



5 Bed House - Detached

Stocks Place Farm Over Lane, Hazelwood, Belper DE56 4AG
Offers Around £850,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Stone Detached Country House
- Ecclesbourne School School Catchment Area
- Sitting Room & Snug
- Breakfast Kitchen & Dining Room
- Utility Room & Cloakroom
- Five Bedrooms & Family Bathroom/Shower Room
- Gardens, Orchard, Paddock - approx. 1 acre
- Outbuildings with Potential (subject to planning permission)
- Long Sweeping Driveway & Generous Garage
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA - A rare opportunity to acquire an individual detached stone house occupying a superb location situated on the edge of the exclusive and very sought after village of Hazelwood. The property enjoys fine southerly views to the rear over the open rolling countryside of the Ecclesbourne Valley.

The property is approached via a entrance gate and long sweeping tarmacadamed driveway bordered by mature ornamental trees and shrubs with the drive culminating in a car parking and turning area between the house and range of outbuildings and providing access to the garage facilities.

The grounds set in approx. one acre form a delightful complement incorporating gently sweeping lawns, a varied selection of mature trees, shrubs, orchards and small paddock.

The range of stone and brick outbuildings formerly comprised the original farmhouse and outbuildings with stone steps up to a hay loft and now includes extensive general stores, additional garage and stabling. (potential to develop for annexe subject to planning permission)

The Location

The property is situated in the charming hamlet of Hazelwood which is a particularly sought after residential location and offers an historic Church, village hall, tennis court, green bowls, bus service and many pleasant walks in delightful open countryside.

The location also gives access to Ashbourne, which is known as the gateway to Dovedale and the famous Peak district National Park. The market town of Belper is a short distance away and offers a broad range of facilities including supermarkets, cafes and restaurants. The village of Duffield which provides a varied and interesting range of shops and amenities, together with schools including William Gilbert and The Meadows Primary School and the noted Ecclesbourne Secondary School.

Recreational facilities include tennis, squash and Chevin golf course. There is also a local train service from Duffield to Derby, with a further service from Derby to London St. Pancras of approximately 95 minutes.

Accommodation

Ground Floor

Porch

5'5" x 4'6" (1.67 x 1.38)

With double opening entrance door and internal door giving access to hallway.

Hallway

11'4" x 9'2" (3.47 x 2.81)

With built-in storage cupboards, two radiators and staircase leading to first floor.

Storage Cupboard

5'2" x 2'11" (1.59 x 0.89)

Cloakroom

5'3" x 2'10" (1.61 x 0.88)

With low level WC, wash basin, radiator and double glazed window.

Sitting Room

18'5" x 14'6" (5.62 x 4.42)

With log burning stove with raised quarry tiled hearth, feature vaulted ceiling, spotlights to ceiling, skirting board radiators, two double glazed windows both having quarry tiled sills, views across gardens, double glazed sliding patio door, with triangular shaped double glazed window over, opening onto stone patio and garden.



Dining Room

15'0" x 11'7" (4.58 x 3.54)

With skirting board radiators, coving to ceiling, open archway leading to sitting room, internal double opening doors and two double glazed windows.



Breakfast Kitchen

16'1" x 11'7" (4.92 x 3.54)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in Smeg hob, built-in double electric fan assisted oven, built-in microwave, integrated fridge/freezer, tiled effect flooring and two double glazed windows.



Pantry

3'9" x 2'7" (1.16 x 0.79)

With shelving.

Utility Room

10'2" x 8'7" (3.12 x 2.63)

With single sink unit with mixer tap, wall and base cupboards, worktops, plumbing for automatic washing machine, space for tumble dryer, central heating boiler, tiled effect flooring, radiator and double glazed window.



Side Hallway

5'8" x 2'8" (1.74 x 0.82)

With half glazed door with arched window to front, quarry tiled flooring and built-in coat/shoe cupboard.

Cloakroom

4'10" x 2'5" (1.48 x 0.74)

With low level WC, quarry tiled flooring and double glazed window.

Snug

16'7" x 11'7" (5.07 x 3.54)

With two radiators, built-in storage cupboards with shelving, two double glazed windows and double glazed door giving access to stone patio and gardens.



First Floor Landing

18'0" x 2'11" (5.49 x 0.89)

With built-in cupboard housing the hot water cylinder and access to roof space.

Bedroom One

13'8" x 11'6" (4.17 x 3.51)

With built-in wardrobes, fitted wash basin with hot and cold taps with fitted base cupboard underneath, double glazed windows incorporating French doors opening on to balcony.



