



Salvus Cottage, 58 Ashby Road,  
Melbourne,  
Derbyshire, DE73 8ES





£795,000

### GENERAL

A charming cottage which dates back to the mid 18th century, set in idyllic gardens extending to approximately a third of an acre. Salvus Cottage, which has wonderful country views, has been extended and significantly upgraded by the present owner and benefits from double glazing. The beautifully styled interior briefly includes a living kitchen overlooking the garden, two reception rooms, a study area and large utility. On the first floor there are three double bedrooms, a shower room and a luxurious bathroom. The cottage is well set back from the road with a sensational landscaped front garden. The main garden is to the rear with a terrace adjoining the cottage, lawns and outbuildings.



## LOCATION

Melbourne is an historic and charming market town in South Derbyshire with an excellent range of independent shops, restaurants, bistros and galleries. The recently built Melbourne Sports Park has facilities for cricket, tennis, rugby, football and netball. It is an ideal town for families with a great selection of both primary and secondary schools located in the area. Local private schools include Repton and Foremark. The area is also home to some fantastic attractions such as Melbourne Hall and Gardens, Staunton Harold and The National Trust's Calke Abbey. There are excellent transport links with easy access to the M1, M42 and A50. Melbourne is also within easy reach of East Midlands Airport and the mainline train station at East Midlands Parkway offers a direct line to London and Sheffield.

## PLANNING PERMISSION

Outline Planning Permission ( DMPA/2024/0183) was granted on 5 February 2024 for the erection of a single dwelling. Although we understand a purchaser may choose not to develop another house, it does create a useful precedent should somebody, for example, want to build a garage.

## THE COTTAGE

The accommodation is arranged as follows. Front door opening into entrance porch.

## ENTRANCE PORCH

Inner door to the dining room. Porcelain tiled floor.

## DINING ROOM

13'4" x 12'9"

A delightful room with heavily beamed ceiling and fireplace with timber mantle over. Wall light points. Central heating radiator.

## INNER HALL/HOME OFFICE

12'3" x 9'10"

The inner hall is used by the current owner as a Home Office. There is a beamed ceiling, stairs rising to first floor and door to the sitting room. Central heating radiator.

## SITTING ROOM

13'3" x 13'

A delightful room, the focal point of which is the wood burning stove. There is a full height window overlooking the garden, wall light points. Central heating radiator.

## LIVING KITCHEN

16'10" x 12'9"

A beautiful light room overlooking the garden. The kitchen area is fitted with fashionable range of base and wall cabinets with polished granite work surfaces and an inset sink and drainer unit. There are high end "Neff" appliances including a five ring gas hob, double oven with warming drawer and microwave, a "Miele" fridge freezer and "Bosch" dishwasher. Underfloor heating, roof light, inset ceiling spotlights, porcelain tiled flooring and French doors opening onto the terrace.

## UTILITY ROOM

13'3" x 8'9"

The utility is a really good size as this was formerly the kitchen. There are a comprehensive range of units with hardwood work surfaces and a Belfast sink. Plumbing for washing machine, stable door to driveway and porcelain tiled finish to floor.

## CLOAKROOM

Low flush lavatory, wash hand basin and ladder style towel rail.

## ON THE FIRST FLOOR

Stairs rise from the inner hall to the first floor landing.

## FIRST FLOOR LANDING

Opening off the landing are the bedrooms.

## BEDROOM ONE

13'3" x 13'2"

Overlooking the garden. Roof light. Central heating radiator.

## BEDROOM TWO

12'9" x 10'6"

Overlooking the garden. There is a DRESSING AREA with fitted wardrobes. Central heating radiator.

## BEDROOM THREE

12'6" x 10'1"

Fitted wardrobes. Central heating radiator.

## SHOWER ROOM

Double shower enclosure with rainfall and hand held shower attachments, chrome ladder style towel rail, low flush lavatory and wash hand basin. Tiling to splash back areas and airing cupboard.

## BATHROOM

Suite comprising a panelled bath with shower fixture, shower enclosure, pedestal wash hand basin, low flush lavatory and a "Dimplex" electric towel rail.

## FRONT GARDEN

A five bar gate opens onto a long drive, to the side of which is a generous parking area for approx 5 cars. The tiered front garden is beautifully landscaped with two lawns bounded by heavily stocked flower and herbaceous border providing dramatic colour throughout the year. A stunning climbing rose has been trained up the front wall of the cottage.

## THE MAIN GARDEN

The main garden is to the rear. A terrace directly adjoins the cottage where there is a built in barbecue. There is a further raised terrace, from which the views over the adjoining paddock can be enjoyed and plenty of storage including a Potting Shed with light and outside sockets, together with a machinery store perfect for storing mowers, bikes and a table tennis table!

## COUNCIL TAX BAND

South Derbyshire Council Tax Band E.



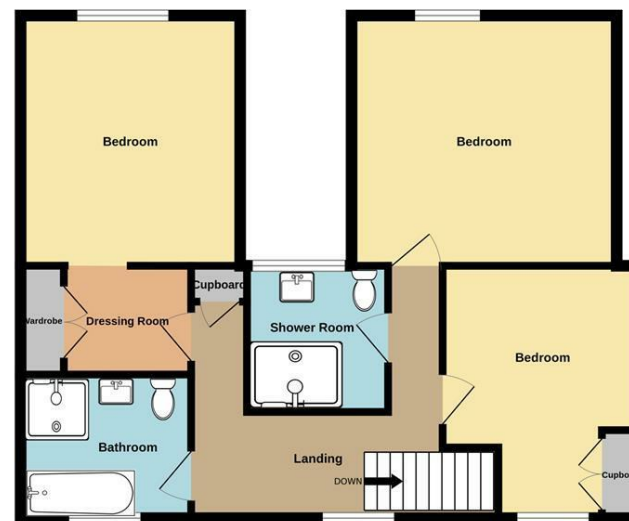




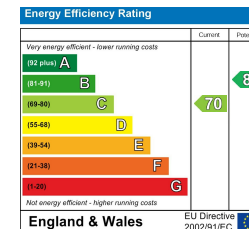
Ground Floor



1st Floor



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