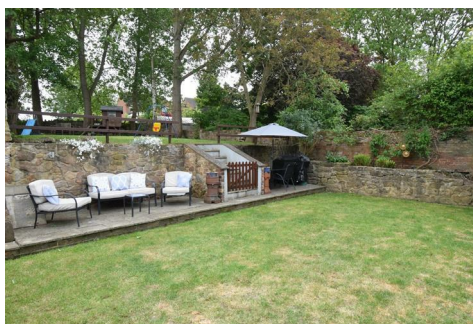




# HOPKINS & DAINTY

ESTATE AGENTS



**Main Street, Derby, DE73 7JZ**

**Offers over £525,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer a rather unique opportunity to purchase a character FOUR bedroom semi detached house with a commercial SHOP/CAFE premises to the front, separate ANNEX, range of outbuildings and a pleasant private garden backing onto fields. Set within the sought after village of Ticknall, close to the popular National Trust county house estate at Calke Abbey.

Approached via a gated driveway, the house is accessed via an attractive wooden frame porch which leads into the spacious lounge. There is a separate dining area and a good sized kitchen/breakfast room. On the first floor, there are three main bedrooms, a fourth single bedroom (or study) and the bathroom with a four piece suite.

At the front of the house, is the shop/café premise. Which has been previously operated by a private tenant and offers potential rental income or conversion space to further enlarge the residential living space (subject to planning permission). The shop has a generous open plan area providing a dining room for the café and serving space for the shop. There is also a kitchen, rear store room and WC.

In addition, there is an separate annex near to the house. Comprising a good size living room/bedroom, a small kitchenette, shower room and a further single bedroom. Externally, there is a gated driveway providing parking space and access to a range of four outbuildings, providing useful storage space. To the rear of the property, there is a two tier lawn garden with pleasant views over farmland to the rear.

South Derbyshire Council inform us that the property has mixed use classes on it: residential to the rear and commercial at the front.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are OPEN 7 DAYS A WEEK.

## THE HOUSE

### Porch



Accessed via a single glazed wooden stable door. With tiled flooring, full height windows, a vaulted ceiling and a single glazed door with a side panel opening to:

### Lounge 16'4" x 12'11" (5.00 x 3.95)



Spacious lounge with a feature fireplace, two radiators, coving to the ceiling and sealed unit double glazed windows overlooking the garden. Access to the dining area and kitchen.

### Dining Room 12'6" x 9'9" (3.82 x 2.98)



Formal dining area with coving to the ceiling and a feature fireplace.

### Kitchen/Breakfast Room 19'6" x 10'2" (5.96 x 3.11)



Fitted with a range of base and wall units, with work surfaces and glazed display cabinets with a matching dresser style unit. Fitted breakfast bar and an inset sink and drainer. There is space for a range style cooker and further appliances including plumbing for a washing machine and dishwasher. Tiled flooring, a radiator and windows to three elevations.

### First Floor Landing

Passage landing with a side window, ceiling spotlights and doors leading off to all rooms:

**Bedroom 1 15'6" x 11'1" (4.73 x 3.38)**



Front double bedroom with a built in wardrobe, feature fireplace, radiator and sash window.

**Bedroom 4/Study 9'8" x 7'1" (2.95 x 2.18)**



Single fourth bedroom or study, with a radiator and front sash window.

**Bedroom 2 11'9" x 10'9" (3.59 x 3.30)**



Second double bedroom with a front sash window and radiator.

**Bathroom 12'1" x 8'7" > 4'5" (3.69 x 2.62 > 1.37)**



Four piece suite comprising panel bath, WC; bidet and wash hand basin. With tiled splashbacks, a radiator, ceiling spotlights, storage cupboard and side and rear windows.

**Bedroom 3 11'3" x 8'0" (3.43 x 2.45)**



Third bedroom with a radiator and side window.

### **THE SHOP / CAFE**

To the front of the property is the shop café premise; which has been recently tenanted and is now vacant. Please note the shop contents and furniture and NOT included in the sale.

Shop/Dining Area 29'11" x 15'2" > 12'3" (9.13 x 4.64 > 3.74)



On entering the shop, there is a sitting/dining area and general shop space with an electric radiator and large single glazed front windows and the entrance door.

Serving Area 13'8" x 10'8" (4.18 x 3.26)



To the rear, there is a serving area with single glazed side windows and door to the rear hall/store and opening to the kitchen.

Kitchen 9'7" x 7'6" (2.94 x 2.30)



Fitted with a sink, work surface areas and storage cupboards.

Rear Hall/Store Room

To the rear of the shop, there is a storage hallway with an external door and window. Door to:

Wash Room/WC

With a two piece suite comprising WC and wash hand basin. Single glazed side window.

THE ANNEX



Located opposite the house is a separate annexe; which is used to provide a Bed & Breakfast service, providing another income to the owners.

### Living Room/Bedroom 12'2" x 10'8" (3.71 x 3.26)



The a main lounge/dining room is also used as a double bedroom. With a vaulted ceiling and beams, electric heater, sealed unit double glazed window and a single glazed access door. Opening to:

### Kitchen 4'7" x 4'7" (1.40 x 1.40)



With fitted base and wall units, workspace and an inset sink and drainer. Doors leading off.

### Bedroom 8'5" x 4'11" (+wardrobe) (2.57 x 1.52 (+wardrobe))



Single bedroom with a sealed unit double glazed window and open wardrobe/storage space.

### Shower Room 5'9" x 4'9" (1.76 x 1.47)



With a shower cubicle, wash hand basin and WC. Tiled splashbacks and flooring, electric fan heater and an extractor vent.

