





5 Bed House - Detached

Hopewell, 26a Bullhurst Lane, Weston Underwood, Ashbourne DE6 4PA

Offers Around £1,650,000 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- Sensational Detached Eco-House with Outbuildings set in approx. 3 Acres
- Lounge/Cinema Room, Family Room & Study
- Beautiful Kitchen/Dining Room with Adjoining Pantry
- Double Height Atrium and Hall - Boot Room & Utility Room
- Main Bedroom Suite including Dressing Room & Ensuite
- Further Four Bedrooms & Three Bathrooms
- Landscaped Grounds - Sweeping Lawn with Robotic Mower & Garden Pavilion (approx. 1 acre)
- Sweeping Driveway with Oak Framed Garage - Tesla Car Charger
- Large Field Suitable for Equestrian use with Adjacent Woodland (approx. 2 acres)
- Gatehouse with Air-Conditioned Gym & Separate Store

HOPEWELL - EPC rating A - Sensational five bedroom eco-house with outbuildings, including gatehouse with gym and oak garden pavilion, set in three acres of grounds and woodland (suitable for equestrian use).

Special note - the property is very private and set back from the other homes - ideal choice for persons wanting privacy and anonymity.

Hopewell

Built in 2020, Hopewell is an architectural showpiece in contemporary, energy efficient design, which draws inspiration from its historic roots as a former part of the Kedleston Hall country estate.

Relaxation, inspiration, indulgence and escapism have all been encapsulated in spectacular fashion to create a stunning home with a sensational feel, creating a benchmark for modern luxury. Hopewell offers the ultimate in high-end living, in the most glorious of English countryside settings.

Meticulous attention to detail has been given to all aspects of the property design, including the use of state-of-the-art building fabric and technology to ensure high levels of thermal retention, efficiency and air quality; the use of high-quality local materials and expansive landscaping to seat the property in its surroundings; and inside the property, the creation of flow and unique spaces, with uniformity in high-quality material selection, fixtures, and fittings. This is demonstrated in the expansive limestone floor which was made to order and flows seamlessly through the entire ground floor and bathrooms around the property. Custom oak doors throughout give a sense of opulence and include feature 'ceiling-height' pocket doors to the lounge and playroom, giving the option of open plan living, or space separation, as desired. Furthermore, an innovatively designed pantry allows for practical living whilst maintaining a minimalistic main kitchen and dining area for enjoyment and entertaining.

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Special Features & Technology:

• 'Structural Insulated Panel System' (SIPS) construction, with excellent insultation and air tightness properties, creating high thermal efficiency
• Feature floating oak staircase in atrium, with matching steps to lower ground floor
• Ultra-thin profile aluminium double glazed windows and sliding doors with minimal sightlines and triple glazing
• Valliant ground source heat pump with underfloor heating across all 3 floors provides low-cost heating, with low environmental impact and high levels of comfort
• Scan wood burning stove, featuring sealed air-tight circulation (made in Denmark)
• Smart enabled Zendhr Mechanical Heat Recovery System (MVHR) ventilates the home efficiently without need for trickle vents, ensuring thermal efficiency & superior air quality (made in Switzerland)
• Mist fire suppression system, CCTV and alarm systems protect the family and property, whilst benefiting the owner with peace of mind
• Astro architecturally recessed and trim-less LED downlights and wall lights throughout
• High-speed fibre internet (>100MB) with Cat6 networking with 30 terminals and enterprise grade WIFI through the house, garden pavilion & gym
• High-specification Kef in-ceiling speakers in lounge, kitchen and master bedroom suite, powered by Sonos integrated multi-room audio system
• Mitshubishi air-conditioning and Bowers & Wilkins surround sound audio in gym
• NEFF kitchen appliances
• 10 Year Build Warranty (from December 2020)

* also the property has Smart lighting control - touch control (no switches) and dimmable

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The Location

By Car: Derby 7 miles, Nottingham 21 miles, Birmingham 42 miles, Sheffield 45 miles

By Train: Derby Station - London St Pancreas 85mins; Birmingham New Street 40mins (Derby station is circa 15 minutes journey by car)

The picturesque village of Weston Underwood is approximately 6 miles north of Derby City Centre and 7 miles from the famous market town of Ashbourne, known as the Gateway to the Peak District National Park with famous landmarks including Dovedale and Chatsworth House a short drive away. Carsington Water, a hub for water sports activity and cycling is approximately 20 minutes away. Kedleston Hall, a famous National Trust property is located in an adjoining village less than 2 miles away, where you will also find a renowned golf club which annually hosts the regional qualifiers for the British Open.

