



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

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Wirksworth Road, Duffield, Belper, Derbyshire DE56 4AQ
£850,000 - Freehold



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present a delightful detached stone barn conversion, with a wealth of character, which has wonderful views over rolling Derbyshire countryside, superb gardens and is within the Ecclesbourne School catchment area. With full advantage of stunning countryside views, this sale represents the opportunity to acquire a delightful three bedroom stone barn conversion which benefits from oil fired central heating, exposed beams and stone work.

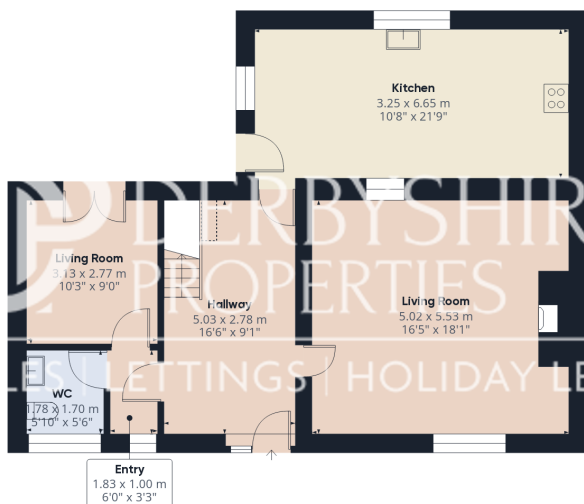
The current vendors have spent considerable time and effort on the presentation of this magnificent home which in brief comprises: A large entrance hall with galleried staircase leading to the first floor, lounge with feature fireplace and open fire, large breakfast kitchen with integrated appliances and a ground floor sitting room/study. To the first floor the property boasts three good sized bedrooms, the master bedroom with en-suite shower room, and there is a family bathroom with shower.

Outside the property sits behind a dry stone wall and a five bar gate opens to reveal gardens complemented by a range of lawns, well stocked borders, mature fruit trees with the stunning backdrop of fields and countryside to the side and rear. The conversion has the additional advantage of a detached double garage with power and light.

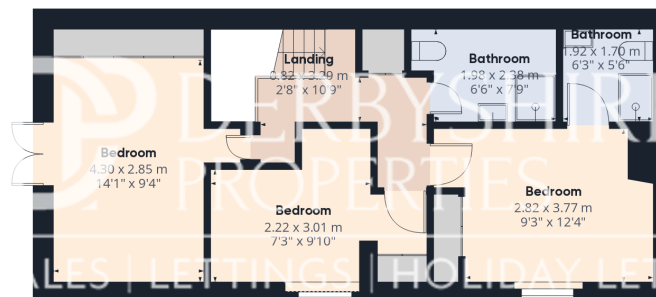
The property is situated in a beautiful position, located close to the highly desirable village of Hazelwood and within the noted ECCLESBOURNE SCHOOL CATCHMENT AREA. A short distance away, the thriving village of Duffield has a range of shops, pubs and restaurants and the property is brilliantly situated for ease of access to the Peak District. The city of Derby is only a short drive away

POINTS OF INTEREST

- Superb Barn Conversion
- 3 Double Bedrooms & 2 Bathrooms
- Guest Claokroom
- Charm & Character Throughout
- Stunning Farmhouse Style Kitchen
- Highly Regarded Location
- Beautiful Countryside Views
- Ecclesbourne School Catchment
- Detached Stone Annex
- View Absolutely Essential!



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

171.58 m²

1846.86 ft²

Reduced headroom

0.27 m²

2.89 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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 are based on RICS IPMS 3C standard.

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