



£1,300,000

Moorside Lane, Belper DE56 0TW

Detached House | 7 Bedrooms | 5 Bathrooms

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# Step Inside

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## Key Features

- Beautiful Grade II Listed Stone Built Farmhouse
- Immense Character & Charm with Many Period Features
- Six Double Bedrooms, Bathroom & Three En-Suites7
- Stunning Duplex Annex (Ideal Holiday Let)
- Beautiful Bespoke Kitchen with Dining Island & Open Plan Dining Room
- Sympathetically Renovated to an Impressive Specification
- Sought After Derbyshire Village With Breath taking Views
- View Absolutely Essential
- Council Tax Band E

## Property Description

Highfield Farm is an exceptional Grade II Listed 17th-century stone-built farmhouse that effortlessly combines timeless period charm with luxurious contemporary living. Occupying an enviable edge-of-village position, this magnificent family home enjoys breathtaking far-reaching countryside views and offers over 4,500 sq ft of beautifully appointed accommodation arranged over three floors.

## Main Particulars

Derbyshire Properties are excited to present for sale this Beautiful Grade II listed stone farm house and attached annex. Lovingly and sympathetically restored by the current owners, the property has undergone an extensive programme of renovation, preserving its wealth of original character while introducing a superb level of modern specification throughout. Every room reflects the quality of craftsmanship invested in the home, creating a residence of remarkable style, warmth and individuality. Standing within mature landscaped gardens extending to approximately 0.4 acres, Highfield Farm enjoys an impressive approach via a generous block-paved driveway providing ample off-road parking. A superb duplex annexe, positioned to the side of the property, offers excellent versatility and is ideally suited for multi-generational living, guest accommodation or, subject to any necessary consents, an attractive holiday let opportunity. Internally, the farmhouse benefits from gas-fired central heating via traditional cast-iron radiators, underfloor heating to selected areas and heritage-style replacement windows that complement the property's historic character.

### Accommodation (Ground Floor)

Internally, the farmhouse benefits from gas-fired central heating via traditional cast-iron radiators, underfloor heating to selected areas and heritage-style replacement windows that complement the property's historic character.

The accommodation begins with an impressive reception hallway that immediately showcases the home's period features and welcoming atmosphere. The elegant sitting room centres around a magnificent stone fireplace housing a log-burning stove, while a separate snug/entrance hall provides an additional cosy reception space. A well-appointed utility/laundry room and stylish ground floor shower room complete the practical living accommodation.

Undoubtedly the heart of the home is the spectacular bespoke breakfast kitchen, beautifully fitted with an extensive range of handcrafted two-tone panelled cabinetry complemented by quartz work surfaces and a substantial central dining island. The kitchen is further enhanced by a dual-fuel range cooker, an extensive selection of integrated appliances and an attractive original stone fireplace. The space flows seamlessly into a delightful dining area, also featuring a stone fireplace, with French doors opening onto the porcelain-paved entertaining terrace and landscaped rear gardens.

The property benefits from two independent staircases, enhancing both its flexibility and character.

### First & Second Floors

The principal staircase rises from the reception hall to three generously proportioned double bedrooms and an outstanding family bathroom, appointed with a luxurious contemporary four-piece suite incorporating a striking freestanding bath. One of these bedrooms also enjoys the luxury of its own en-suite shower room.

Continuing to the second floor, the staircase leads to a truly stunning principal bedroom suite. Featuring an impressive vaulted ceiling with exposed original timbers, this exceptional retreat offers a spacious dressing room and an indulgent four-piece en-suite bathroom complete with a statement gold-finished freestanding bath beneath

the vaulted ceiling.

The second staircase, accessed from the snug/entrance hall, leads to a further beautifully appointed bedroom suite complete with its own dressing area and luxurious four-piece en-suite bathroom. A further staircase continues to the second floor where an additional spacious double bedroom provides flexible accommodation ideal for family members or guests.

#### Outside

Set within a generous mature plot of approximately 0.4 acre, the property is accessed via Moorside Lane and features a spacious block-paved driveway and turning area, providing ample off-road parking.

The driveway also provides access to two substantial stone-built stores, offering excellent potential for annexe conversion, with planning consent already approved and underfloor heating and services pre-installed.

To the rear, the property enjoys beautifully landscaped gardens, featuring a porcelain paved patio area, generous lawn, timber-framed pergola, and a gravelled pathway leading to a further area of lawn, creating a superb outdoor space for relaxing and entertaining.

#### 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.
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- 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.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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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