Weston Underwood boasts a fantastic, small independent farm shop and in the next village of Mugginton, a short walk away of under 15 minutes (1 mile), there is a very highly regarded primary school & a superb gastro pub both are accessible by road and over field by foot. There are many other delightful local walks around Hopewell, all with beautiful stretching views, featuring brooks, historic trout farms and deer farms.

Hopewell is situated in the catchment area for the nationally recognised secondary school; 'The Ecclesbourne School' in Duffield. Duffield is approximately 4 miles away and provides an excellent range of amenities including shops, a wine bar, pubs, medical centre and train station. Other well regarded schools in short distance include The Queen Elizabeth School, Ashbourne (QUEGS) and the private schools: Denstone College, Derby High School & Repton School.

The Accommodation

Ground Floor

Entrance Hall

33'2" x 7'6" (10.11 x 2.31)

Grand triple storey vaulted atrium, with custom oversized oak entrance door floating oak staircase manufactured by Stairkraft with glass balustrade and LED illumination; double height aluminium double-glazed windows; limestone tiled flooring with underfloor heating; recessed downlights; MVHR ceiling vents; burglar alarm system; mist fire suppression system head (x2); CCTV and video entry doorbell.

Kitchen & Dining Room with Separate Pantry

28'1" x 14'1" (8.57 x 4.30)



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Kitchen & Island Bar

With large central kitchen island providing seating for 5 people with 2 feature chandeliers; island incorporating an inset Quooker boiling tap and stainless-steel sink, quartz worktop and fitted base cupboards, including double wine cooler and large recycling bin unit. Additional units comprising of wall units and base drawers, providing good storage, with quartz worktops and splashbacks. Neff appliances, comprising of a 5-ring induction hob, with bespoke stainless steel extractor hood casing incorporating inset LED strip lighting, 2 electric NEFF fan assisted ovens; NEFF combination microwave oven; NEFF integrated coffee machine, large integrated NEFF fridge and large integrated NEFF freezer. Limestone tiled flooring with underfloor heating; in-ceiling Kef audio speakers and subwoofer (x5) and Sonos amplifier; recessed spotlights in ceiling; MVHR export & import vents; mist fire suppression head; glass balustrade and oak steps from hallway in matching style to atrium floating staircase.





Dining Area

Large dining area with stunning full height aluminium corner window giving a wonderful wrap around view to the sweeping garden; large sliding door with electrically powered locking mechanism, opening to the patio; mist fire suppression head.



Pantry

6'6" x 5'0" (1.99 x 1.54)

With inset stainless-steel sink, featuring chrome mixer tap; fitted wall and base cupboards with quartz worktops featuring recessed draining grooves; integrated BOSCH dishwasher; ingenious double opening floor to ceiling storage cupboard with additional access from the main kitchen (enabling clean dishes to be loaded directly from the dishwasher in the pantry and accessed directly from the kitchen with ease); limestone tiled flooring with underfloor heating; spotlights to ceiling; oak veneer door with stainless steel handle; under-cabinet LED lights operated by movement sensor; additional recessed downlights; MVHR vent, motion sensor to maximise energy efficiency



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Lounge/Cinema Room

19'9" x 13'4" (6.02 x 4.07)

With magnificent fireplace, custom-made with stone from the local Birchover quarry, premier Scan air-tight wood burner (made in Denmark to passive house standards) and log store, high feature ceiling with spotlights, carpet with underfloor heating; floor to ceiling aluminium windows; flush ceiling recessed Kef audio speakers and subwoofer (x5), Denon Surround Sound AV receiver and Sonos audio port; oversized oak veneer pocket door with large stainless steel handle; hidden 'Silent Gliss' curtain track; MVHR import and export vents; mist fire suppression heads (x2), (projector and large screen negotiable on sale)



Snug/Family Room

12'5" x 10'5" (3.79 x 3.19)

With carpet with underfloor heating, high quality fitted media wall with shelving and cupboards, spotlights to ceiling, aluminium window, oversized oak veneer pocket door with stainless steel handle, hidden 'Silent Gliss' curtain track; MVHR vent; mist fire suppression head, LED lighting lamps



Study

11'1" x 10'11" (3.40 x 3.34)

With carpet with underfloor heating, spotlights to ceiling, large aluminium window, internal oak veneer door with stainless steel handle, hidden pocket window blind; MVHR vent.



