



£1,950,000

The Green, Kirk Langley DE6 4NN

Detached House | 5 Bedrooms | 4 Bathrooms

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# Step Inside

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## Key Features

- 5 Bedrooms Including The Attached Annex
- Superior Executive Detached Country House
- Plot Extending To 3.21 Acres
- 5 Bathrooms (Including the annex) Plus Guest Cloakroom
- Beautiful Views Across Derbyshire Countryside
- Self Contained Duplex Annex
- Sweeping Driveway & Large Integral Double Garage
- Detached Outbuilding To Rear (Ideal Home Office, Gym Or Stabling)
- Contemporary High End Finish Throughout
- Highly Regarded Village Location With Excellent Transport Links

## Property Description

A rarely available country residence in Kirk Langley with stunning views, boasting a fantastic rural location, outbuildings and room for potential equestrian set up, all set within circa 3.21 acres of beautiful Derbyshire countryside.

## Main Particulars

Greenacres sits within a most attractive rural position in the heart of open countryside and enjoys far reaching views, with a plot extending to 3.21 acres. The property is located on the edge of the highly desirable village of Kirk Langley and so benefits from being within the Ecclesbourne School catchment area. The nearby villages of Duffield, Kedleston and Quarndon offer a range of services, with a far wider range available in Derby which is around 6.5 miles away.

The area has excellent commuter links with good access to a number of conurbations and major roads. The A52 provides links to the A38 and A50 trunk roads, leading to the M1 and M6 motorways. Mainline train links are available at Derby and East Midlands Parkway. East Midlands Airport lies approximately 20 miles to the south.

Greenacres is situated about 10 miles from Ashbourne, on the edge of the Peak District National Park. The area offers wonderful landscapes and a range of outdoor pursuits, to include; walking, cycling, climbing and horse riding. The well known National Trust property, Kedleston Hall is within close walking distance and Carsington Water is about 10 miles away and offers water sports activities and fishing. A range of schools lie within easy reach including a primary school in Quarndon, Queen Elizabeth's Grammar School in Ashbourne. There are a number of independent secondary schools, notably Derby Grammar School, Derby High School and Repton School.

### Description

Greenacres offers a rare opportunity to acquire an exceptional family home with a substantial outbuilding, set within a truly remarkable countryside location. The property has undergone an extensive renovation and remodelling programme in recent years, including a large extension, now providing contemporary, high-end accommodation arranged over two floors plus an attached one-bedroom annex. This thoughtful layout lends itself perfectly to multi-generational living.

Standing proudly within approximately 3.21 acres of stunning mature gardens and grounds, Greenacres enjoys an enviable position surrounded by agricultural and grazing land, offering superb, uninterrupted panoramic views in every direction. This is a unique chance to secure a beautifully finished home in an idyllic rural setting.

### Ground Floor

Entering from the front elevation, you are welcomed into a magnificent double-height reception hall with picture-frame valley views. A bespoke oak staircase rises to the galleried landing, while glass partitions offer glimpses into adjoining rooms and enhance the sense of space.

To the right, a stunning living room offers 180° countryside views, contemporary décor and a built-in sound system, with a guest WC adjacent. Next is a versatile reception room—ideal as a dining room, study or playroom—with front and side views and double pocket doors leading into the impressive L-shaped living kitchen.

The living kitchen forms the hub of the home, featuring a bespoke handcrafted kitchen with integrated appliances, a sound system and superb front and rear views.

### Ground Floor (Plus)

The ground floor also includes a spacious utility room to the same high standard, with a further guest WC. A bespoke oak staircase leads to the attached annexe, and an internal door opens into the large double garage.

#### First Floor

The first floor is accessed via the bespoke oak staircase, rising beside a striking picture window that captures far-reaching countryside views. The light and airy galleried landing provides access to four bedrooms and three bathrooms.

To the right is the principal suite, enjoying 180° views and featuring a stylish, modern open bathroom arrangement. The second suite also offers an excellent outlook to the front elevation, complete with a large four-piece en-suite bathroom, a separate walk-in wardrobe and sound system.

The two further double bedrooms enjoy lovely aspects over the rear garden and rolling countryside beyond. A beautifully appointed shower room serves these bedrooms.

#### Annex

The attached annex is accessed from the ground floor utility room via a bespoke oak staircase with glass inserts. A galleried landing—ideal for a dressing area or small workspace—leads into the combined living/bedroom space, which features a striking pitched ceiling, an architect-designed triangular window to the front elevation, and large French doors with a Juliet balcony to the side. All windows enjoy elevated countryside views. A spacious en-suite shower room completes the accommodation.

#### Outside

The property is approached via electrically operated security gates opening onto a sweeping driveway that provides generous parking for 20+ cars and leads to the attached double garage with electric roller doors.

The beautifully landscaped grounds, of approximately 3.1 acres, feature mature hedgerow boundaries, offering excellent levels of privacy, and adjoin three well-maintained agricultural fields with separate gated entrance to field. Also offering a paved patio great for entertaining.

Positioned at the rear of the plot is a detached outbuilding, offering superb potential for a range of uses, including stabling, a home office, gymnasium, or games room.

#### Additional Information

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. We believe there is a wayleave agreement in place in relation to telegraph pole in the garden.

The property and land will be subject to a residential uplift of 25% over 18 years. For the avoidance of doubt, it is the intention of the overage to be triggered upon the granting of planning consent for a separate dwelling(s). Extending the current property or creating dependant relative accommodation will not trigger the clause.

The property has oil central heating.

#### Disclaimer

Some images used in this marketing material may have been digitally enhanced or modified using AI-assisted technology for illustrative purposes.

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.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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