



barley | fields  
oakerthorpe      derbyshire



 melrosehomes  
*presents*

## **Barley Fields**

a development of  
14 luxury homes  
in the rolling  
Derbyshire countryside

**Barley Fields** is an exclusive development of only fourteen luxury homes, set in the rolling Derbyshire countryside.

With a mix of beautiful Tudor stone and handmade rural brick, together with a host of country features, this development blends perfectly into the village of Oakerthorpe, giving the feel of real country living.

*Country living – with a difference.*

Spaciously set over two or three floors, these five bedroomed retreats have the benefits of full luxury living – toe curling underfloor heating, granite-topped kitchens, and bathrooms with LCD TV.

*Who could ask for more...?*

### **Internal Specification...**

Built to the highest standards, your new home will include:

- Underfloor heating to all rooms
- UPVC double-glazed cream windows
- Hörmann electrically-opened garage doors
- Outside security lighting and timed decorative lighting
- Intruder alarm and smoke alarms to all floors
- Fully enclosed rear garden
- NHBC 10 year guarantee
- Quality fitted wardrobes
- Oak internal doors
- Choice of tiling/carpeting throughout\*
- Colour choices for internal walls\*

### **Bathrooms/Ensuites**

- Heated chrome towel warmers
- Half tiled walls and fully tiled floors
- Laufen Pro/Ideal Standard wc's and basins
- Double-ended inset Mere Alpha baths
- LCD TV to main ensuite
- Decorative over-mirror lighting
- Mira Element oversized showers

### **Kitchen**

- Rangemaster oven and extractor
- Rangemaster/Bosch American Fridge Freezer
- Fully integrated Siemens dishwasher
- Franke 1 ½ bowl sink and tap
- Choice of exceptionally high quality units (Oak, painted, gloss)
- Polished granite worktops
- Fitted utility room



\*Subject to timing of purchase

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### **The location...**

On the outskirts of the Peak District National Park, Oakerthorpe village is right at the door of some of the most visited natural scenery in the heart of England.

Steeped in history, the village lies on the Rykneld Roman Road, which runs from Derby to Chesterfield. It was on this road that it was said Dick Turpin stopped off on his travels from London to York, resting his horse Black Bess at the Peacock Hotel nearby. From the Hotel there is also an underground tunnel, said to lead to Wingfield Manor where Mary Queen of Scots was imprisoned.

Oakerthorpe is also only 5 minutes from the A38 and 10 minutes from the M1, perfectly placed for road and rail links to Chesterfield, Derby, Nottingham and Sheffield.



### The Adlington

plots 1,3,5,8

- 5 bedrooms
- 2 bathrooms, 2 ensembles
- 3 floors
- Floor area 2441ft<sup>2</sup>/227m<sup>2</sup>



### The Ashover

plots 4,6,13

- 5 bedrooms
- 2 bathrooms, 2 ensembles
- 3 floors
- Floor area 2441 ft<sup>2</sup>/227m<sup>2</sup>



### The Bakewell

plot 9

- 5 bedrooms
- 2 bathrooms, 1 ensuite
- 3 floors
- Floor area 2517ft<sup>2</sup>/234m<sup>2</sup>



### The Brackenwood

plot 10

- 5 bedrooms
- 2 bathrooms, 1 ensuite
- 3 floors
- Floor area 2517ft<sup>2</sup>/234m<sup>2</sup>



### The Corner House

plot 11

- 5 bedrooms
- 2 bathrooms, 2 ensembles
- 3 floors
- Floor area 2782ft<sup>2</sup>/258m<sup>2</sup>



### Dove Cottage

plot 2

- 5 bedrooms
- 1 bathroom, 1 ensuite
- 2 floors
- Floor area 2350ft<sup>2</sup>/218m<sup>2</sup>



### The Derwent

plots 7,14

- 5 bedrooms
- 1 bathroom, 1 ensuite
- 2 floors
- Floor area 2350ft<sup>2</sup>/218m<sup>2</sup>



### Eden House

plot 12

- 5 bedrooms
- 2 bathrooms, 2 ensembles
- 3 floors
- Floor area 2447ft<sup>2</sup>/227m<sup>2</sup>



# site | plan

## Local Amenities and Information...

### Communications

**Roads:** Barley Fields is located in the village of Oakerthorpe, 5 minutes from the A38 Alfreton/Swanwick roundabout. Barley Fields is on the B6013 (Pentrich Rd/Chesterfield Rd).