Side Entrance Hall/Boot Room

10'10" x 5'7" (3.32 x 1.72)

With fitted cupboards providing good storage for coats and shoes, limestone tiled flooring with under-floor heating, double glazed access door, spotlights to ceiling, motion sensor to maximise energy efficiency and internal oak veneer door with chrome handle.



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Laundry/Boiler Room
7'9" x 7'0" (2.37 x 2.14)
With high efficiency Vaillant ground source heat pump and boiler, plumbing for automatic washing machine, limestone tiled flooring with under-floor heating, fire suppression system tank, circuit board and internal oak veneer door with chrome handle.

Cloakroom
7'2" x 3'4" (2.20 x 1.03)
With wall hung WC, fitted wall hung quartz worktop with fitted basin and attractive stainless-steel fittings; under-floor heating; aluminium window with obscure glass; oak veneer door with stainless-steel handle; MVHR vent.

First Floor

Landing
21'10" x 6'7" x 4'4" x 4'3" x 4'2" x 2'11" (6.67 x 2.01 x 1.34 x 1.30 x 1.28 x 0.89)
With the continuation of the feature oak illuminated floating staircase and glass balustrade; three double glazed roof light windows; recessed downlights to ceiling; inset wall lights and oak veneer doors; split landings providing access to bedrooms one to four, the family bathroom, as well as access to the 2nd floor staircase which in turn leads to the separate Guest Suite (Bedroom 5).



Bedroom One
14'1" x 13'2" (4.30 x 4.03)
Bedroom Chamber - Splendid double height vaulted ceiling and floor to ceiling gable windows providing magnificent views of the sprawling countryside and expansive night sky; grand 3-metre-high bespoke feature headboard and matching bedframe, with integrated mirrors and bedside tables; recessed downlights and KEF audio speakers and Sonos amp; underfloor heating; additional double glazed side window; oak veneer pocket door with stainless-steel handle; MVHR vent.



Walk-in Wardrobe
7'4" x 3'6" (2.26 x 1.07)
With a good range of fitted wardrobes providing good storage, spotlights to ceiling, Kef recessed in-ceiling audio speaker, under-floor heating and aluminium double glazed window.



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En-Suite Bathroom

10'8" x 7'5" (3.26 x 2.27)

Freestanding egg-shaped bath, architecturally cantilevered to extrude from the house, providing serene views of the sweeping gardens and tree line through a floor to ceiling picture window, freestanding bath tap, Wall-hung WC, MVHR vent and Kef in-ceiling recessed audio speaker, fitted wash basin with base cupboard, large walk-in shower/wet room area with large chrome shower head, limestone tiled flooring with underfloor heating and matching limestone tiled walls, inset mirrored bathroom cupboard providing storage, spotlights to ceiling, aluminium double glazed window, dual heated chrome towel rail/radiator and internal oak veneer door with stainless steel handle.



Bedroom Two

12'3" x 9'6" (3.74 x 2.91)

With under-floor heating, picturesque view of garden, fields and climbing hillside beyond, internal oak veneer door with stainless steel handle, feature vaulted ceiling, fitted handless matt wardrobes, spotlights to ceiling, large floor height double glazed aluminium window, double glazed electric Velux window with fitted electric remote control blind and blind box hidden electric remote controlled blinds (LED lighting lamps built into the back headboards to give a lovely subtle wash effect in the dark)



Bedroom Three

11'4" x 10'7" (3.47 x 3.23)

With under-floor heating, feature vaulted ceiling, fitted handless matt wardrobes, large floor height double glazed aluminium window, double glazed electric Velux window with fitted electric remote control blind, blind box hidden electric remote controlled blinds, View onto Sedum Roof and internal oak veneer door with stainless steel handle. (LED lighting lamps built into the back headboards to give a lovely subtle wash effect in the dark)



Bedroom Four

12'7" x 10'7" (3.85 x 3.24)

With fitted handless matt wardrobes, under-floor heating, spotlights to ceiling, large floor height double glazed aluminium window, Hidden Silent Gliss curtain track with handmade bespoke floor length curtains and internal oak veneer door with stainless steel handle. (LED lighting lamps built into the back headboards to give a lovely subtle wash effect in the dark)



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Family Bathroom

10'10" x 7'9" (3.32 x 2.37)

With freestanding egg-shaped bath with wall mounted stainless steel fittings, fitted wash basin with fitted base cupboard beneath with quartz worktop and chrome fittings, wall-hung WC, walk-in double shower/wet room area with chrome fittings, inset wall lights, limestone tiled flooring with under-floor heating and matching limestone tiled walls, dual heated chrome towel rail/radiator, feature vaulted ceiling, spotlights to ceiling, MVHR vent, double glazed Velux window to side, double glazed aluminium obscure window, inset wall light and internal oak veneer door with stainless steel handle.



