



MALTHOUSE LANE, NETHER HEAGE, BELPER

PRICE £775,000

4 BEDROOM | 3 BATHROOM | 2 RECEPTION



WELCOME TO MALHOUSE LANE

STUNNING COUNTRYSIDE VIEWS, DETACHED DOUBLE GARAGE WITH STUDIO – Occupying an elevated position within the highly regarded village of Nether Heage, Hillside House combines generous proportions, quality craftsmanship and a versatile layout designed for modern family life. Enjoying uninterrupted views towards the iconic Heage Windmill, this individual home offers beautifully presented accommodation across three floors, perfectly suited to growing or multi-generational families.

At the heart of the property is a superb open plan living dining kitchen, designed for both everyday family living and entertaining, complemented by a welcoming sitting room featuring a multi-fuel stove and bi-fold doors opening onto the garden. Four spacious bedrooms, a dressing room that could be converted to an additional bedroom, three bathrooms and flexible living spaces provide exceptional versatility, while the detached double garage with an impressive studio creates excellent opportunities for home working, hobbies or independent accommodation. With beautifully maintained gardens, ample off-road parking and a desirable semi-rural setting, this is a home that effortlessly combines comfort, practicality and an enviable lifestyle.

THE DETAIL

The Detail

A beautifully crafted oak entrance porch with traditional Minton tiled flooring creates an impressive first impression before leading into the striking reception hallway. The bespoke solid oak staircase with contemporary glass balustrading immediately becomes a standout feature, while the vaulted ceiling and rooflight enhance the feeling of space and natural light throughout the entrance.

Positioned at the front of the home, the study enjoys attractive views towards Heage Windmill, providing an inspiring environment for home working. To the rear, the elegant sitting room offers a wonderful place to relax, centred around a substantial brick fireplace with granite hearth and cast iron multi-fuel stove. Bi-fold doors create a seamless connection with the rear garden, making the room equally suited to entertaining and everyday family life.

The outstanding living dining kitchen forms the true centrepiece of the property. Beautiful shaker-style cabinetry is complemented by premium quartz worktops, a contrasting central island with breakfast bar seating and extensive storage. Integrated Siemens appliances include twin ovens, an induction hob, dishwasher, fridge freezer and wine cooler, while a separate instant hot water tap adds further practicality. A second multi-fuel stove within the feature fireplace creates warmth and character, and bi-fold doors invite natural light into this impressive entertaining space. A separate utility room provides additional storage and laundry facilities, while the well-appointed ground floor shower room offers excellent flexibility.

The first floor provides an impressive principal bedroom

CB+CO





enjoying far-reaching countryside views, complemented by a generous dressing room which could also serve as a fifth bedroom. Two further double bedrooms are accompanied by a luxurious family bathroom featuring a freestanding bath, walk-in shower and underfloor heating. The second floor has been thoughtfully arranged as a superb guest or teenager suite, offering a spacious double bedroom, contemporary shower room and dedicated study area.

Externally, the property continues to impress with a generous driveway providing parking for numerous vehicles, alongside a detached double garage with electric roller doors. Above, the substantial studio with kitchenette and WC offers outstanding versatility as a workspace, creative studio or potential annexe, subject to any necessary consents. The landscaped gardens enjoy a high degree of privacy, with lawns, established planting, dry stone walling, attractive seating areas and Indian stone patios creating ideal spaces for outdoor entertaining while making the most of the spectacular surrounding views.

Nether Heage is a highly desirable village surrounded by



beautiful Derbyshire countryside while remaining exceptionally well connected. The area offers a welcoming community, highly regarded local schools, traditional village pubs and excellent walking routes, with the historic Heage Windmill providing one of the area's most recognised landmarks. Belper, Ripley and Derby are all within easy reach, offering an extensive range of shopping, leisure and transport links, making this an ideal location for families seeking a peaceful setting without compromising on everyday convenience.