**Buses:** **Stagecoach** (East Midlands) Enquiries  
Telephone: 01246 211007  
**Doyles** (of Ripley) - Telephone: 01773 546546

**Rail:** **Mainline** stations Alfreton (10mins), Chesterfield, & Derby.  
**National Rail Enquiries** – Telephone: 08457 484950  
www.nationalrail.co.uk

**Air:** **Nottingham East Midlands Airport** (45 minutes)  
Telephone: 0871 919 9000

### Local Authority

**Derbyshire County Council** - Telephone: 08456 058058  
www.derbyshire.gov.uk

### Education

**Primary:** **South Wingfield Primary School**  
Telephone: 01773 832890  
**Crich C Of E Controlled Infant School**  
Telephone: 01773 852165  
**Crich Junior School** - Telephone: 01773 852384

**Secondary/Sixth Form:**  
**Alfreton Grange Arts College** - Telephone: 01773 832331,  
**Swanwick Hall School** - Telephone: 01773 602106,  
**Highfields School**, Matlock – Telephone: 01629 581888

**Universities:**  
**University of Nottingham, Nottingham Trent University,**  
and **University of Derby.**

### Medical:

**Alfreton Primary Care Centre** Telephone: 01773 546800  
**Ripley Community Hospital** Telephone: 01773 743456  
**Derby Royal Infirmary** Telephone: 01332 340131

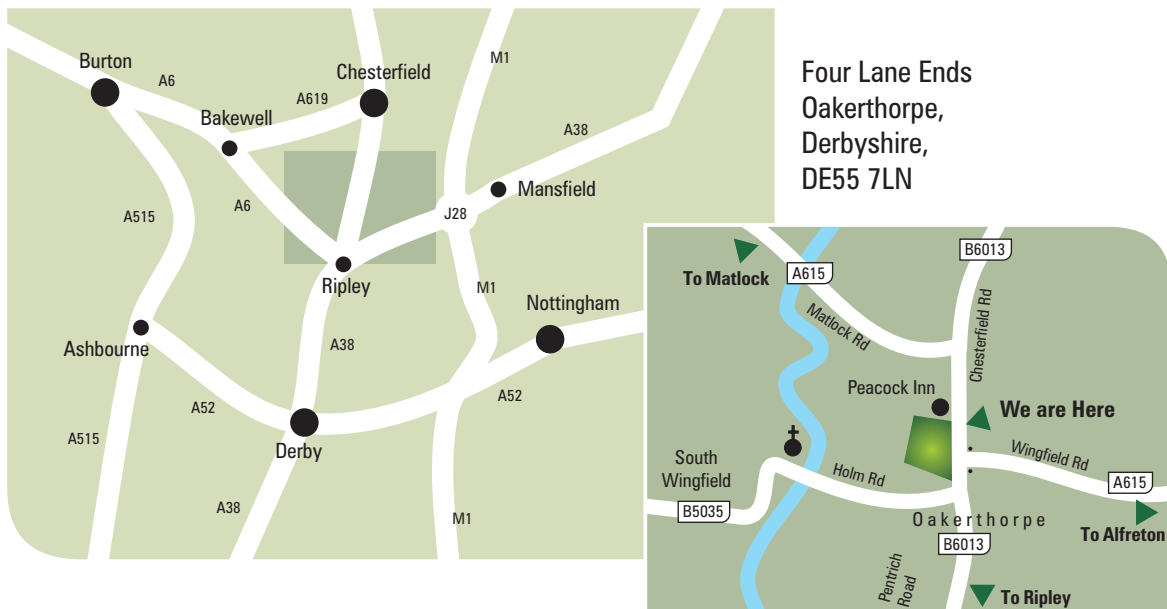
### Leisure:

**Alfreton Leisure Centre** Telephone: 01773 523325  
**Ripley Leisure Centre** Telephone: 01773 514727

### Recreation:

**National Tramway Museum**, Crich  
Telephone: 01773 854321  
**Ogston Sailing Club**, Woolley Moor, Ashover, Derbyshire  
Telephone: 01246 590425  
**Derbyshire County Angling Club**, Osprey House,  
Ogston, Alfreton, Derbyshire.  
**Shirland Golf Club**, Shirland, Derbyshire  
Telephone: 01773 834969  
**Midland Railway Centre**, Butterley Station, Ripley,  
Derbyshire 01773 570140  
**Chatsworth House & Gardens**, Chatsworth, Bakewell,  
Derbyshire, Tel: 01246 565300  
**Wingfield Manor English Heritage Centre**, South  
Wingfield, Derbyshire - Telephone: 01322 299321  
**East Midlands Designer Outlet**, Junction 28 M1, South  
Normanton, Derbyshire. Telephone: 01773 545000

## How to find us ...



# jmelrosehomes

... a family-run home building company, based in Derbyshire and founded on over 50 years of experience in the building sector.

Our company ethos is quality workmanship, from management to site staff, ensuring your new home experience is luxurious and hassle-free.

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