

# Rood Lane

Idridgehay, Belper, DE56 2SS

John   
German







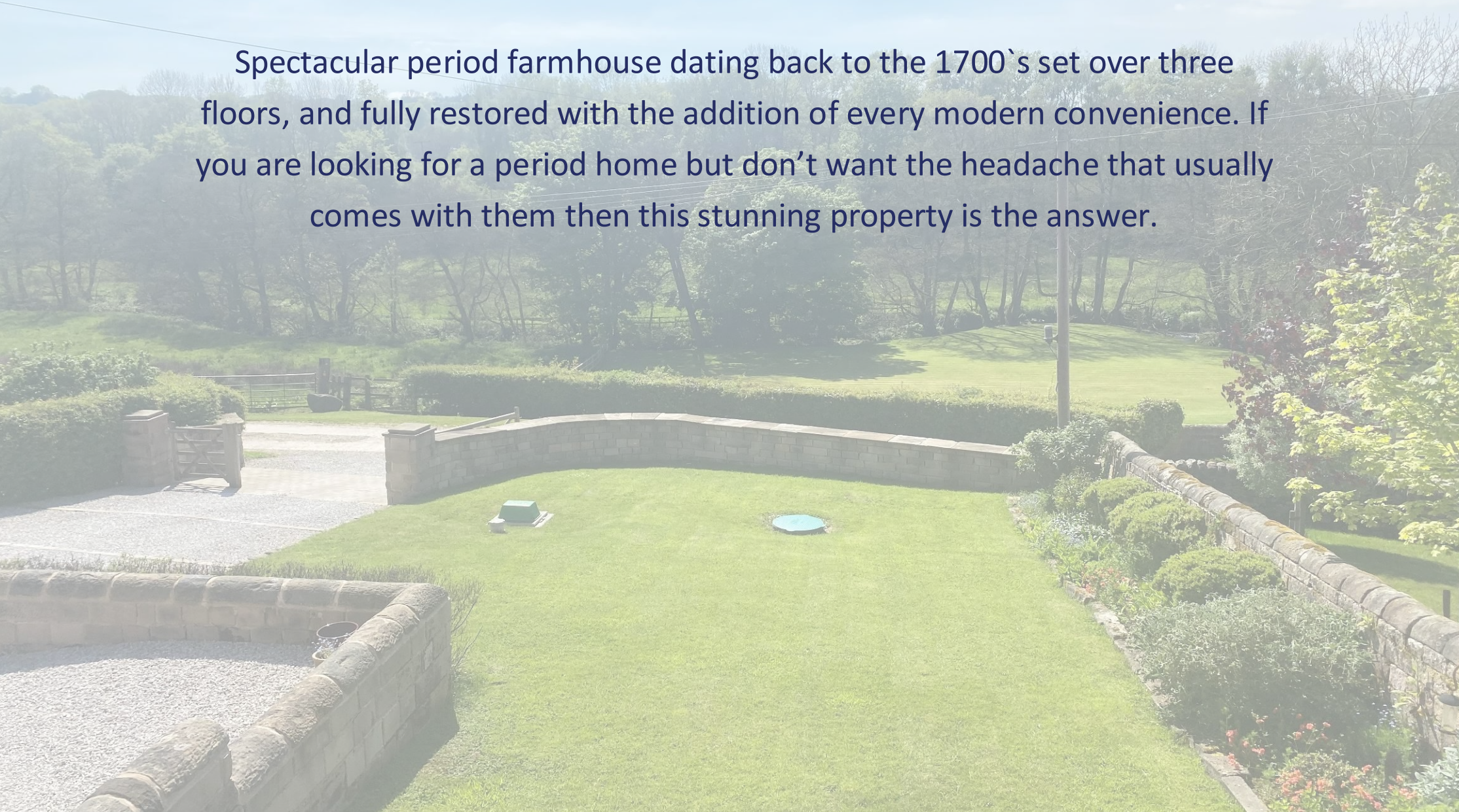


# Rood Lane

Idridgehay, Belper, DE56 2SS

£1,150,000

Spectacular period farmhouse dating back to the 1700`s set over three floors, and fully restored with the addition of every modern convenience. If you are looking for a period home but don't want the headache that usually comes with them then this stunning property is the answer.





As you might imagine the property has a long and varied history and was once a coaching inn with the turn pike road running in front and its important to note that although the road looks like an ordinary farm track it is actually a proper hard surfaced double track private road so you sports car lovers out there will still be able to get in and out in comfort no matter how awful the weather. There are extensive footpaths starting directly in front of the property and extending down towards Shottle and on the opposite side of the village there are several footpaths that lead as far as Carsington Water and beyond. This truly idyllic spot is tucked away but not isolated, surrounded by countryside on the edge of the highly regarded village of Idridgehay which has its own local pub serving excellent food. The village lies just 8 minutes from Wirksworth, 10 minutes from Duffield, 12 minutes from Belper and 20 minutes from Ashbourne which means it offers all the benefits of a rural location with none of the drawbacks.

