



The Gatehouse and The Coach House
Makeney Road | Milford | Derbyshire | DE56 0RS

THE GATEHOUSE AND THE COACH HOUSE



The Gate House and Coach House are both unique properties which stands on the grounds of the old Makeney Hall in the small Hamlet of Makeney. It sits in the middle of the Peak District with all local attractions on your door step. The well-appointed properties are situated in a beautiful private courtyard within grounds of approx. 1 acre located in a beautiful village setting yet within easy reach of the main commuting corridors (M1 and A38). The Main Coach House is a spectacular imposing residence with beautiful architecture, stunning features and amenities. The property is currently being used as a successful holiday let residence and is turning over circa £125,000 per annum, (accounts are available via the Fine & Country Derby office). This income has been generated from weekend bookings only and the business could be enhanced further by also allowing weekday bookings. The Coach House has six bedrooms and has the potential to accommodate up to 18 people at any one time. There are many receptions areas available and a full leisure block with pool, sauna/steam room and a hot-tub.

The secondary four-bedroom property, The Gatehouse, has previously been used as a holiday let complex with previous earnings of £50,000 per annum. The demand for both properties which can accommodate up to 30 people would increase the revenue further and provide a very attractive rental yield. The positioning of both properties allows for the potential to create further reception rooms/bedrooms, or, to create a single dwelling (subject to necessary consents). The Gatehouse and The Coach House have both been finished to a high standard. To the rear of the properties there are tiered private gardens providing the perfect external space for entertaining, whilst the front courtyard, offers ample parking for the biggest of families.



KEY FEATURES

The Coach House

Upon entering the property from the front courtyard, you are greeted by the stunning open reception area that boasts original features, including exposed beams. The large glass doors allow for ample natural light in this area and stunning features such as a central sweeping staircase, ensure a welcoming feeling as you enter The Coach House. The main reception hall features a piano and seating area to the left of the property that offers a glimpse of the proportions on offer. The leisure block features a stunning heated pool with floor to ceiling windows, providing ample natural light and bi-folding doors which create a seamless inside/outside aspect. The ground floor offers three bedrooms, all with ensuite bathrooms and a spacious gym. To the first floor are three bedrooms and a family bathroom to the rear. This floor also boasts a handmade large kitchen/dining room with 2 cookers, and sitting room which benefits from bi-folding doors to the rear, creating a seamless space that is level with the garden allowing the inside and outside areas to amalgamate into one large useable space.









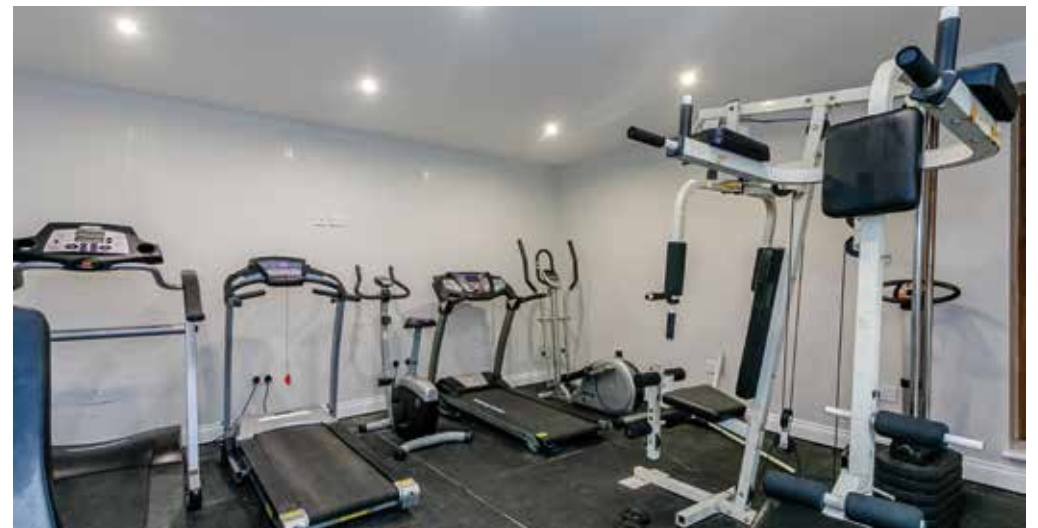












KEY FEATURES

The Gate House

The Gatehouse features amazing architecture and is a spacious modern home offering lots of period features whilst offering modern fixtures and fittings. The entrance opens up into a modern dining and kitchen area, utility room and downstairs bathroom.

Floor to ceiling windows provide ample natural light in the sitting room and dining room/study. These areas also feature working fires, high ceilings and deep skirting boards, thus maintaining a traditional feel throughout the property. There are four spacious bedrooms to the first floor, three with ensuite and a large family bathroom.