Second Floor

Landing

12'2" x 3'2" (3.72 x 0.99)

With spotlights to ceiling, double glazed Velux window and with inset wall lights to landing and staircase. The Guest Suite is accessed through an internal door so can be separated off if guests are staying, allowing the option for privacy.

Guest Bedroom Suite/Bedroom Five

12'6" x 11'3" (3.82 x 3.45)

With under-floor heating, quality fitted cupboards and draws, spotlights to ceiling, double glazed side Velux window with fitted blind, Apex double glazed aluminium floor height window with countryside views towards Mugginton, MVHR vent and internal oak veneer door with stainless steel handle. (LED lighting lamps built into the back headboards to give a lovely subtle wash effect in the dark)



Shower Room

7'10" x 5'5" (2.39 x 1.66)

With double shower enclosure with chrome fittings including shower, fitted wash basin with fitted base cupboard beneath with quartz worktop, wall hung WC, limestone tiled flooring with under-floor heating and matching limestone tiled walls, heated chrome towel rail/radiator, spotlights to ceiling, double glazed Velux window and internal oak veneer door with stainless steel handle.



Walk-in Store Cupboard

6'3" x 3'10" (1.91 x 1.19)

Very useful fitted cupboard/wardrobe area providing good storage.

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Built-in Cupboard/Ventilation Boiler

9'10" x 5'11" (3.00 x 1.82)

Gym

12'2" x 6'11" (3.71 x 2.13)

With feature vaulted ceiling with two principal beams, power, lighting, gym tiled floor, exposed brick wall, double glazed aluminium window, air conditioning unit, double glazed access window and solid floor.



Brick Store

13'1" x 7'3" (3.99 x 2.23)

With power and lighting, double doors to access a ride on lawn mower, ladder giving further access to a first floor storage area measuring approx. 3.51 x 3.37 which is boarded. The entrance Archway height is suitable for a horse box if equestrian use is required.



Sweeping Gravel Driveway

Providing car standing spaces for up to 6 cars with a turning space at the front and the back of the house. Tesla Car Charger.



Oak Framed Garage

17'10" x 9'9" (5.46 x 2.98)

With power and lighting.



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Oak Framed Garden Canopy

17'2" x 9'0" (5.24 x 2.76)

Steps from the patio lead to a lovely under covered space to enjoy the garden all year around. A wonderful space to enjoy the garden and entertain.

Private Garden - approx. 1 acre

A large private sunny garden of approx. 1 acre which is mainly laid to lawn with a large patio area complemented by a varied selection of shrubs and plants. An idyllic small brook meanders to the east boundary of the garden with a pond and treehouse. Including Robotic mower in the sale.

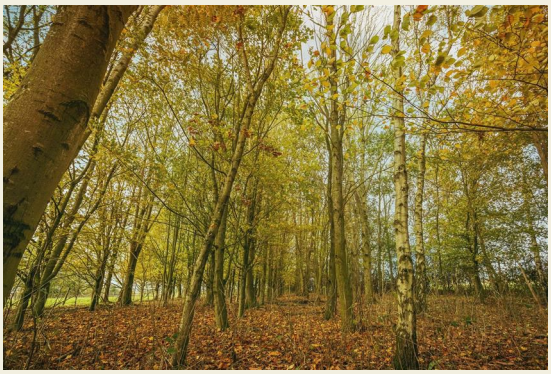




Field and Woodland - 2 Acre approx.

A two acre perimeter fenced and gated field with small woodland ideal for equestrian interest, hobby farmer or keen gardeners.





