6 Bed Country Home

Windley Hall Windley, Belper DE56 2LP
Offers Around £1,650,000 Freehold

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Fletcher & Company

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- Exquisite Grade II Listed Georgian Home - Many Original Features
- Ecclesbourne School Catchment Area
- Drawing Room, Music Room, Family Room, Dining Room
- Living Kitchen/Dining Room
- Two Study's & One Library
- Six Double Bedrooms & Three Bathrooms
- Landscaped South Facing Gardens - approx. 1 acre
- Large Sweeping Driveway with Secure Electric Gates
- Garden Store, Large Garden Shed, Garden Pod, Wood Store
- Double Garage/Gym - Fully Alarmed with Remote Live Monitoring

WINDLEY HALL - An exquisite Grade II listed Georgian home set on a spectacular south facing garden plot of approximately 1 acre with countryside views.

The property has the added advantage of fronting onto a quiet country road which gives access to unlimited walks directly into the beautiful Derbyshire countryside.

For those wanting to enjoy the wonderful garden the property benefits from full sun from dawn until dusk a great party house - a real must see !

Dating back to circa 1735 Windley Hall is a truly captivating Grade II listed residence. It is surrounded by a spectacular south facing formal walled garden extending to around 1 acre, this exceptional property is located in a prominent position, occupying a truly enviable rural location, whilst also being only 2 miles from the popular village of Duffield. The perfect setting for one of Derbyshire's finest country homes.

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 8 miles from the centre of Ashbourne known as the gateway to the Peak District National Park and approximately 8 miles from the City of Derby.

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 is local squash and tennis at the renowned Duffield Tennis & Squash Club nearby. 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, whilst there are multiple golf courses at Duffield, Kedleston and Ashbourne.

Accommodation

Ground Floor

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Porch

7'10" x 2'11" (2.40 x 0.91)

With paving and glazed entrance door opening into entrance hall.

Entrance Hall

24'6" x 6'5" (7.49 x 1.96)

With large inset doormat, solid oak flooring, deep skirting boards and architraves, plaster high ceiling, coving to ceiling, period archway, wall lights, radiator, magnificent Hopton stone staircase with attractive balustrade leading to first floor.

Cloakroom

7'10" x 3'11" (2.40 x 1.20)

With low level WC, pedestal wash handbasin, radiator, high ceiling, extractor fan and internal panelled door.

Coats Cupboard

5'11" x 3'11" (1.81 x 1.20)

With radiator, high ceiling, coat hangers and internal panelled door.

Drawing Room

24'11" x 23'4" (7.61 x 7.13)

A stunning room which is nearly 600 sq. ft and incorporates original fireplace designed by Nigel Heldreich of Wheathills incorporating open fire with raised stone hearth, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, three radiators, sash window to side, French doors giving access to terrace, three sash windows to front overlooking south facing gardens and internal double opening doors.

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Music Room

10'10" x 8'3" (3.32 x 2.52)

With solid oak flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator and internal double opening doors giving access to drawing room.

Family Room

20'0" x 10'10" (6.11 x 3.32)

With deep skirting boards and architraves, high ceiling, coving to ceiling, dado rail, two radiators, sash window to side, three sash windows overlooking south facing gardens, wall lights and internal panelled door.

Dining Room

19'10" x 13'9" (6.05 x 4.21)

With character fireplace with open grate fire and raised hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, two radiators, sash window to side, three sash windows overlooking south facing gardens, internal panel door and internal double opening glazed doors.

Inner Hallway

14'5" x 4'5" (4.40 x 1.37)

With solid oak flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, solid oak flooring and radiator.

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Living Kitchen/Dining Room

25'3" x 15'3" (7.70 x 4.66)

Fitted by Osborne of Ilkeston with one and a half sink unit with mixer tap, wall and base fitted units with matching granite worktops, matching kitchen island again with matching granite worktops, built-in electric hob with concealed extractor hood, built-in electric fan assisted oven, built-in microwave, featured 5-door oil fuel AGA, space for fridge/freezer, integrated dishwasher, built-in wine cooler with temperature controlled for red and white wine, deep skirting boards and architraves, high ceilings, spotlights to ceiling, double glazed doors opening onto morning coffee patio, tile flooring, three sash windows overlooking south facing gardens, additional electric floor heater and latch door giving access to utility room.

