



5 Bed House - Detached

Dunadea, 1 Main Street, Horsley Woodhouse, DE7 6AU
Offers Around £699,950 Freehold



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**Fletcher
& Company**

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- Individual Edwardian 1911 Built Family Home
- South Facing Countryside Views
- Four Reception Rooms
- Five Bedrooms & Three Bathrooms
- Lovely Private Mature Plot (0.3 acre)
- Large Driveway - Good Car Parking
- Outbuilding/Garages with Outline Planning to Convert to an Annexe
- Granny/Teenage Annexe with Separate Access
- Carefully and Thoughtfully Built ' Back to Front ' to complement the Gardens and Views
- Many Charming Period Features

FAMILY HOME WITH SOUTH FACING GARDEN & OPEN VIEWS - A five bedroom Edwardian home with large outbuilding/garages with outline planning to convert to an annexe.

The house was built back to front in 1911 ensuring that maximum advantage was taken of the splendid views and the private garden. This charming house of style and character was used by the village doctors and sits in a large garden plot of approx. 0.3 acre.

The spacious accommodation offers a large entrance hall, cloakroom, lounge, dining room, study, breakfast room, kitchen, utility, five bedrooms and three bathrooms separate access to granny/teenage annexe).

The private sunny gardens have delightful countryside views with attractive trees, well stocked flower beds, a range of seating patios and a large lawn area previously used as a tennis court/croquet lawn.

(Also the property has recently been re-roofed with replacement purlins, re-built chimney stacks and rosemary tiles)

A sweeping driveway provides car standing spaces for several vehicles and leads to the large brick outbuilding/garages (outline planning to convert to an annexe - See Vendor).

The Location

Horsley Woodhouse is a great place to live. There is a friendly and helpful community feel to the village. Watch out for the free monthly 'Wudhus News' magazine and the Horsley Woodhouse village carnival every July! Horsley Woodhouse also has great facilities including an excellent medical centre and pharmacy, Co-Op local supermarket, café, fish and chip shop, two pubs, two churches, a convenience store, a dance studio and two recreation grounds. One mile up the road in Smalley there are thriving cricket and tennis clubs. There are beautiful country walks across the fields in all directions from the village, including across to the Denby Pottery Visitor Centre and the noted Horsley Lodge golf course. Also a well regarded primary school and pre-school located in the village.

Entrance Hall

15'3" x 11'8" (4.65 x 3.56)

With front entrance door, two uPVC double glazed windows, period skirting boards and coving to ceiling, multifuel burner/stove, original split-level staircase leading to first floor and useful understairs storage cupboard.

Cloakroom

7'2" x 6'3" (2.19 x 1.92)

With coat hooks and two windows to the rear elevation.

Lounge

15'5" x 13'10" (4.72 x 4.22)

With feature fireplace with marble hearth and surround and inset gas fire, an attractive period style stained glass internal window (previously a serving hatch), central heating radiator, period coving to ceiling and uPVC double glazed French doors with uPVC double glazed windows opening onto patio.

Dining Room

19'7" x 14'4" (5.97 x 4.38)

Featuring a period style open fireplace and tiled hearth, exposed wood floorboards, period skirting boards, coving to ceiling and bay window to the front elevation with lovely garden views.



Breakfast Room

13'9" x 10'4" (4.20 x 3.16)

With wood effect flooring, period style skirting boards, feature fireplace with exposed brick, central heating radiator and uPVC double glazed window.

Utility Room

7'3" x 4'11" (2.23 x 1.52)

With space for automatic washing machine, dishwasher and boiler.

Spacious Kitchen

14'2" x 13'10" (4.32 x 4.23)

Fitted with a range of solid oak fronted wall, base and drawer units with worksurfaces over, one and a half bowl sink drainer unit with mixer tap, tiled splash-backs, built-in Neff electric oven and grill, inset gas hob with extractor unit over, space for freestanding American style fridge/freezer, central heating radiator, engineered oak flooring, inset spotlights to ceiling, coving to ceiling, uPVC double glazed windows and composite door to veranda and driveway.

Study/Snug

14'5" x 10'6" (4.40 x 3.21)

Currently being used as a bedroom with feature fireplace (could be reinstated), central heating radiator, period skirting boards and coving to ceiling and window to the side elevation.

Ground Floor Bedroom Five (annexe)

11'1" x 8'4" (3.39 x 2.56)

With central heating radiator, fitted wardrobe, uPVC double glazed windows to the rear and side elevations access to en-suite shower room. Could be used as separate living accommodation/annex.



En-Suite Shower Room

5'5" x 4'11" (1.66 x 1.51)

With pedestal wash handbasin, low level WC, electric shower, heated towel rail/radiator, tiled floor, tiled walls and inset spotlights to ceiling.

Rear Hall

6'2" x 5'11" (1.88 x 1.81)

With door to veranda and driveway.

First Floor Landing

With period coving to ceiling, window to the side elevation providing a great amount of natural light and original split-level staircase giving access to all four bedrooms, family bathroom and separate WC.

