



Highdowns Lodge
Amberley Farm | Chesterfield Road | Pentrich | DE5 3RJ

FINE & COUNTRY

HIGHDOWNS LODGE



Highdowns Lodge is a beautiful, 4 bedroom barn conversion with character features and modern fixtures and fittings. Surrounded by formal gardens and open fields extending to circa 3.3 acres, this stunning period property is located within a small boutique development of properties. Situated in an elevated rural location, whilst also being a short distance from the centre of the popular historic village of Pentrich, the property provides the best of rural life.



GROUND FLOOR

Highdowns Lodge is accessed via a long secluded driveway flanked by mature trees which lead to parking to the left and guest parking to the right. The property can be accessed via two entrances, to the front and rear, which lead into the main hallway with neutral colours and tiled flooring. Located to the right of the hallway is the beautiful shaker style kitchen that was designed and installed by Creative Interiors to create a fabulous kitchen/dining room. The kitchen boasts integrated appliances including dishwasher, oven, microwave oven, gas hob and Silestone countertops. With high vaulted ceilings and floor to ceiling windows overlooking the courtyard this is a fantastic, bright, and airy entertaining space.

Also located to the right of the hallway are two generous double bedrooms, one with built in wardrobes, and a family bathroom. The modern family bathroom was also installed by Creative Interiors and includes modern tiling, a wooden vanity unit, overhead shower, chrome fittings including a chrome wall flush plate giving the bathroom a modern and contemporary feel. Off the hallway is also a cloakroom fitted by Creative Interiors, benefitting from underfloor heating. There is also a useful understairs cupboard for storage.

To the left of the hallway is the third bedroom which is currently being used as an office. The room has views across the garden and also benefits from having wooden floors and high ceilings. At the end of the hallway is the spacious master suite that has two windows overlooking the courtyard allowing ample light to flow into this beautiful room. The master suite has the added benefit of a dressing room and an ensuite, also installed by Creative Interiors, which features a large walk-in shower, half tiling and hand wash basin with a wooden vanity unit underneath. The chrome fittings along with the chrome wall flush plate provide a boutique feel about the room.













SELLER INSIGHT

“Highdowns Lodge is a superb barn conversion in Pentrich hamlet and is surrounded by the beautiful Derbyshire countryside. The present owners were delighted to discover the barn development, and as the building was a blank canvas, they were able to ensure that all work was completed to their exact and high specifications.

They say, “We love the rural location on the edge of the Peaks and enjoy the tranquil setting. The barn nestles in three acres of land, and we can enjoy the rolling, scenic views across the Amber Valley: it really is stunning. In one direction we look towards the monument to The Sherwood Foresters at Crich Stand, and to Wingfield Manor the other. However, we can enjoy the best of town and country as vibrant Derby is approximately 12 miles away, plus we have easy access to the M1 and A38.”

“We appreciate the whole house, but our favourite room is the spacious kitchen, which we have renewed since moving in. It has a high ceiling with an A frame and the floor to ceiling windows ensure a light-flooded room with a welcoming ambience. It is the perfect setting for family meals and informal kitchen suppers with friends. It is a very sociable zone. The herbs and flower planting in the courtyard form a charming background.”

“The sun filled garden is our joy and we have created a haven of spectacular flower beds and fruit trees. Our vegetable harvest means we are almost self-sufficient. The garden has been the ideal place for summer entertaining and a fabulous space for games such as badminton and croquet.”

“Highdowns Lodge is one of six barns, and it is a friendly but also private place to be. We have an M&S food store and Sainsbury’s a short drive away. Matlock and Ripley are local towns and Pentrich is famous for being the site of the 1817 Pentrich Revolution. The Pentrich Trail is a popular walk. There is a good bistro pub and clubs are based in the village hall.”

The owners have loved their twenty-three years in the house and take away many very happy memories.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





FIRST FLOOR

The wooden staircase leads to a spacious galleried landing which is illuminated with natural light from the Velux window. Located off the landing is the impressive lounge with high ceilings and wooden floors that is flooded with an abundance of natural light from the patchwork of windows and skylights that frame the views. Located to the rear of the lounge is the brick insert fireplace with log burner and solid oak lintel that gives the room a warm and cosy feel whilst embracing the modern interiors of the room. Located to the right of the fireplace is the spacious study with high ceilings and wooden floors that could also be utilised as a children's playroom. The galleried landing also provides access to a large attic storage room.







OUTSIDE

The property is set in grounds extending to circa 3.3 acres. These comprise courtyard gardens to the front and formal grounds to the rear containing mature trees, lawns, shrub and flower borders, a summer house which is currently used as an artist studio, private patio areas and an ornamental pond that provide both seclusion and tranquillity for those wanting to unwind and relax in a peaceful and private setting. Adjacent to the formal garden is the paddock that boasts envious countryside views and a large allotment area with potting shed and greenhouse for those wanting to be more self-sufficient. The grounds also contain a stone outbuilding with additional parking for 4 cars that is shared with the neighbour.









LOCATION

Highdowns Lodge is located in the sought-after village of Pentrich, close to the villages of Alfreton, Belper and Duffield. The property lies within commuting distance of Derby (12 miles), Manchester (58 miles), Birmingham (52 miles) and Sheffield (37 miles). The M1 (J28) motorway is within 6 miles, while Derby train station offers direct services to London St Pancras (1 hour 45 minutes). Alternatively, Lichfield station provides good commuter links with Euston being just 1 hour and 10 minutes. East Midlands airport is 33 minutes away whilst Birmingham airport is just under an hour away.