KEY FEATURES

Outside

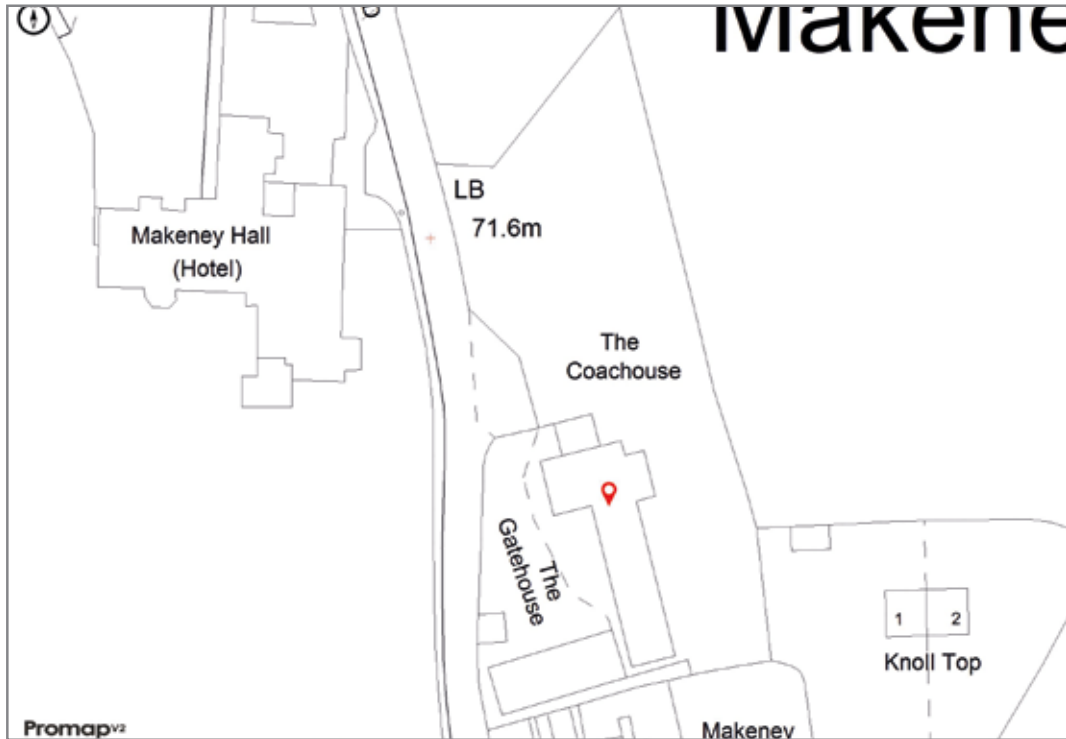
Situated in a private courtyard, both properties benefit from ample parking and storage options. To the rear, the property boasts a large planted tiered garden with many features, including secret gardens, decked areas, planted borders, flowerbeds, shrubs, lawned areas, seating areas and a Hot Tub area that is accessed from the leisure block.

Location

The Gatehouse and Coach House is located in an enviable position close to the main commuting corridor of the M1 and A38, yet far enough away for it to be peaceful and tranquil setting. The property is close to Makeney Hall which is a historic country house popular with weddings and events all year around. Close to the peak district, the property is located in an ideal place to explore and engage with the many local tourist attractions. The Peak district also offers many scenic walks and is popular with cyclists, walkers and holidaymakers of all types.







INFORMATION

Services

The Gatehouse and Coach house both benefit from mains drainage, gas and electricity.

Local Authority

Amber Valley Borough Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country – Contact Arma Kang on 07852 877 164

Website

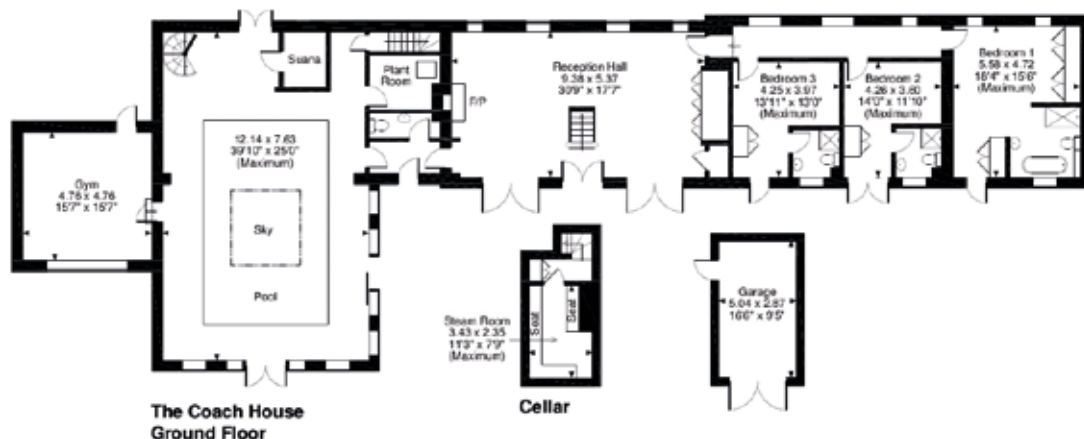
For more information please visit the Fine & Country Derbyshire website www.fineandcountry.com/uk/derbyshire

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only



The Gate House & The Coach House, Mackeney Road, Milford, Belper
Approximate Gross Internal Area
Main House = 4829 Sq Ft/449 Sq M
Garage = 156 Sq Ft/14 Sq M
The Gate House = 2247 Sq Ft/209 Sq M



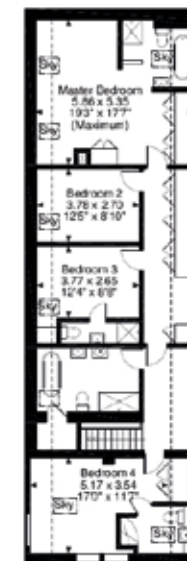
**The Coach House
Ground Floor**



**The Coach House
First Floor**



**The Gate House
Ground Floor**

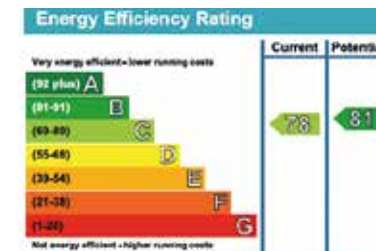


**The Gate House
First Floor**

The Gatehouse



The Coach House



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The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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THE FINE & COUNTRY
FOUNDATION

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Fine & Country Derbyshire
11 Mallard Way, Pride Park, Derby DE24 8GX
07852 877 164 | arma.kang@fineandcountry.com