Utility Room

12'2" x 11'5" (3.72 x 3.48)

Fitted by Osborne of Ilkeston with single sink unit with mixer tap, wall and base units, concealed central heating boiler, plumbing for automatic washing machine, space for tumble dryer, traditional kitchen maid clothes airer, matching tile flooring, radiator, high ceiling, spotlights to ceiling, countryside views, three sash style windows and door giving access to garage/gym.

First Floor Landing

7'6" x 4'11" (2.30 x 1.50)

With deep skirting boards and architraves, high ceiling, coving to ceiling, period open archway and charming circular skylight window.

Reading Room

10'5" x 6'4" (3.20 x 1.94)

With deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, radiator, open square archway and sash window overlooking south facing gardens.

Private Hallway to Principle Bedroom

7'0" x 3'6" (2.15 x 1.09)

With panelled door and radiator.

Principle Double Bedroom Suite

23'4" x 17'8" (7.13 x 5.41)

A lovely spacious suite over 400 sq. ft overlooking South & West facing gardens, with deep skirting boards and architraves, plaster high ceiling, coving to ceiling with centre rose, three radiators, sash window to side, two sash windows overlooking south facing gardens and internal panelled door.

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Fitted Dressing Room

9'0" x 7'6" (2.76 x 2.29)

Situated off the bedroom with an excellent range of fitted wardrobes providing storage/dressing area, spotlights to ceiling, window, radiator and internal panelled door.

En-Suite Bathroom

10'3" x 9'4" (3.14 x 2.86)

Roll edge topped bath with claw feet and mixer tap/hand shower attachment, twin wash basins both having fitted cupboards underneath, low level WC, double shower cubicle with shower, high ceiling, spotlights to ceiling, extractor fan, radiator, additional heated towel rail/radiator, character window, countryside views and internal panelled door.

Study

10'11" x 10'6" (3.33 x 3.21)

With fitted shelving with cupboards, deep skirting boards and architraves, high ceiling, coving to ceiling, spotlights to ceiling, three sash windows overlooking south facing gardens and internal panelled door.

Double Bedroom Two

15'2" x 14'6" (4.64 x 4.42)

With fitted wardrobes, deep skirting boards and architraves, plaster high ceiling, spotlights to ceiling, radiator, three sash windows overlooking south facing gardens with charming internal window shutters and internal panelled door.

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Double Bedroom Three

16'7" x 11'5" (5.07 x 3.48)

With built-in wardrobe, deep skirting boards and architraves, plaster high ceiling, coving to ceiling, two radiators, two sash windows overlooking south facing gardens and internal panelled door.

Double Bedroom Four

14'10" x 12'4" (4.54 x 3.78)

With deep skirting boards and architraves, plaster high ceiling, coving to ceiling with centre rose, picture rail, two radiators, sash window overlooking south facing gardens and internal panelled door.

Family Bathroom

12'5" x 12'0" (3.79 x 3.67)

With roll edge top bath with mixer tap and hand shower attachment, pedestal wash handbasin, low level WC, double shower cubicle with shower, tile splashbacks, tile flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, spotlights to ceiling, picture rail, radiator, countryside views, large built-in airing cupboard with shelving, sash window and internal panelled door.

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First Floor Landing/Library

9'6" x 9'1" x 8'9" x 5'4" (2.91 x 2.77 x 2.68 x 1.63)

With fitted shelving with fitted base cupboards underneath, deep skirting boards and architraves, high ceiling, radiator, spotlights to ceiling, double glazed skylight window and staircase leading to second floor.