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Council Tax Band - Amber Valley G

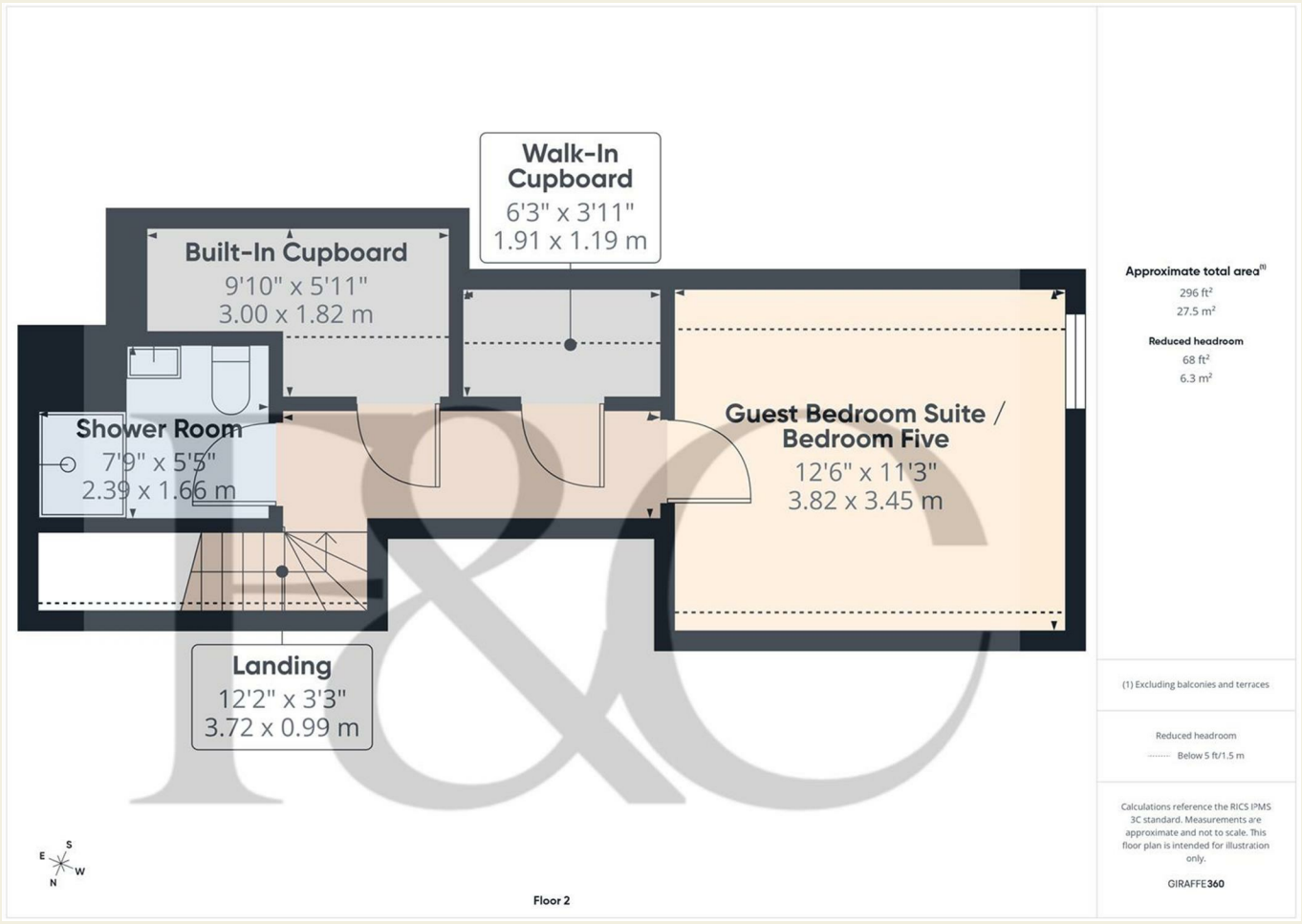




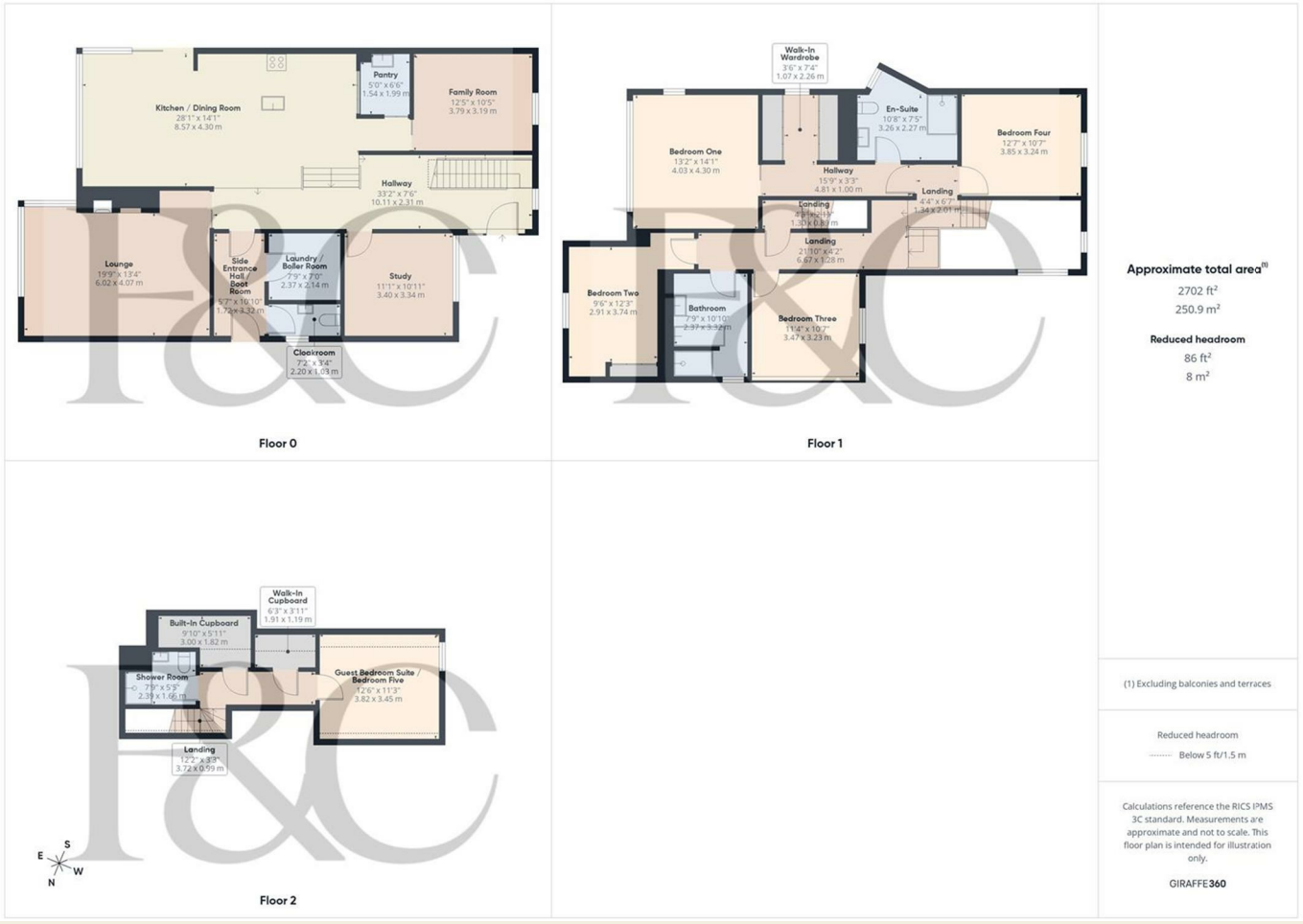