Bedroom One

15'10" x 14'3" (4.84 x 4.36)

With exposed wood floorboards, built-in storage cupboards, feature period cast iron fireplace with surround and tiled hearth, period skirting boards and coving to ceiling, central heating radiator, uPVC double glazed window to the front elevation with excellent views overlooking Derbyshire countryside, access to walk-in wardrobe area and en-suite.



Walk-In Wardrobe Area

8'3" x 2'9" (2.54 x 0.85)

Having built-in wardrobes, central heating radiator, inset spotlights to ceiling and sliding door giving access to en-suite.

Large En-Suite Bathroom

9'2" x 9'1" (2.81 x 2.78)

With panelled bath with mixer tap and tiled surrounds, walk-in shower enclosure with rainwater shower over, wall mounted handbasin with mixer tap, low level WC, bidet, heated towel rail/radiator, tiled flooring, tiled walls, inset spotlights to ceiling, extractor fan, window to the side elevation.

Bedroom Two

15'7" x 13'10" (4.76 x 4.22)

With feature fireplace with decorative surround, central heating radiator, period skirting boards and coving to ceiling and uPVC double glazed window to the front elevation with stunning views overlooking front garden and open countryside.



Bedroom Three

11'8" x 11'7" (3.56 x 3.54)

With central heating radiator, period skirting boards and coving to ceiling and uPVC double glazed window to the front elevation with delightful views overlooking garden and open countryside.

Bedroom Four

13'8" x 7'2" (4.18 x 2.20)

With central heating radiator, period skirting boards and coving to ceiling and uPVC double glazed window to the side elevation.



Family Bathroom

8'4" x 7'1" (2.55 x 2.18)

Comprising a panelled bath with shower over with folding shower screen door, pedestal wash handbasin, tiled splash-backs, central heating radiator, airing cupboard housing the immersion heater, storage cupboard and uPVC double glazed obscure window to the rear elevation.



Separate WC

7'1" x 3'1" (2.17 x 0.94)

With low level WC, access to roof space and uPVC double glazed window.

Roof Space

A large roof space well insulated, part boarded for storage and lighting. (excellent potential for loft conversion, subject to planning permission)

Private Large Gardens - South Facing

This well established south facing gardens date back to 1911 with a varied selection of fruit trees including two Apple, Victoria plum, Espalier pear and Conference pear, young damson, two raspberry beds, redcurrant bushes, logan berry, blackberry, blackcurrant, rhubarb patch, fig, cherry, willow, Crab apple, Fig, Laburnum and Wisteria tree/bushes. There are also a range of patio areas, large laid lawns including areas previously used as tennis court/croquet lawn, two ponds and is south-facing and privately enclosed with delightful countryside views.

Substantial Driveway

Good car parking for seven/eight vehicles.

Brick Outbuilding/Garages

Outline planning to convert to an annexe - See Vendor

Workshop

14'4" x 13'11" (4.39 x 4.26)

Double Garages

16'8" x 16'1" (5.09 x 4.92)

Store Room

14'2" x 14'0" (4.34 x 4.29)

Access from a staircase is a large storage area

Council Tax Band F - Amber Valley



Floor 0 Building 1

Approximate total area

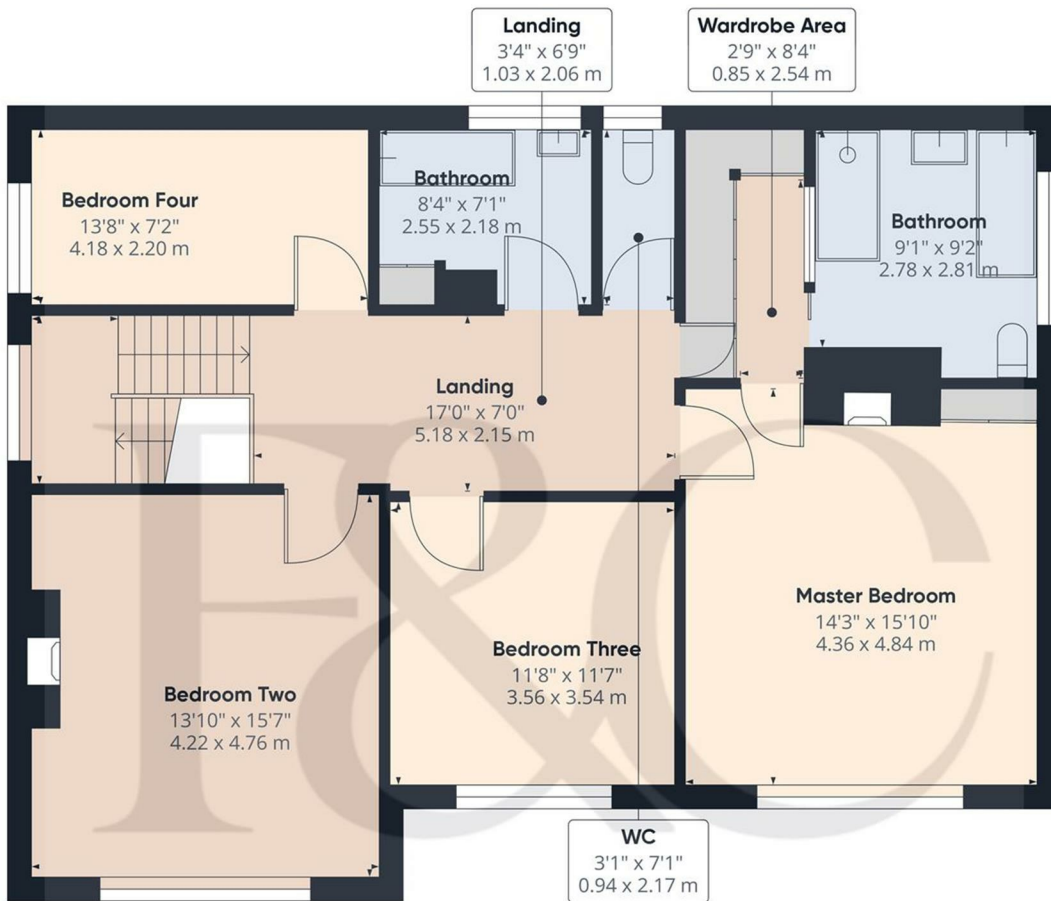
1477.41 ft²
137.26 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area
1020.16 ft²
94.78 m²

