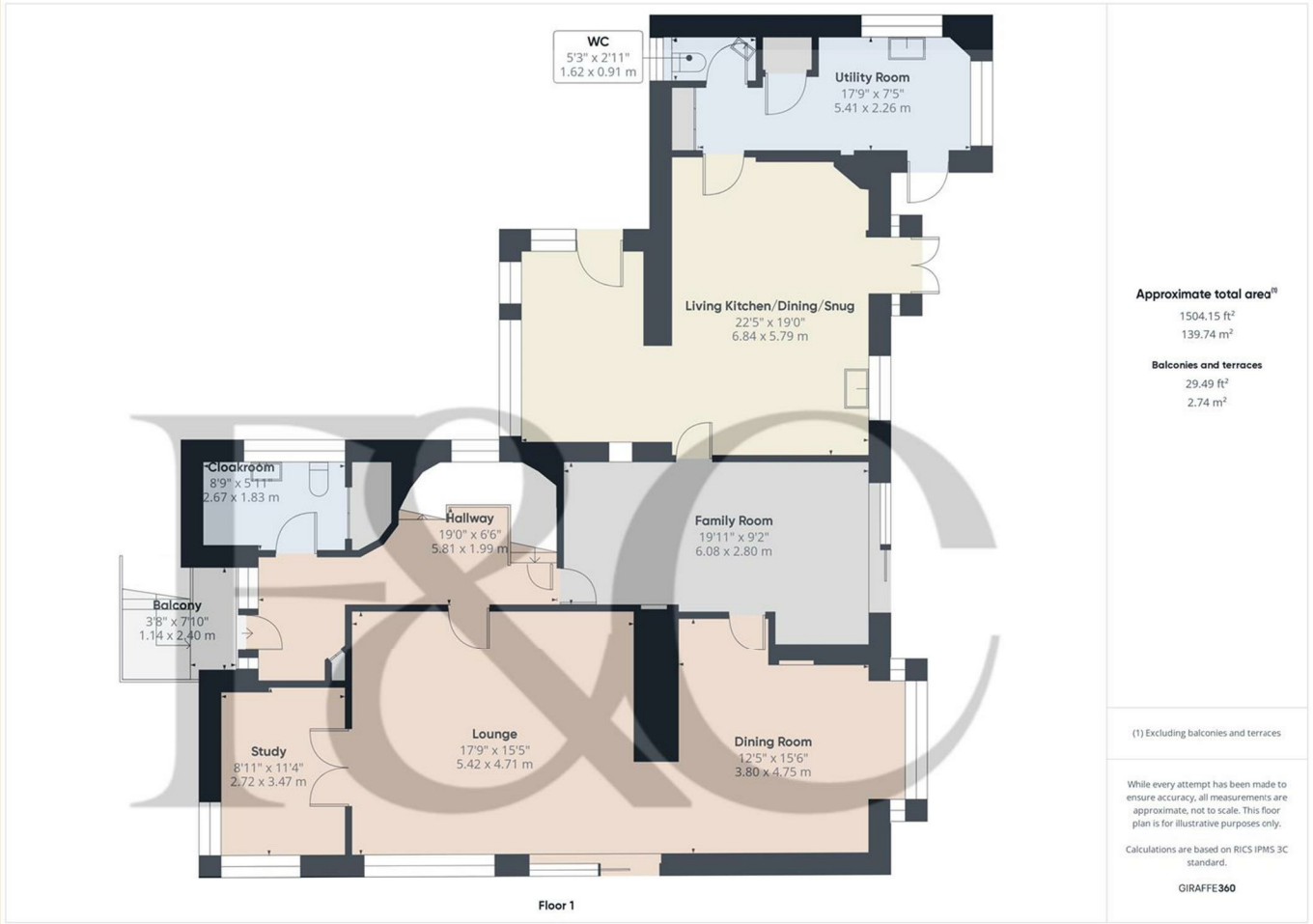
With power, lighting and three electric doors.

Large Driveway

A tarmac, horseshoe shape driveway provides car standing spaces for approximately eight vehicles.

