

# Holly Lane

Ambergate, Belper, DE56 2HG

John  
German









# Holly Lane

Ambergate, Belper, DE56 2HG

£585,000

A unique three bedroom detached property, nestled in a tranquil setting in Ambergate, with an overall plot size of approx. 1.7 acres, which includes a 1 acre paddock.





Trilithon Lodge is nestled in a tranquil setting on the banks of the picturesque River Derwent, a stone's throw away from Halfpenny Bridge. This exceptional residence offers a unique combination of history, character and outside space. Situated on an overall plot of approximately 1.7 acres, which includes a 1 acre paddock, this home presents an excellent opportunity for those seeking a peaceful and idyllic lifestyle. The property benefits from its proximity to local amenities, including shops and schools. The surrounding area offers stunning natural beauty, with the River Derwent and beautiful countryside on your doorstep. The nearby transport links provide easy access to major cities and towns, making it an ideal location for those seeking a peaceful retreat while remaining well-connected.

The entrance hallway has an electric storage heater and doors providing access to the rear patio seating area, sitting room and shower room. The shower room comprises wash hand basin with cold tap over and vanity base cupboards beneath with electric hot water tap over, shower cubicle with electric shower over, low-level WC, window to rear and electric heater. The spacious sitting room has a stunning feature fireplace with Jotul log burner, staircase to first floor and opening leading into the bar, which has a seating area, window to front and electric radiator. The dining room has an electric radiator, sliding doors to outside patio and internal door leading to the kitchen.

The kitchen has rolled edge preparation surfaces with inset stainless-steel sink with adjacent drainer and chrome mixer tap over, tiled splash back surround, a range of wall and base cupboards and drawers beneath with appliance space and plumbing for dishwasher, washing machine and freestanding space for fridge freezer. There is an integrated electric Hotpoint fan assisted oven and grill with electric Hotpoint induction hob over and extractor fan canopy over. There are windows to side and rear with a door providing access to the rear patio seating area.

The first floor landing has doors off to the bedrooms, bathroom, separate WC and study. The principal bedroom has useful built in wardrobes and windows to front and side. The second bedroom has windows to rear and side, whilst bedroom three has windows to side and a useful built in wardrobe and cupboard. Moving into the bathroom, there is a wash hand basin with chrome mixer tap over with vanity base cupboards and drawers beneath, bath with chrome mains shower over, opaque window to side, chrome towel rail and airing cupboard housing Glow-worm combination boiler. The separate WC has a corner wash hand basin with chrome mixer tap over with vanity base cupboard beneath, low-level WC, opaque window to rear and roof window. The property also benefits from a useful study, which has windows and wooden frames to rear and side with a useful storeroom with window to rear and door to side. An opening leads to a further studio area, which has windows to front and rear with door to outside to the front.

Undoubtedly one of the main selling features of the property is its idyllic plot, measuring approx. 1.7 acre, which includes well-presented gardens, a woodland area and a paddock measuring approx. 1 acre. Furthermore, the property benefits from a detached double garage.

**Note:** Probate has been applied for, not yet granted.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Septic tank drainage. Mains water, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.ambervalley.gov.uk](http://www.ambervalley.gov.uk)

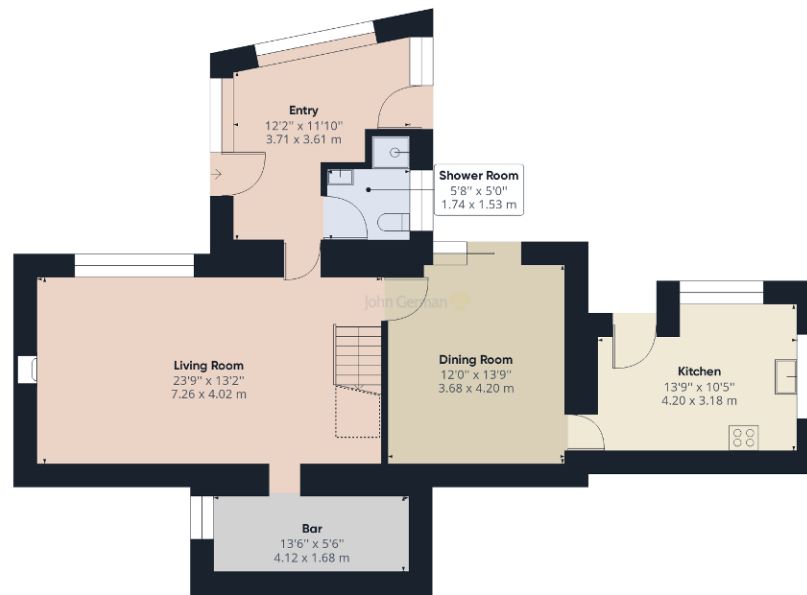
**Our Ref:** JGA/11072023

**Local Authority/Tax Band:** Amber Valley Borough Council / Tax Band G

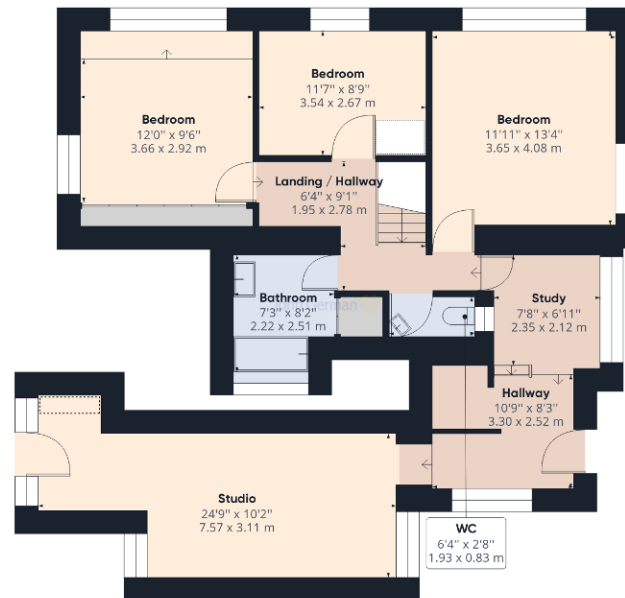








Ground Floor



Floor 1

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

1838.58 ft<sup>2</sup>


170.81 m<sup>2</sup>

**Reduced headroom**

26.43 ft<sup>2</sup>

2.46 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