The accommodation comprises in brief, spacious central entrance hallway, downstairs cloakroom, drawing room, sitting room, breakfast kitchen, utility room and vaulted dining room. To the first floor, two double bedrooms, bathroom, separate shower room and two separate sets of stairs lead to three further double bedrooms. Outside, to the front of the property is a gated driveway, providing ample off road parking, and a front garden with stunning views across open countryside, and to the rear, landscaped gardens and paddocks to occupy multiple uses. Planning was granted, now lapsed, for a double garage and an orangery to the rear.

To describe the property in more detail we'll start at the main entrance door which has been rebuilt in solid oak by talented craftsmen to create an exact copy of the original and reusing the original ironware which has been fully restored. The door opens into a spacious entrance hall with quarry tiled flooring and latch doors leading to the ground floor living accommodation whilst an oak staircase rises to the first floor with the guest cloaks/WC located underneath. The guest cloakroom has been refitted with a period style WC and a ceramic wash basin set on an oak countertop with matching shelving beneath, wall mounted taps, a decorative brick effect splashback and quarry tiled flooring. The drawing room has oak flooring and a central ceiling beam with a cast iron supporting rod sat between two Georgian style deep silled windows with spectacular views. The focal point of the room is the fireplace with a log burning stove, stone hearth and surround and display niches on either side. The sitting room has a feature inglenook fireplace with multi-fuel burner, stone mantle and hearth, oak flooring, central ceiling beam with a cast iron supporting rod sat between two Georgian style deep silled windows with spectacular views. The breakfast kitchen is fitted with a range of bespoke wooden base units and oak work surfaces, inset Belfast sink, integrated dishwasher, fridge, freezer, inglenook with stone mantle extending to form decorative arches on either side housing the "Esse" electric range with electric ovens, induction hot plate and wood burning stove. A contrasting large central island has storage under and co-ordinating wall mounted display cabinets. There is a beamed ceiling, stone mullion windows, stone flag flooring, period style flooring, latch doors to the rear porch and into the utility room, and open plan to the dining room. The utility room has a Belfast sink unit with storage under and solid wooden work surfaces, spaces for washing machine, tumble dryer and fridge freezer, wall mounted and inset central heating boiler and built-in cupboard, electric panel heater and windows to the side. The spectacular dining room features a vaulted beamed ceiling and an exposed stone feature wall, oak flooring, period style radiators, windows to the side and oak double doors that open out onto the rear terrace.

On the first floor, oak stairs lead to a landing before continuing up to the main second floor. Latch doors lead off the first-floor accommodation, stone mullion windows overlook the front elevation with stunning countryside views beyond, beamed ceilings, oak floor and a period style radiator. There are two lovely double bedrooms on this floor, both with stunning feature fireplaces (not lit for many years but are extremely decorative), oak floors, period style radiators and stone mullion windows to the front, again with spectacular views and both with recesses between the mullions believed to have been used during its use as a coaching house when candles were placed in the recesses to indicate vacancies.

There is a fabulous family bathroom located on this floor, fitted with a decorative stone fireplace with a cast-iron inset fire and fitted with a period style suite comprising roll top claw foot bath, period style wash basin and WC. Great storage is provided by way of full height storage cupboards, period style radiator, wood effect tiled floor, beamed ceiling and stone mullion windows. The separate shower room features a double shower cubicle with 'rainforest' style shower, tiled splashbacks, ceramic wash basin set on a chrome wash stand period style WC, period style radiator, beamed ceiling and wood effect tiled floor.

Bedroom three is accessed via a second enclosed staircase and has charming sloping ceilings, eaves storage cupboards, windows to the side, a period style radiator and yet another handsome stone fireplace with a log burning stove (please note that the log burner is not connected and has been installed for aesthetic purposes only). Bedrooms four and five are two very large double bedrooms on the second floor and are accessed off the main staircase which leads to a spacious landing with a wood and wrought-iron balustrade, beamed ceiling, fitted carpet and very old latch doors that open into the bedrooms. There is some suggestion that this part of the property was originally the old cheese making rooms and there are ventilation slits built into the walls for that reason they are now closed off with glass panes through, which you can often see birds perching in the leftover recesses. The bedrooms are very large with charming sloping ceilings and exposed beams, windows on the side elevations, fitted carpets and smart electric wall heaters.

#### Outside

To the front of the property is a gated driveway, which is gravelled and providing ample off road parking for numerous vehicles, stunning views across open countryside are found from the front and can be enjoyed from the front garden, which is mainly laid to lawn with well stocked borders having a range of plants and shrubs. There is also a gravelled patio area accessed via gates to further enjoy the views on offer. To the side of the property is a wood store, a storm porch leading to a door to the kitchen, and an outhouse providing useful storage space. To the rear is an extensive paved sun terrace with well stocked stone walled flower beds and a set of central stone paved steps that lead up to the raised lawn. At the top of the garden is a lovely stonewalled cottage garden with a small lawned area, gravelled paths and raised veg planters. Wooden five bar gates lead through to the paddocks, which can be used for multiple purposes. The land extends to approx. 0.6 of an acre in total. The gardens and paddocks are surrounded by countryside and offer some lovely rural views.

