



# HOPKINS & DAINTY

ESTATE AGENTS



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

**£495,000**

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



Second double bedroom with a front sash window and radiator.

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



Third bedroom with a radiator and side 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.

**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.

### 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



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

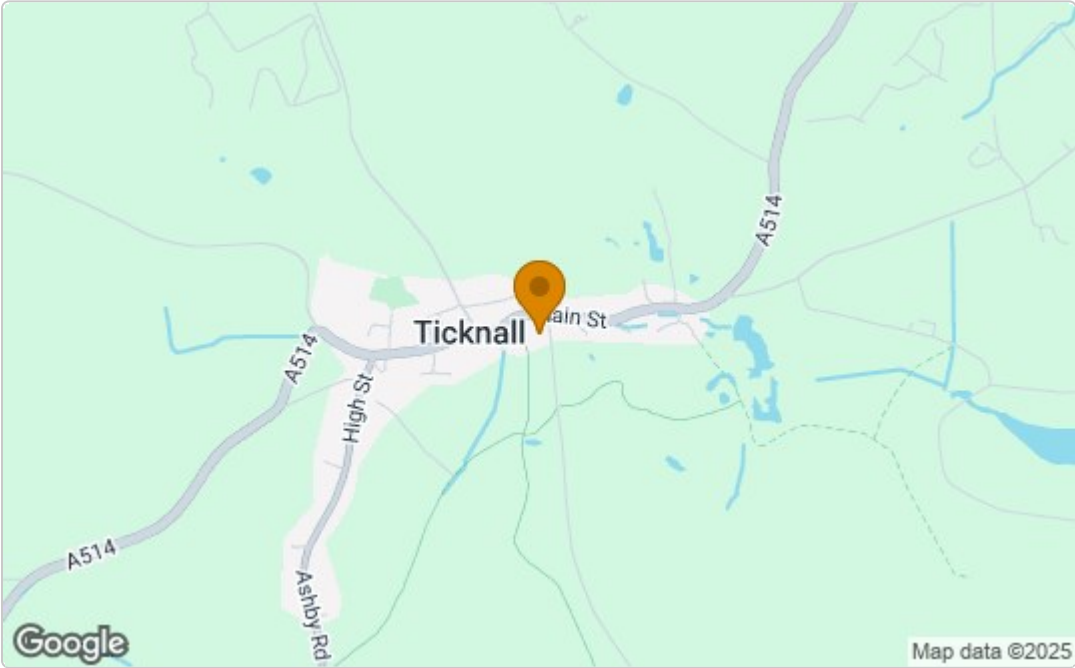
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Floor Plan



Area Map



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Energy Efficiency Graph