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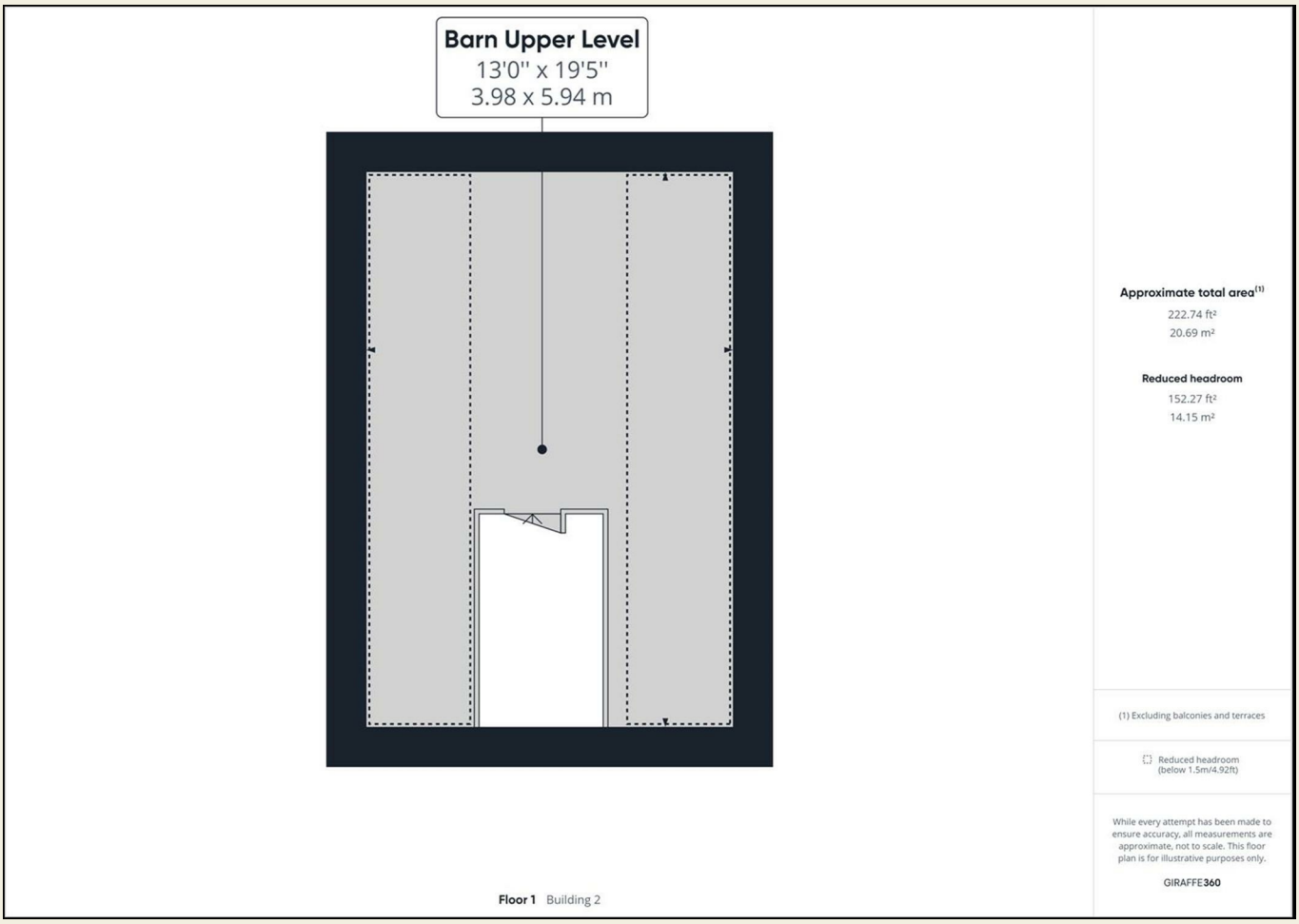
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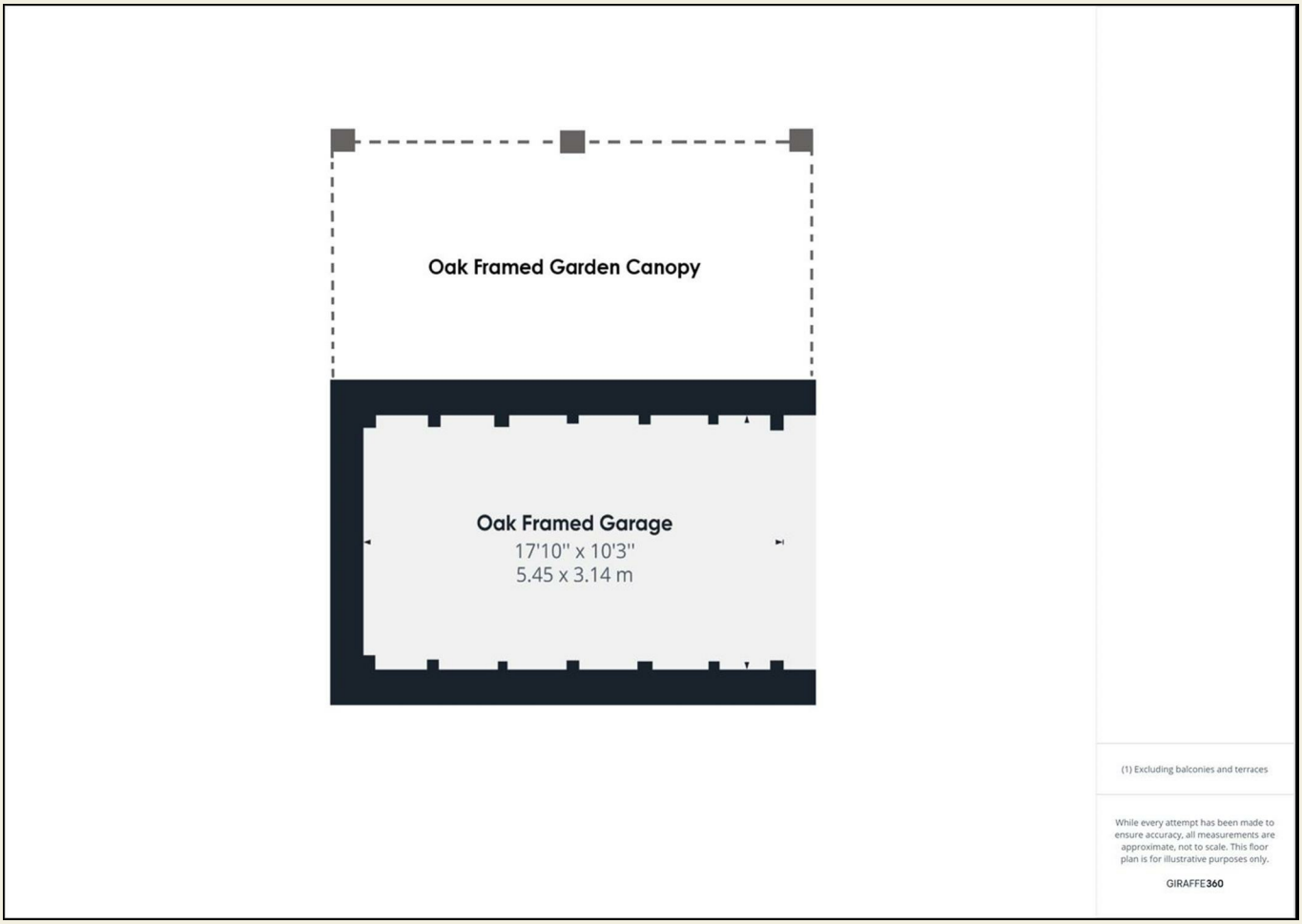
