

Alexanders

The Sycamores





The Sycamores

- 0.7 acres of stunning private ground and countryside views
- Gorgeous centerpiece dining hall
- Former waterworks
- Garden room with marble tiled floor coverings
- Extensively landscaped mature gardens
- Converted four bedroom period home
- Main bedroom boasting en suite facilities and a double balcony
- Double garage with twin remote controlled up and over doors
- Generous garden pond with stream water feature
- EPC Rating D / Council Tax Band G / Freehold

General

The Sycamores forms part of The Old Waterworks, situated in 0.7 acres of stunning private ground and panoramic countryside views between the sought after villages of Milton and Foremark, Derbyshire.

Originally built in 1896 as two workers cottages but later converted into offices for The Waterworks. The site was sympathetically converted into five luxury country homes in 1999 offering a wealth of flexible accommodation, retaining a wealth of original features to include the high ceilings, magnificent sash windows and spacious rooms typical of the period.

The Accommodation

This exceptional period home has been lovingly maintained and updated over the last 26 years of ownership, laid across two floors with UPVC double glazing and oil fired heating throughout. Enter into the centrepiece to the home, being the dining hall with feature Chesney cast iron stove, laid on a slate hearth with ornate Adams style surround. The dining area boasts a double aspect of the grounds and leads into the bespoke country kitchen with a range of hardwood eye and base units, double thickness granite work surfaces, centre island bar with under unit storage and a breakfast bar. There is Rangemaster range cooker, integrated dishwasher and an enamel Belfast sink with a period mixer tap over. The utility room offers further units, with space and plumbing for washing machine and tumble dryer. The cloakroom is also located off the dining hall, as well as the formal sitting room a second Chesney multifuel burner, and two sets of double doors leading into the courtyard terrace to the southerly aspect. The snug area which features a coal effect gas fire with marble hearth gives access into the lovely hardwood double glazed Amdega garden room with marble tiled floor coverings and French doors to the garden terrace. Located off the impressive split staircase are four double bedrooms, all with fitted bedroom furniture, a family bathroom with the main bedroom boasting en suite facilities and a double balcony overlooking neighbouring countryside.





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Gardens and Grounds

The property is set within circa 0.7 of an acre and accessed via remote controlled wrought iron electric twin gates with a tree lined gravelled drive leading to large block paved driveway with turning circle and access into the double garage with twin remote controlled up and over doors, light, power, fitted wall units and shelving, fitted work bench and roof storage. The parking area is carefully shielded from the formal gardens, with beautiful, landscaped hedging. The main gardens wrap around front and side of the property, enjoying a south west facing aspect with several seating areas enjoying the most exceptional views over farmland. The gardens are wonderfully landscaped and laid mainly to lawn with flawlessly landscaped, mature flower beds and borders, as well as the main feature being a large garden with stream leading from a raised decked area. There is also screened brick pillars pergola covered with rambling roses raised providing privacy to the vegetable patch, timber shed and a cedar wood greenhouse with an attached potting shed.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch

Tenure

Freehold.

Services

We are advised that electricity, water, and drainage are connected. The property is serviced by oil fired heating. The property uses calor gas for the fireplace and hobs.

Local Authority

South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote DE11 0AH. Council Tax Band G.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





Alexander



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Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