Continuation of First Floor Landing

18'7" x 2'9" (5.67 x 0.85)

With radiator, deep skirting boards and architraves, high ceiling, access to roof space, high ceiling, sash window to rear and countryside views.

Second Floor Landing

13'4" x 5'4" x 3'9" x 3'4" (4.07 x 1.63 x 1.15 x 1.02)

With radiator and spotlights to ceiling.

Double Bedroom Five

14'1" x 10'8" (4.30 x 3.27)

With radiator, three sash windows overlooking south facing garden and internal panelled door.

Store Room

10'8" x 6'6" (3.27 x 2.00)

With fitted shelving, sash window overlooking south facing garden and internal latch door.

Double Bedroom Six

14'11" x 10'8" (4.56 x 3.26)

With built-in fitted wardrobes, fitted chest of drawers, radiator, spotlights to ceiling, three sash windows overlooking south facing rear gardens and internal latch door.

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Study

10'3" x 9'1" (3.14 x 2.77)

With fitted based cupboards, desk and worktops, radiator, shelving, character window, countryside views and internal panelled door.

Family Shower Room

8'8" x 8'7" (2.65 x 2.63)

With double shower cubicle with shower, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring, countryside views, spotlights to ceiling, radiator, double glazed skylight window and internal latch door.

South Facing Garden

The gardens truly need to be seen in order to be appreciated and comprise of three beautifully lawned areas, a variety of mature trees and shrubs, external lighting and multiple seating areas. To the side a covered pergola walkway gives access to a further walled garden, again laid mainly to lawn and further entertaining seated areas.

Circular Garden Breeze House

11'2 x 7'1 (3.40m x 2.16m)

This is negotiable on sale.

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Large Driveway

A wonderful, sweeping, tarmac driveway incorporating a turning circle provides extensive car/vehicle spaces, accessed through black painted wrought iron electrically operated gates with stone pillars.

Double Garage/Gym

17'9" x 13'8" (5.43 x 4.19)

With option to convert to home cinema or double garage.

Double Garage Store

18'2" x 10'5" (5.56 x 3.20)

With electric door.

Excellent Large Garden/Workshop Shed

23'7" x 9'3" (7.19m x 2.82m)

With power and lighting, ideal for storage or workshop.

Garden Store

15'3" x 14'0" (4.65m x 4.27m)

With power and lighting. This are has the option to convert into outside kitchen adjacent to barbecue area.

Wood Store

Council Tax Band H

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Approximate total area(1)

2558 ft²

237.7 m²

Balconies and terraces

40 ft²

3.7 m²

Reduced headroom

26 ft²

2.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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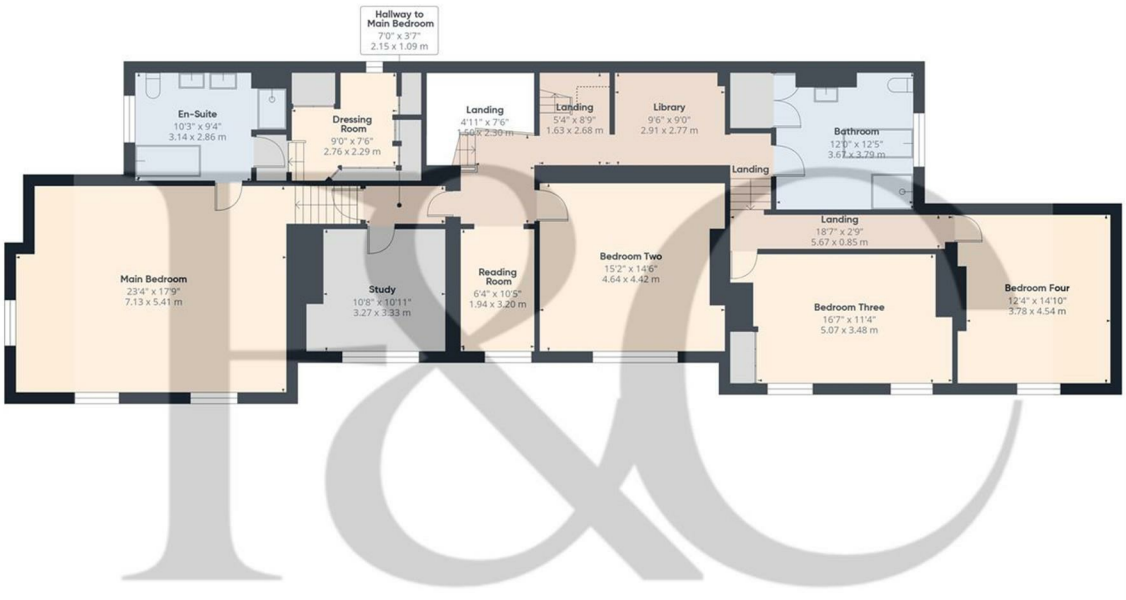

