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Chapel Farm, Ashbourne Road  
Shottle Gate, Belper, Derbyshire  
Guide Price £695,000



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**ECCLESBOURNE SCHOOL CATCHMENT - BEAUTIFULLY RENOVATED COTTAGE SET IN OVER 3 ACRES** - A most attractive, three bedroom stone-built detached cottage of immense style and character, set within this idyllic position with the most impressive far reaching countryside views over the Ecclesbourne Valley. The property offers a range of outbuilding that provide impressive potential (subject to necessary planning consent)

This period cottage has undergone a comprehensive scheme of renovation and improvement and offers a beautiful blend of character features and contemporary styling. The property in brief comprises: spacious dining kitchen, snug with dual sided log burner also featuring in the sitting room and cloakroom wc. The first floor landing leads to three bedrooms and bathroom.

Outside, the property has a driveway access leading to the main cottage and brick built outbuilding. There is also access to a further parking area with two barns and two open stores offering exceptional far reaching views.





## The Detail

Chapel Farm, Ashbourne Road, Shottle Gate, Belper, is a charming and characterful home of notable heritage, formerly part of the Chatsworth Estate. It sits within an impressive plot of over three acres, including established gardens, a paddock, and useful outbuildings.

The property is entered via a composite panelled entrance door with glazed inset, leading into a spacious dining kitchen. This beautifully appointed space features heritage green panelled units with brushed steel handles, woodblock-effect worktops, a ceramic 1½ bowl sink with mixer tap, a Rangemaster dual-fuel cooker, integrated dishwasher, and a tall fridge freezer. A beamed ceiling, large-format tiled flooring, recessed LED lighting, and multiple double-glazed windows to all elevations create a bright and sociable heart of the home, with access through to the snug.

The snug offers a warm and inviting atmosphere, with a dual-fronted log burner set within a fireplace, an exposed stone wall, two front-facing windows, and staircase access. From here, there is access to a downstairs WC and onward flow into the living room, which provides a second generous reception space. This room also features a log burner, beamed ceiling, dual-aspect windows, Velux rooflights, and stairs rising to the first floor landing.

To the first floor, the landing provides access to three bedrooms and a well-appointed family bathroom, along with a pressurised hot water system. The principal bedroom enjoys a front-aspect window and recessed lighting. Bedroom two benefits from a cast iron fireplace and dual-aspect windows, while bedroom three/dressing room also features a character fireplace.

Externally, the property is surrounded by extensive grounds, including mature gardens, a field, and a paddock, with the overall plot extending to over three acres. A particular highlight is the characterful two-storey brick outbuilding, offering exciting potential for conversion into a detached studio, ancillary accommodation, or holiday let, subject to the necessary planning consent.

There are two driveway parking areas accessed from the shared driveway. One is located to the side of the property adjacent to the brick-built outbuilding. A further driveway and parking area is situated around the barns and open stores, providing access to the field and paddock. These barns also offer further potential for improvement or development, subject to the necessary planning consent being obtained.

Please note that there is a public footpath running through the plot.







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## The Location

Situated on the outskirts of Belper, in a peaceful semi-rural setting within the historic hamlet of Shottle Gate, the property enjoys far-reaching countryside views across the Ecclesbourne Valley and towards Windley.

Shottlegate is a small hamlet in the parish of Hazelwood, home to a noted village inn, and conveniently positioned for surrounding villages including Turnditch, Idridgehay, and Duffield, as well as the nearby towns of Belper, Wirksworth, and Ashbourne. Ashbourne, known as the “Gateway to Dovedale,” provides direct access to the stunning Peak District National Park.

Despite its idyllic rural setting, the property is within easy reach of a wide range of amenities. Belper offers a bustling market town atmosphere with a busy railway station, excellent schools, independent shops, bars, restaurants, and leisure facilities, all set within its renowned historic mill town character.

