



£800,000

Wirksworth Road, Belper DE56 4AQ

Barn Conversion | 4 Bedrooms | 3 Bathrooms

01773 820983

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- no chain
- Superb Barn Conversion
- Detached stone Annex with large double bedroom and further bathroom
- 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!

Property Description

***** Ecclesbourne School catchment area***** ***** NO UPWARD CHAIN ***** A delightful detached stone barn conversion, with a wealth of character, which has wonderful views over rolling Derbyshire countryside, superb gardens.

Main Particulars

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 property also benefits from a large stone annex which has a large double bedroom and further bathroom.

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

Reception Hall

Entered via hardwood door into this stunning and spacious reception hall offering charm and character! as soon as you walk through the door you are hit with original Flagstone floor covering, exposed beams to ceiling, decorative wall lighting, feature exposed stone wall, turned staircase to the 1st floor landing with under stairs storage cupboards, additional wall mounted double radiator and internal cottage style latched doors providing access to downstairs rooms.

Inner Lobby

Accessed via the reception hall with feature window to the front elevation, tiled floor covering, coat storage and internal doors accessing both the snug and guest cloakroom.

Guest Cloakroom

With window to the front elevation, exposed stone walls and beams to ceiling, low-level WC, pedestal wash hand basin, wood floor covering and wall mounted heated towel rail.

Snug

(currently used as a study) with exposed feature stone wall, wall mounted shelving, exposed beams to ceiling, TV point and French doors to the rear elevation providing

access onto the rear garden Terrace.

Living Room

This room provides space for all the family and continues with the original charm and character of the reception hall. Offering original exposed beams and trusses to ceiling, exposed stone feature walls, wall mounted radiators and lighting. The feature focal point of the room is an exposed brick chimney with inset log burner located upon a stone hearth with attractive lighting within the chimney recesses.

Superb Farmhouse Kitchen/Dining Room

This stunning example of a farmhouse kitchen links the old with the new effortlessly. The kitchen comprises of a range of wall and base mounted 'shaker' units with hardwood worksurfaces incorporating a one and a half bowl enamel sink drainer unit with mixer taps. Numerous incorporated appliances include gas range with hidden extractor over, fridge, freezer, wine cooler, and dishwasher.

Solid wood floor covering, wall mounted radiator, ceiling mounted loft access point, wood floor covering, exposed beam, internal feature stained glass window and additional windows to the rear and side elevations.

External door provides access to the outside side elevation that offers superb views over open countryside.

First Floor

Landing

Accessed from the main reception hall is this light and airy landing with feature exposed stone wall and 'Velux' skylight to the rear elevation. Useful storage cupboard with cottage style latched door and exposed beam to ceiling.

Bedroom 1

With feature pitched roof and exposed stonewall the master bedroom offers a range of fitted wardrobes providing ample storage in hanging space, wall mounted radiator and French doors to the side elevation offering views out over open countryside with external staircase leading to the garden.

Bedroom 2

With window to the front elevation surrounded by exposed stone walling, additional feature stone wall, wall mounted radiator, fitted wardrobes and internal door providing access to:-

En-Suite Shower Room

Comprising of a three piece shower suite to include WC, pedestal wash hand basin with tiled splashback and large shower enclosure with main fed shower and attachment over. Wood effect floor covering, wall mounted radiator, wall mounted chrome heated towel rail and ceiling mounted extractor fan.

Bedroom 3

With window to the front elevation surrounded by exposed stone wall, wall mounted radiator and useful storage alcove.

Family Bathroom

Comprising of a four piece bathroom suite to include WC, pedestal wash hand basin, large shower enclosure with main shower and feature claw-foot, roll top bath with centrally mounted taps and shower attachment. Wood floor covering, wall mounted shelving, wall mounted chrome heated towel rail and ceiling mounted extractor fan.

Outside

The property is surrounded by gardens to the front, side and rear aspects with the main garden being located to the front elevation.

The property is entered through a five bar gate revealing a gravelled driveway that provides parking for 4/5 vehicles and turning space. The pleasant front garden is mainly laid to lawn with attractive stone wall boundaries, stocked flowerbeds, hedge-row boundaries and inset fruit trees. Positioned directly behind the front garden is a detached annex with attached double garage with double opening doors.

Directly behind the annex is a private raised decking terrace enjoying open views across countryside, trellising, Hedgerow and covered seating area.

The side and rear gardens surround the main building offering the opportunity to run each building independently if required. (The annex could be used as a airbnb or even a granny/teenage annex)

Located outside the snug and kitchen areas is a private paved patio, lawn, stocked flowerbeds and dry stone wall offering views over open countryside which then leads to another area of lawn housing a greenhouse, timber garden shed, raised planting beds, gravelled pathways, and pergola.

Detached Annex

This charming detached annex is beautifully constructed from the same high-quality stone as the main house, ensuring it complements the overall aesthetic. Currently, the owners have converted the space into a cozy bedroom that provides privacy and comfort. Additionally, there is a separate room that offers great potential for conversion into a fully functional kitchen and bathroom, allowing for a self-contained living space.

For those looking to expand, the attached double garage can also be incorporated into the annex, significantly increasing its size and versatility. This flexibility makes the annex an ideal solution for accommodating family members, such as grandparents or teenagers seeking their own space. Furthermore, with its separate entrance and amenities, the annex presents a fantastic opportunity for anyone interested in starting an Airbnb business, providing the potential to generate rental income while offering guests a unique and private stay.

Vendor Comments

Nine years ago, we discovered this beautiful home nestled in the countryside—peaceful, green, and filled with potential. It was love at first sight. Set within the highly sought-after Ecclesbourne School catchment area, close to Duffield, and just a short, scenic walk into town, we knew this was the place to put down roots.

We both work from home and wanted a space that supported our professional lives while offering a calming retreat. Surrounded by open fields, often dotted with grazing cows, this home gave us the perfect environment to reset and redefine our work-life balance.

From morning coffee overlooking rolling hills to evening walks through quiet lanes, this house has been our sanctuary—offering not just space, but soul.

Thoughtfully Transformed for Modern Living

Over the past nine years, we've thoughtfully reimaged this home—not just to add space, but to enhance everyday living. Every change was made with comfort, style, and flexibility in mind.

Sellers comments continued

• A Home That Works for You

With the rise of remote work, we converted half the garage into a spacious, light-filled home office. It's a quiet, separate space that allows you to focus—without

compromising on the rest of your home.

- Practical Elegance

We added a downstairs cloakroom and welcoming lobby. A small change that's made a big difference in daily convenience.

- A Private Retreat for Guests or Family

The addition of a self-contained annexe with a large bathroom has created the perfect space for guests, multigenerational living, or even an income-generating Airbnb option. It offers independence while still being part of the home.

- Outdoor Living, Reimagined

The landscaped garden is a sanctuary in every season. Whether you're enjoying morning coffee on the patio or hosting summer evenings under the stars, this space was designed to bring the outdoors closer to home.

- Modern Comforts with Timeless Style

We've recently upgraded the kitchen, family bathroom, and en-suite, blending modern fixtures and finishes with the warmth and charm of the home's original character. So why move? We've absolutely loved living in this home. The only reason we're leaving is to be closer to family.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