Floor 1

Approximate total area(1)

1889 ft²

175.3 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

-------- Below 5 ft/1.5 m

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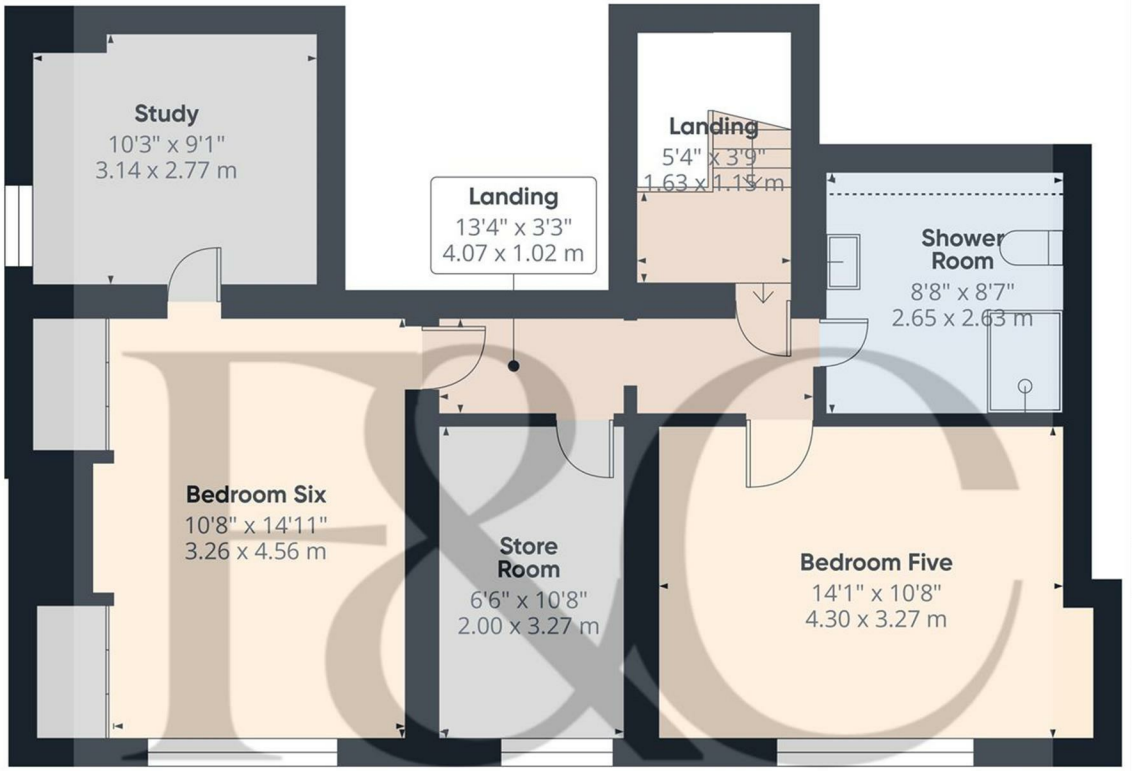

Floor 2

Approximate total area(1)

658 ft²
61.1 m²

Reduced headroom

6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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