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

**Property construction:** Standard. **Parking:** Drive.

**Electricity supply:** Mains. **Water supply:** Mains.

**Sewerage:** Treatment plant. **Heating:** LPG.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**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/10052024

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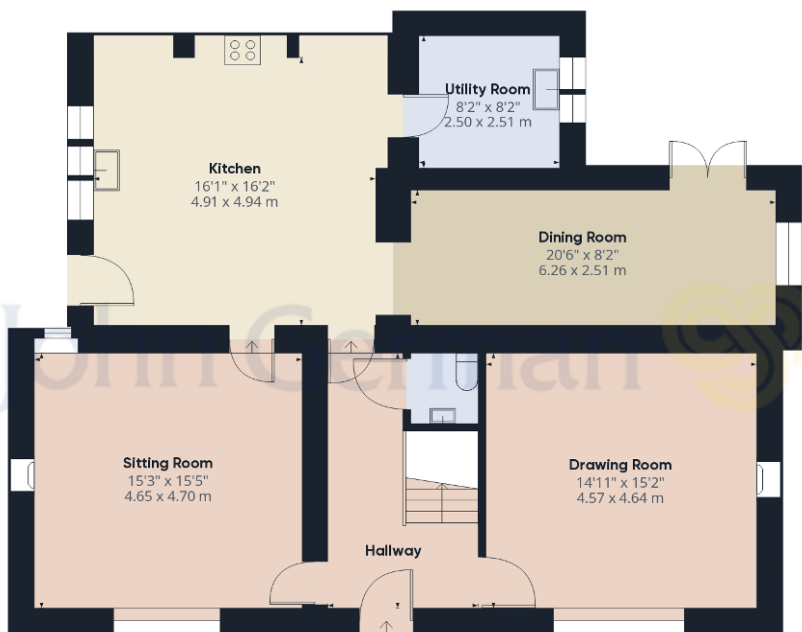




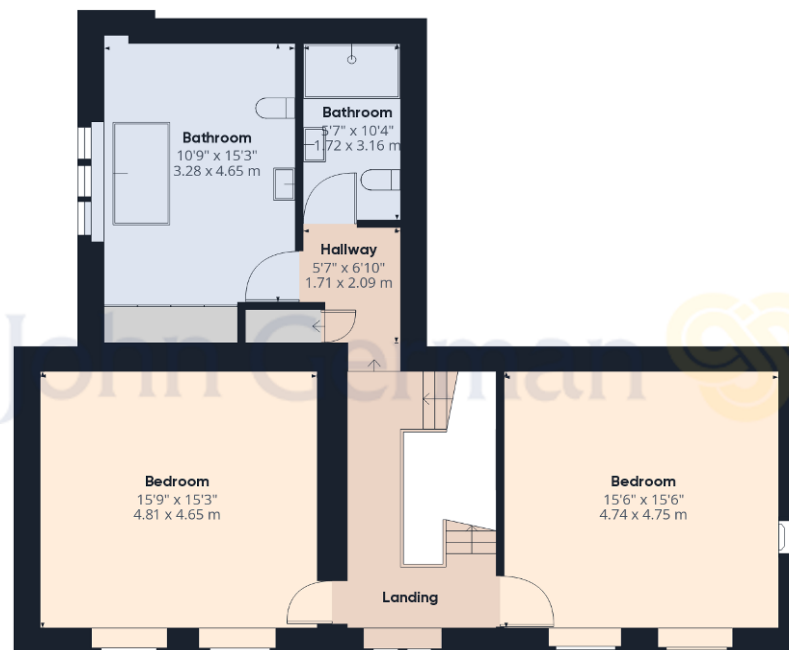




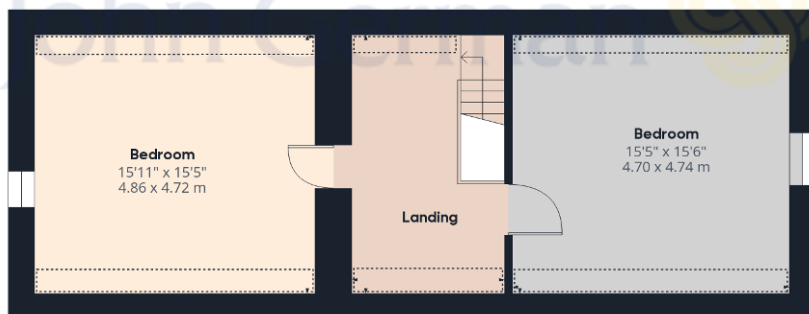
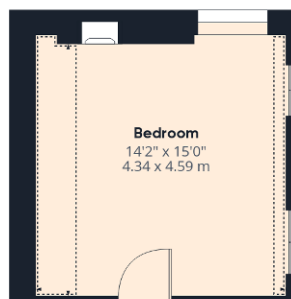




Ground Floor



Floor 1



Floor 2

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

2891.12 ft<sup>2</sup>  
268.59 m<sup>2</sup>

Reduced headroom

139.15 ft<sup>2</sup>  
12.93 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

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**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.

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