

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

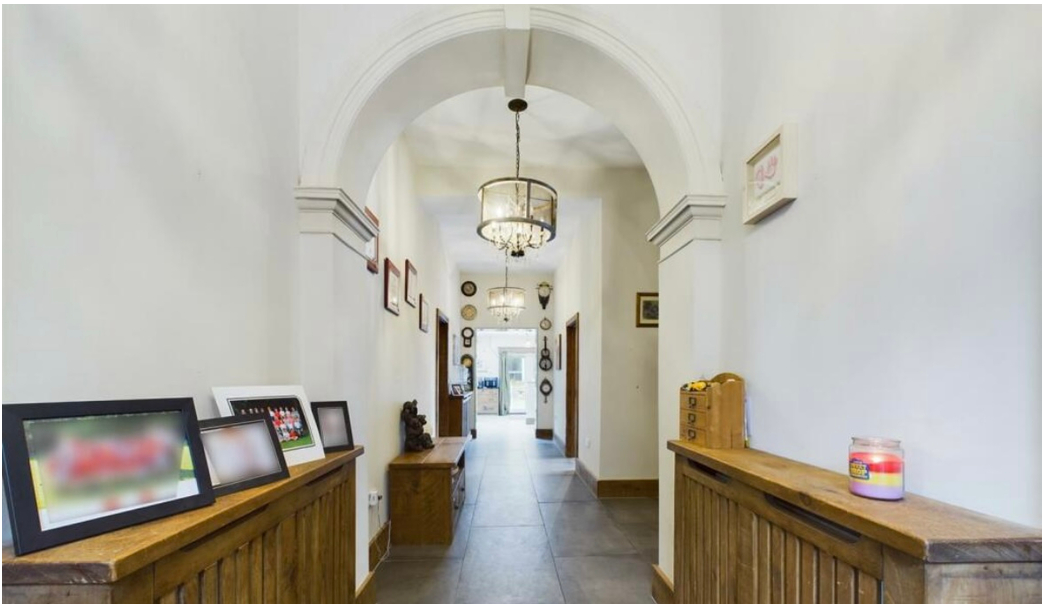


DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -





Church Street, Denby Village, Ripley, Derbyshire DE5 8PH  
£1,100,000 - Freehold





## PROPERTY DESCRIPTION

The exclusive gated property has been substantially extended and offers superb living accommodation throughout. The property is accessed through electric gates which lead to the driveway with a great focal point being the water fountain creating an elegant entry incorporating a turning circle with additional parking to the side along with a garage and Annexe.

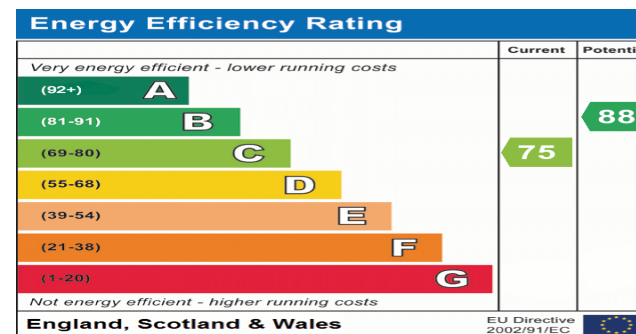
exclusive gated property

In brief, the accommodation comprises: welcoming entrance hall leading to all reception rooms, bespoke fitted kitchen, utility, cloakroom WC and wet room/boot room. The first floor landing is light and spacious and leads to three double bedrooms all boasting en-suite shower rooms with the master bedroom benefiting from a dressing room and family bathroom. The second floor leads to two further double bedrooms, also with en-suites.

Outside are extensive lawns to the front, side and rear featuring a large patio and separate annexe with the driveway continuing from the turning circle to the side providing access to the garage

## POINTS OF INTEREST

- Impressive Period Residence Dating Back to 1904
- Five En-Suite Shower Rooms
- Large Bespoke Breakfast Kitchen
- Set in Approximately 1.1 Acre
- Viewing Essential
- Five Bedrooms
- Master Bedroom with Dressing Room
- Ground Floor Cloakroom, Utility Room
- Separate Two Storey Annexe, Garage





Floor 0

Approximate total area<sup>(1)</sup>

1816.44 ft<sup>2</sup>  
168.75 m<sup>2</sup>

Reduced headroom

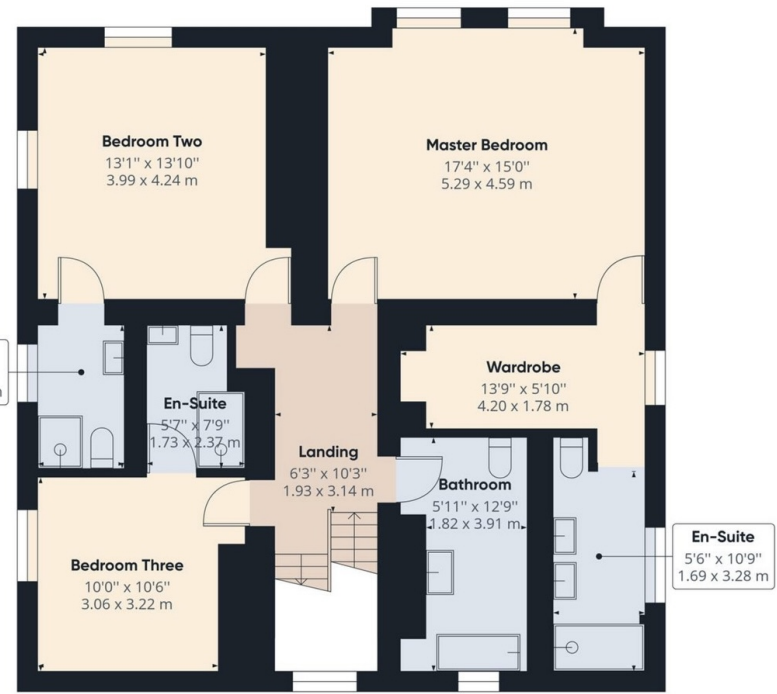
10.52 ft<sup>2</sup>  
0.98 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(Below 1.5m/4.92m)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area<sup>(1)</sup>

1018.43 ft<sup>2</sup>  
94.62 m<sup>2</sup>

(1) Excluding balconies and terraces

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