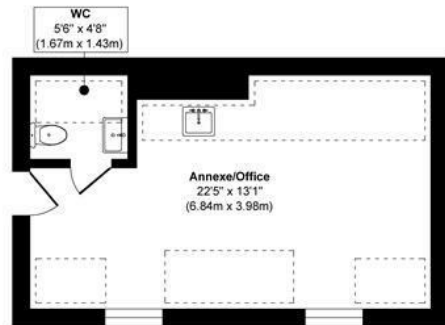




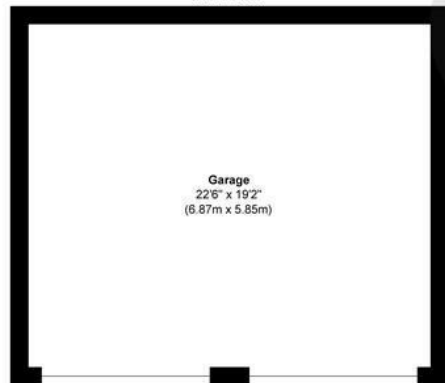




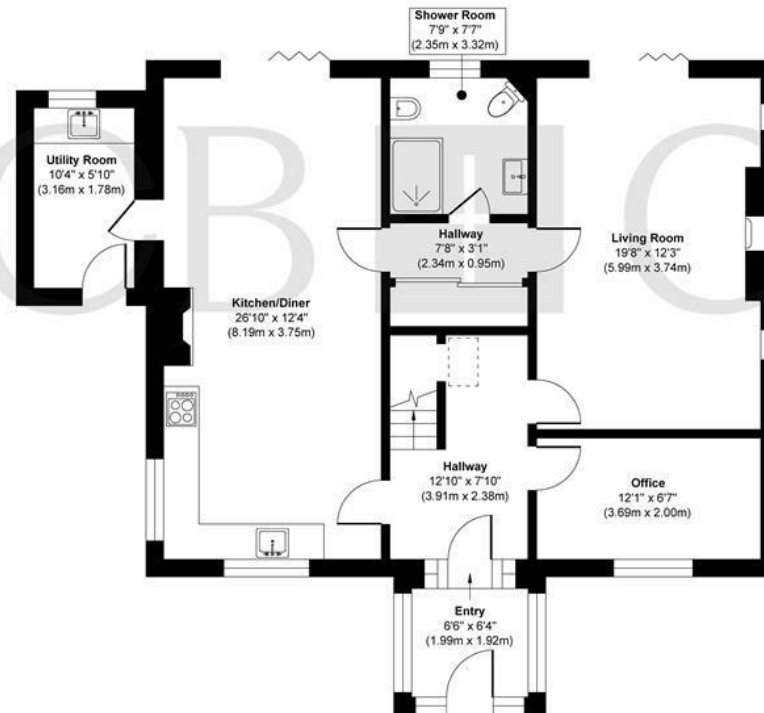
Hillside House, Malthouse Lane



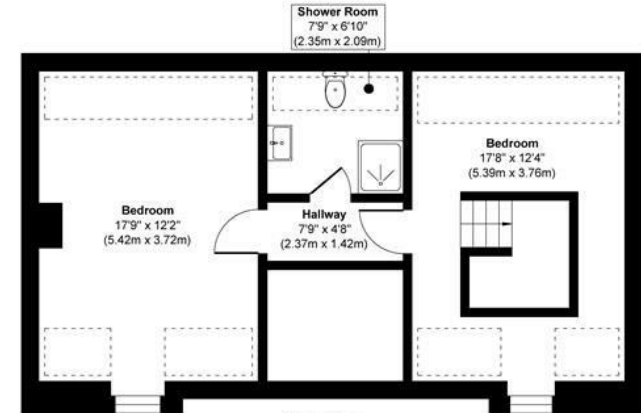
Outbuilding
Approximate Floor Area
292 sq. ft
(27.22 sq. m)



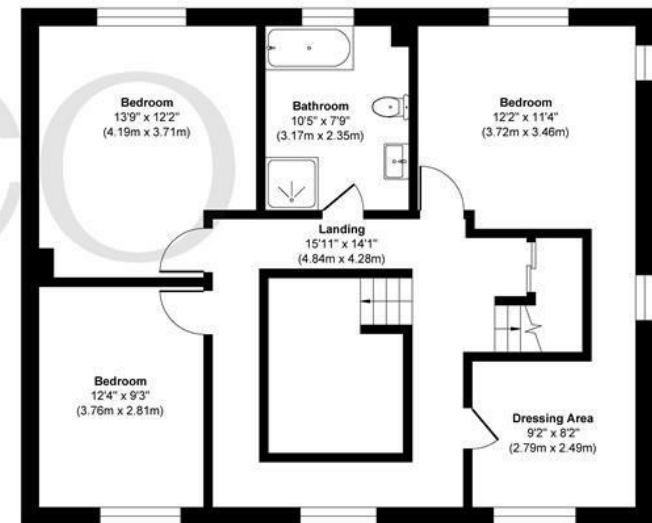
Garage
Approximate Floor Area
432 sq. ft
(40.18 sq. m)



Ground Floor
Approximate Floor Area
1022 sq. ft
(94.95 sq. m)



Second Floor
Approximate Floor Area
499 sq. ft
(46.38 sq. m)



First Floor
Approximate Floor Area
831 sq. ft
(77.28 sq. m)

Approx. Gross Internal Floor Area 3076 sq. ft / 286.01 sq. m (Including Garage/Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

2232.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

G

- Exceptional Detached Family Home Arranged Over Three Floors
- Elevated Position Enjoying Far-Reaching Countryside Views Towards Heage Windmill
- High Specification Kitchen Featuring Quartz Worktops, Siemens Integrated Appliances
- Elegant Sitting Room With Feature Brick Fireplace, Multi-Fuel Stove And Bi-Fold Doors
- Versatile Home Office With Attractive Front Facing Views
- Luxurious Principal Bedroom With Dedicated Dressing Room/Potential Additional Bedroom
- Second Floor Guest Suite Incorporating Double Bedroom, Shower Room And Study Area
- Detached Double Garage With Spacious Studio With Kitchenette And WC Above
- Landscaped Front And Rear Gardens With Indian Stone Patios And Private Seating Areas
- Extensive Driveway Providing Ample Off-Road Parking

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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