### GARDEN, OUTBUILDINGS and PARKING

#### Gated Driveway

To the side of the house/shop, there is a gated driveway providing access to the property, a range of outbuildings and off road parking.

## Garden



misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

To the rear, there is a pleasant lawn garden with steps leading up to a further elevated lawn garden with mature trees, an attractive stone wall boundary and views over the fields to the rear.

**Tack Room 12'1" x 6'10" (3.69 x 2.10)**

**Workshop 12'2" x 8'2" (3.71 x 2.50)**

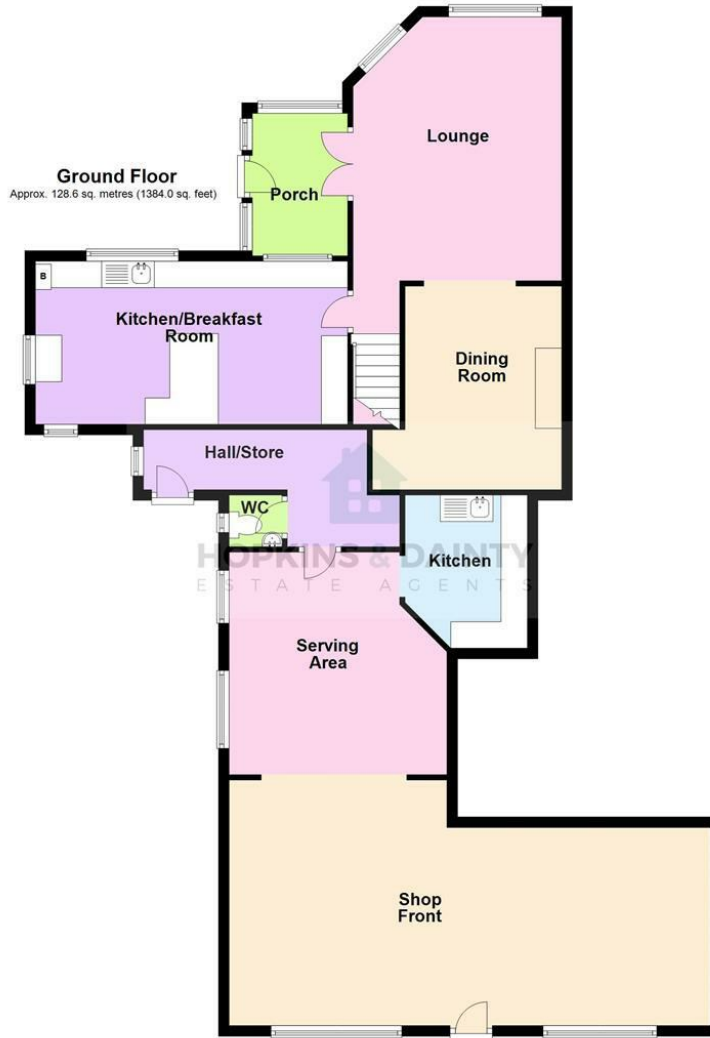
**Garage 15'5" x 11'9" (4.72 x 3.60)**

**Storage Shed 12'2" x 8'2" (3.71 x 2.50)**

## Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or

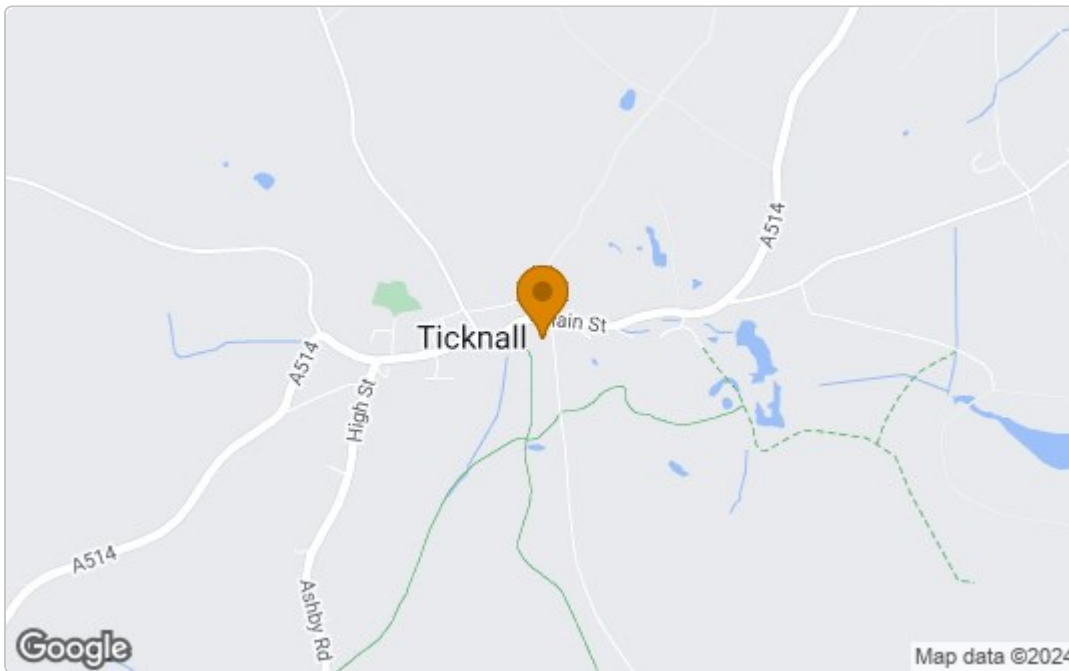
# Floor Plan



Total area: approx. 191.3 sq. metres (2059.3 sq. feet)

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Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.