

Property reference number: - 121-1007 (BELPER)
 Home to a family with 3 children looking to house swap in the school holidays.

KEY INFORMATION...

Bedrooms available:-	Double:- 2, single:- 2, twin -1, & another bedroom with bunk beds (max:- 8/10+people)
N.B.	The family are happy for house swappers to invite friends and family to fill their large house and, where appropriate, may ask to invite friends to come with them when they swap. But usually it will be just their family.
Children welcome?-	Yes, any age group are welcome (but please note there is a small unfenced pond)
Pets that live here:-	No pets live here
Re-dogs:-	They could not consider a dog in their home
allergy	A family member is allergic to dogs and cats and therefore needs to go to a home that has no cat and/or dog, even if they aren't there at the time of the house swap.

This Victorian detached house, built in the early 1870's is located in the small village of Horsley Woodhouse, near Belper, in a beautiful part of Derbyshire. It is a few miles south of Ripley, north of Derby & west of Nottingham.

There are many wonderful places to visit & great things to do in this area, see local websites:- <http://www.visitderbyshire.co.uk/towns-16.ihtml>
<http://www.neverbored.co.uk/places/england/midlands/derbyshire/ilkeston.html>



The house itself is in the village spread along an A-road on a ridge but the main part of the house faces the large terraced garden and then beautiful open countryside, so it is very quiet.



There are some great walks from the doorstep. There is even a walk to the Denby Pottery Visitor Centre where they have an excellent café. The nearest shop is just across the road, the nearest pub ¼ mile & 3 restaurants in

different directions all within 2 miles. (bottom right is view from bedroom window)

The house has classic high ceilings with cornices etc. as well as an additional back wing. The lounge comfortably seats 8 people. It has a good piano and a big fireplace where 'you can have open wood fires if you want to. We have plenty of logs'. The dining room seats 8 plus and also has a sofa area and room for toys. There's a smaller back sitting room which houses the TV and seats 4 or 5 in comfort. There are 3 bedrooms upstairs (D, T & B) and 2 bathrooms. Downstairs in the back wing there are 3 more bedrooms (D and 2 T) with a bathroom and another toilet. Suitable for bringing extended family or friends!



The garden is about 1/3 acre. It is totally enclosed and very well maintained with lawns, flower beds, trees, vegetable and fruit area, paths, barbecue, swing seat. Some previous house swappers spent half their holiday in the garden! House swappers are asked to water the greenhouse plants if staying more than a few days.

Children will be delighted to discover the large treehouse, 12' trampoline, swings, large slide &

sandpit. This is a great garden for playing hide and seek!

Parents of young children need to aware that there is a small unfenced pond within sight of the house, on the edge of the large back yard.

All Saints is an Anglican church to which about 60 people attend the 2 morning services with a more intimate 15 in the evening.

It is a very friendly and welcoming fellowship. There is a 9.15am service with traditional hymns/organ and an 11am service with music group/keyboard and children's group. (Check times in the summer)

More info on their website :- www.allsaintsripley.org.uk

Sport and Leisure	Cricket Ground & Football Pitches within 1 mile. Several leisure centres with swim pools, fitness suites, exercise classes etc. Derby County Cricket Club. Derby County Football Club. Shipley Park Country Park 2 miles with trim trail/walks.
Free park	¼ mile away – park with sings & slide. In Derby (7 miles) there is the AMAZING Markeaton Park with huge playgrounds, paddling pool, boating lake, putting, bowls, crazy golf, wonderful small steam train, café, ice creams, plus small racing cars, bouncy castles and donkey rides in season.
Local places of interest	NT Houses – Kedleston Hall, Sudbury Hall, Calke Abbey and Hardwick Hall. Pickford House museum in Derby. Bolsover Castle. Chatsworth House – with amazing gardens, children's farm, huge playground, large restaurants and shops as well as the main house. Haddon Hall. Alton Towers about 45 mins. Market towns of Bakewell, Ashbourne and Buxton. Carsington Water reservoir with walking/cycle track & playground, sailing, café, shops etc. Crich Tramway Village (vintage tram rides, museums, playgrounds, cafes, walks, amazing views). Cromford Mills (and the Derwent Valley World Heritage Site). Heage Windmill. Conkers National Forest Visitor Centre. Twycross Zoo. And much more!
Entertainment/Arts	Derby Theatre, Quad Arts Centre and Guildhall Theatre (www.derbylive.co.uk). Derby art gallery and museum. Several cinemas inc. Cinema de lux in Derby Westfield....