Bedroom Two

13'4" x 10'7" (4.07 x 3.23)

With built-in wardrobe, pedestal wash handbasin with hot and cold tap, skirting board radiator, double glazed window to front and double glazed window to side.



Bedroom Three

13'11" x 10'2" (4.25 x 3.11)

With built-in wardrobes, pedestal wash handbasin with hot and cold tap, skirting board radiator, double glazed window to side and double glazed window to rear.



Bedroom Four

11'8" x 9'0" (3.57 x 2.76)

With built-in cupboard/wardrobe, wash basin with hot and cold tap and base cupboard underneath, radiator, storage into eaves, double glazed window to front and double glazed window to side.



Bedroom Five

11'8" x 9'1" (3.57 x 2.77)

With wood flooring, fitted desk, fitted cupboards, radiator and two double glazed windows.



Family Bathroom

8'4" x 7'7" (2.55 x 2.33)

With bath, pedestal wash handbasin, bidet, low level WC, tiled walls, radiator and double glazed window to front.

Shower Room

6'5" x 2'10" (1.96 x 0.87)

With separate shower cubicle with shower, radiator, fully tiled walls, wood flooring and double glazed window.

Gardens

The grounds form a delightful complement to the house with gardens surrounding the property including a courtyard area between the range of outbuildings and the main house, part gravelled, part granite sets, part natural stone paving together with stone retained raised beds. A pathway to the side bordered by a raised rosebed retained by natural stone walling and lawn together with an arched handgate to a charming natural stone walled south-facing sun terrace on two principal levels; this area ideal for al fresco dining, again having a varied selection of plants and ornamental shrubs. Two gates to the rear garden including an extensive lawn which gently slips away from the house and also contains an interesting and varied selection of mature ornamental trees and shrubs and this area backs onto open farmland. There is also a small paddock area. Further area mainly grassed and suitable to extend the paddock into.



Driveway

The property is approached via a five-bar entrance gate giving way to a long sweeping tarmacadamed entrance driveway bordered by very well stocked shrubbery borders and beds and culminating in a car parking and turning area and access to double garage and outbuildings.



Garage

17'3" x 14'9" (5.26 x 4.51)

With concrete floor, power, lighting, two windows, cold water tap, electric front door and integral door giving access to house.



Outbuildings

17'1" x 14'6" (5.23m x 4.43m)

with slate and Staffordshire blue tiled roofs (interestingly comprising part of the original farmhouse). The outbuildings include an open-fronted recess with stone steps up to a hayloft incorporating the oil storage tank, two-compartment general store. Further general garden implement store and GARAGE TWO (L-shaped) 5.23m x 4.43m (17'2" x 14'6") with electric fluorescent lighting and power installed together with twin timber entrance doors.



Stable

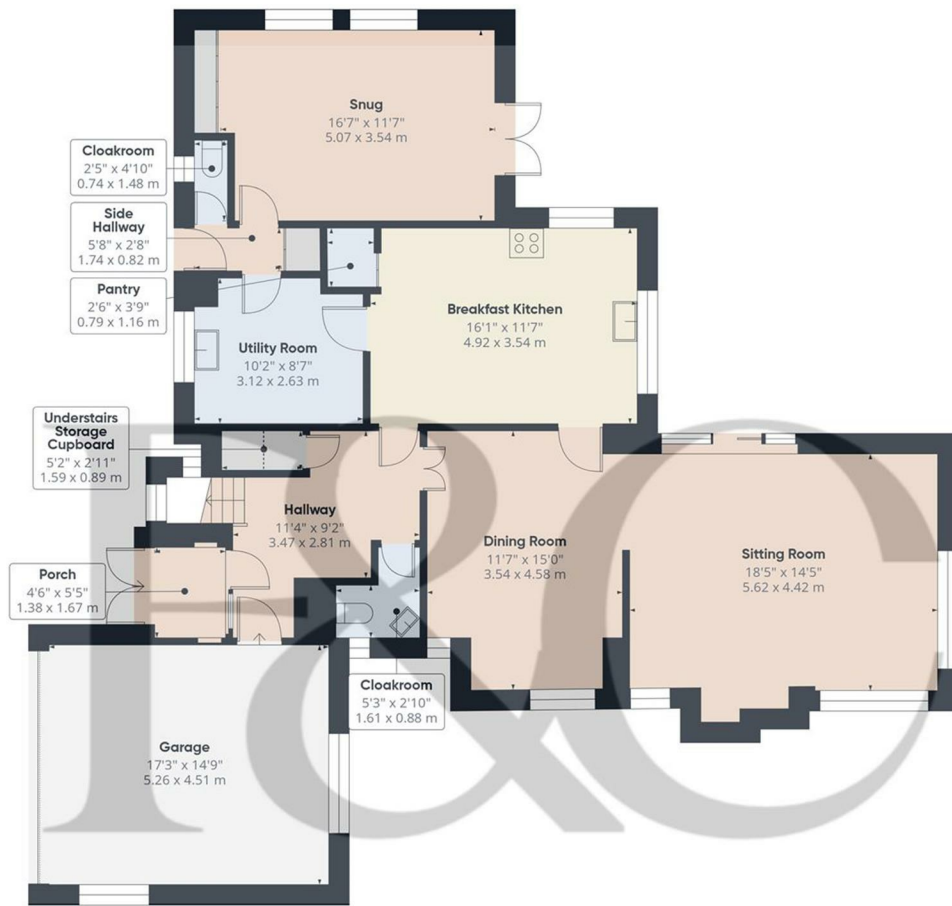
13'11" x 13'10" (4.25m x 4.22m)