Council Tax Band - G

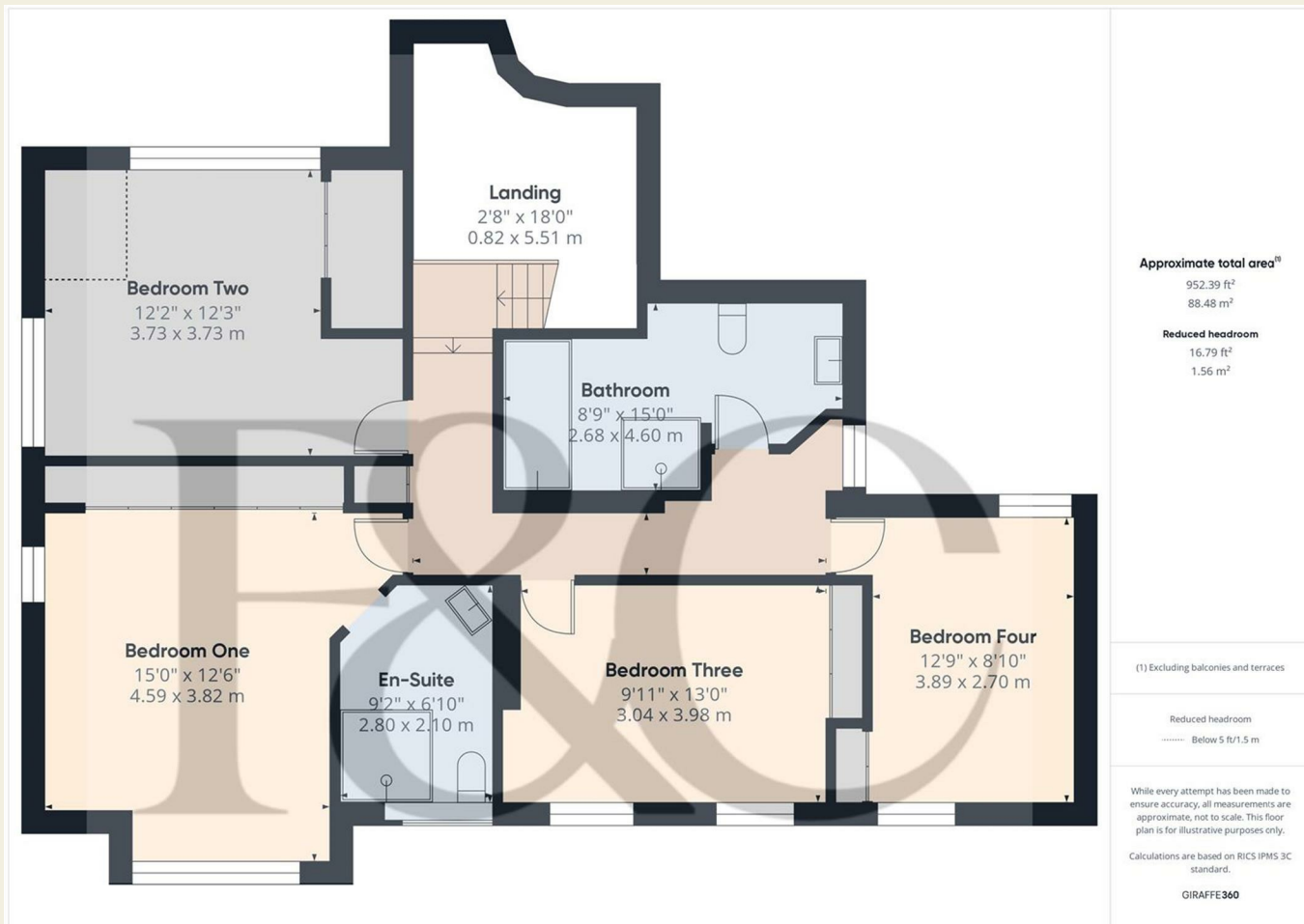
Amber Valley



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		71
	38	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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