The nearby Peak District and Dovedale, provide for beautiful walks and riding, whilst there is sailing and other water sports at Carsington Water. Other local attractions include Kedleston Hall, Chatsworth and Alton Towers.



INFORMATION

Services

Mains Water, Electricity and Gas. Shared private sewerage.
Annual maintenance charge of circa £200.

Is the property Freehold/Leasehold?

Freehold

Local Authority

Amber Valley Borough Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973 888

Website

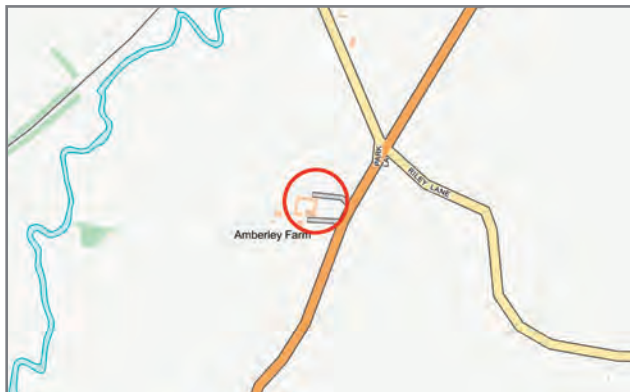
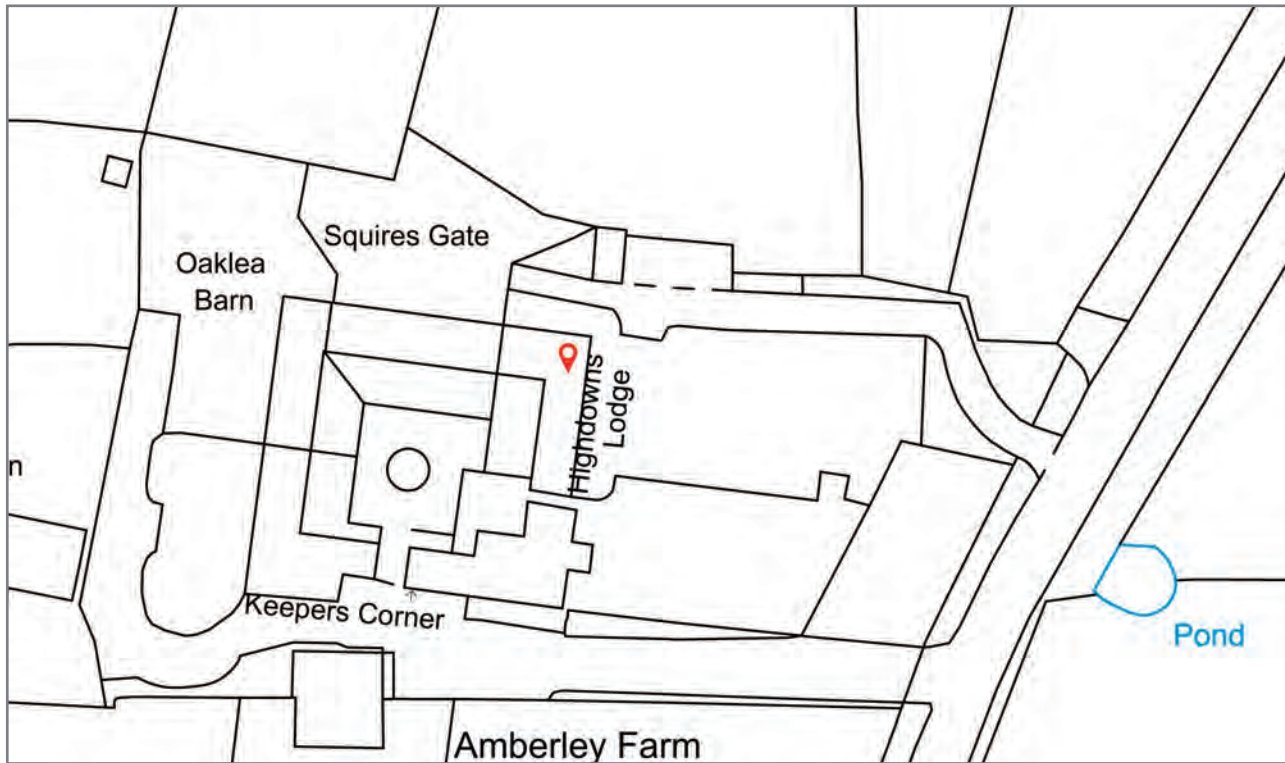
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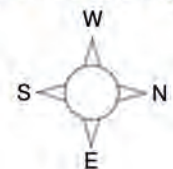


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Highdowns Lodge, Amberley Farm, Chesterfield Road, Pentrich, Ripley
Approximate Gross Internal Area
2195 Sq Ft/204 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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We value the little things that make a home



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Greg has over 11 years' experience working within the real estate industry. With a passion for luxury property, Greg relocated back to the UK to apply his knowledge, experience, and passion for the industry as an Associate for Fine & Country Derbyshire.

THE FINE & COUNTRY
FOUNDATION

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