now used as a further very useful general garden.

Council Tax Band - G

Amber Valley





Floor 0

Approximate total area⁽¹⁾

1397 ft²
129.7 m²

Reduced headroom

7 ft²
0.6 m²

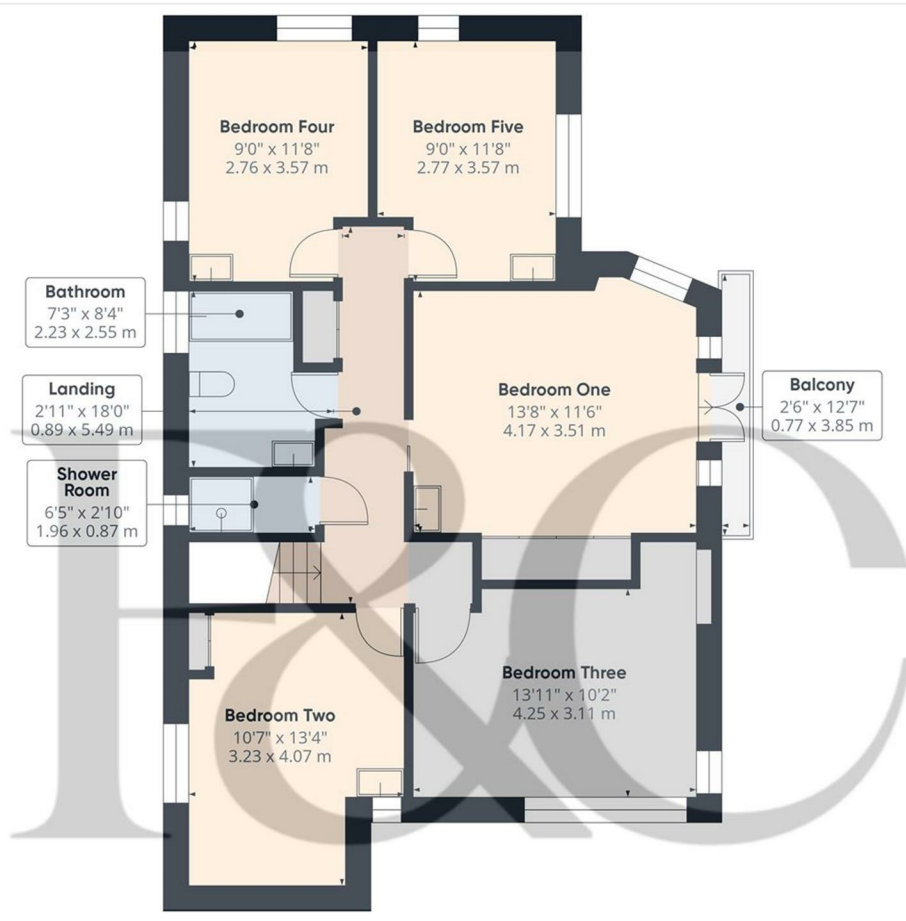
(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

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Floor 1

Approximate total area⁽¹⁾

794 ft²
73.8 m²

Balconies and terraces

31 ft²
2.9 m²

(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.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	49	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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