The property is also well placed within the catchment area for the highly regarded Turnditch and Duffield Meadows primary schools, as well as the noted Ecclesbourne School for secondary education. Local leisure opportunities are abundant, with Carsington Water nearby offering sailing, fishing, and scenic walks, while the distinctive landmark of Allport Heights is close by, providing a striking feature on the local horizon.

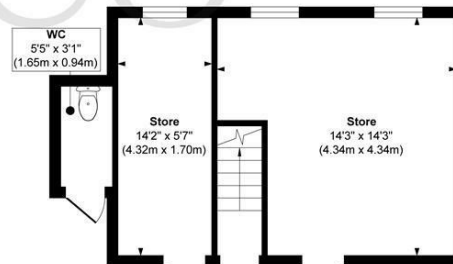
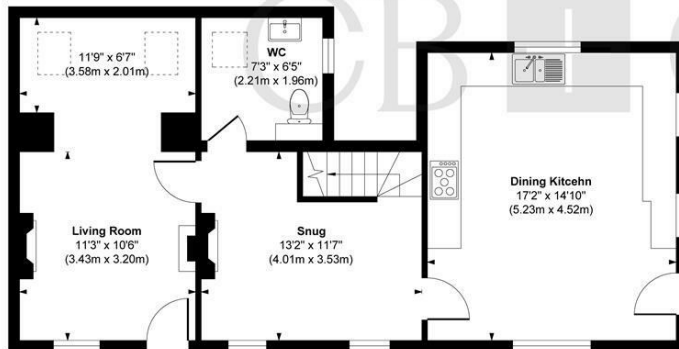
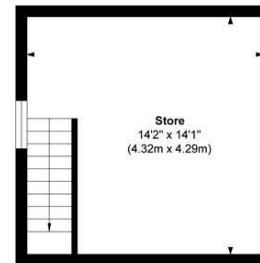
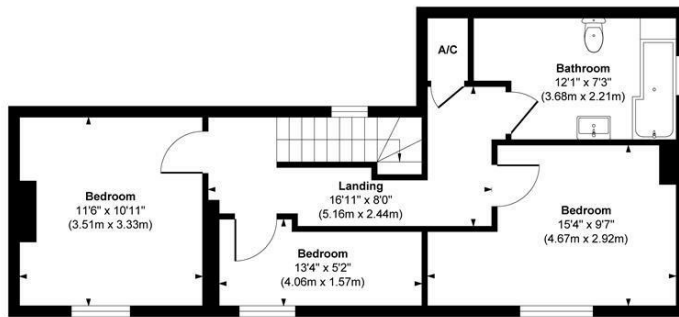
The location offers excellent connectivity, with straightforward access to Derby and Nottingham via the A38 and M1, while the nearby A6 provides an easy route into the Peak District, making it ideal for both commuters and countryside enthusiasts alike.







## Chapel Farm, Ashbourne Road, Shottle, Belper, Derbyshire



**Approx. Gross Internal Floor Area 2978 sq. ft / 276.62 sq. m (Including Outbuilding)**

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

Produced by Elements Property

## The Particulars

- Beautiful Three Bedroom Stone Built Detached Cottage set in over 3 Acres
- Stunning Far Reaching Countryside Views over the Ecclesbourne Valley
- Comprehensively Renovated & Presented to a Tasteful Neutral Theme
- Recently Refitted Dining Kitchen, Dining Room, Living Room & Cloakroom WC
- Three Bedrooms & Bathroom
- Generous Gardens & Generous Fields & Small Paddock totalling over 3 Acres
- Two Storey Brick Building with Exciting Potential for Conversion (Subject to Planning)
- Two Barns, Open Store & Log Store - Adjoining the Field & Paddock
- Ecclesbourne School Catchment Area
- No Chain Involved

### Size

Approx 1165.00 sq ft

### Energy Performance Certificate (EPC)

Rating

### Council Tax Band

E

# CURRAN BIRDS + CO

Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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