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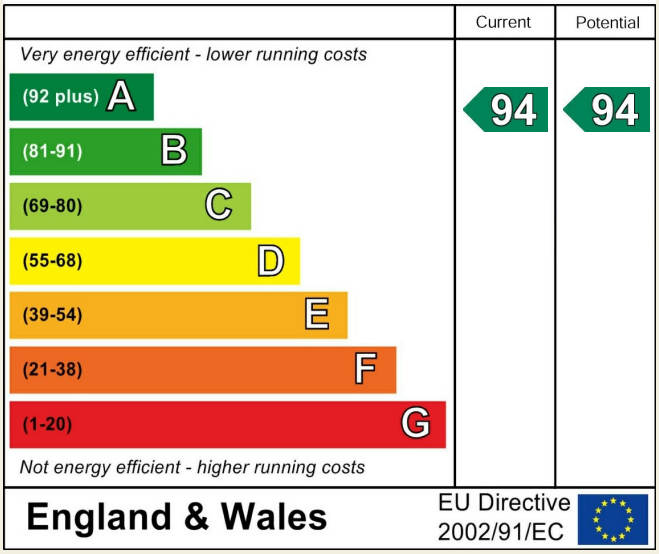
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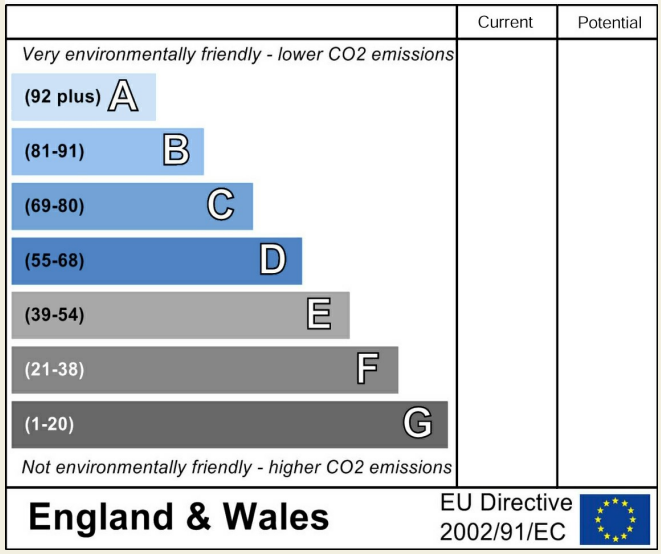
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Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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