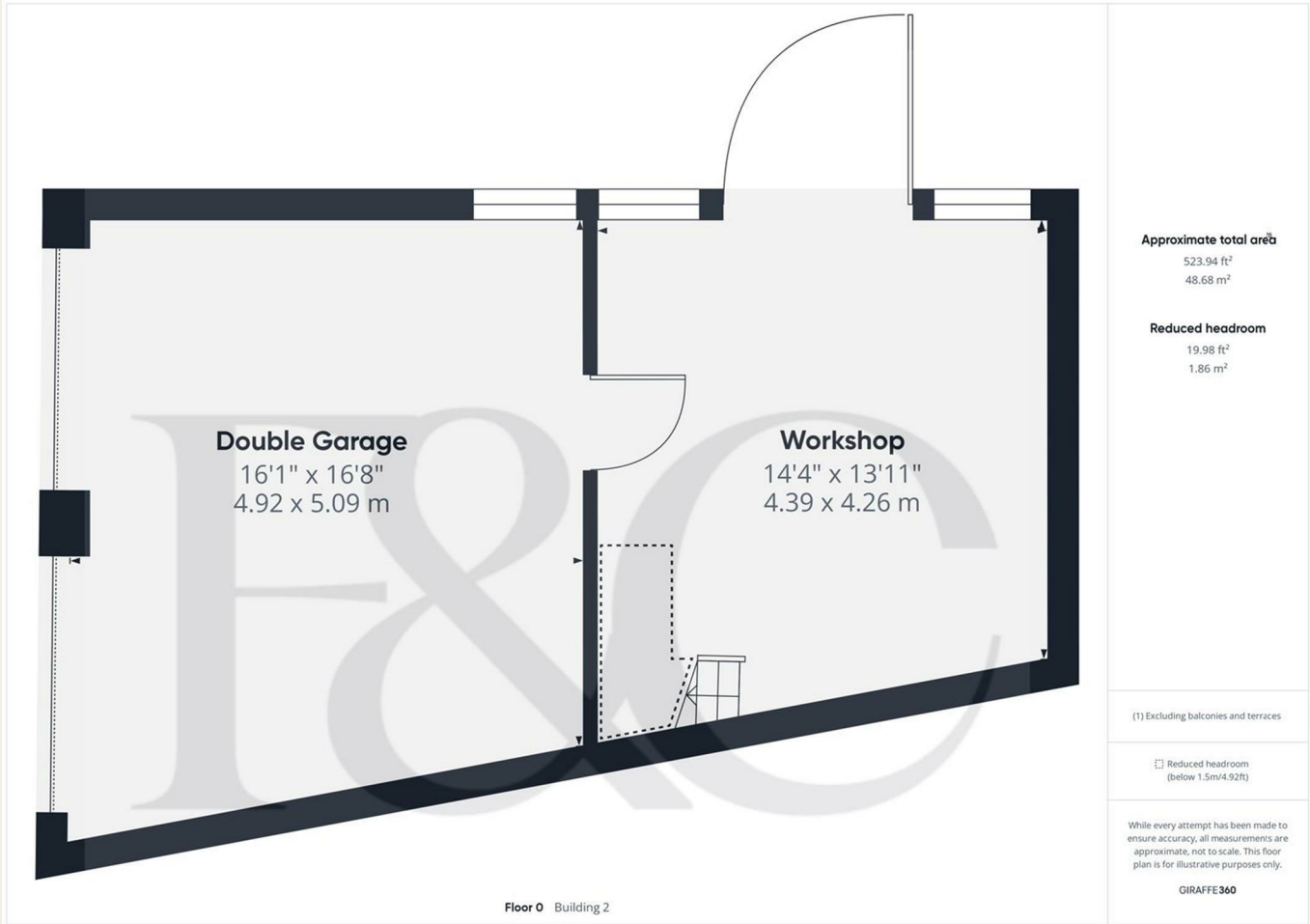
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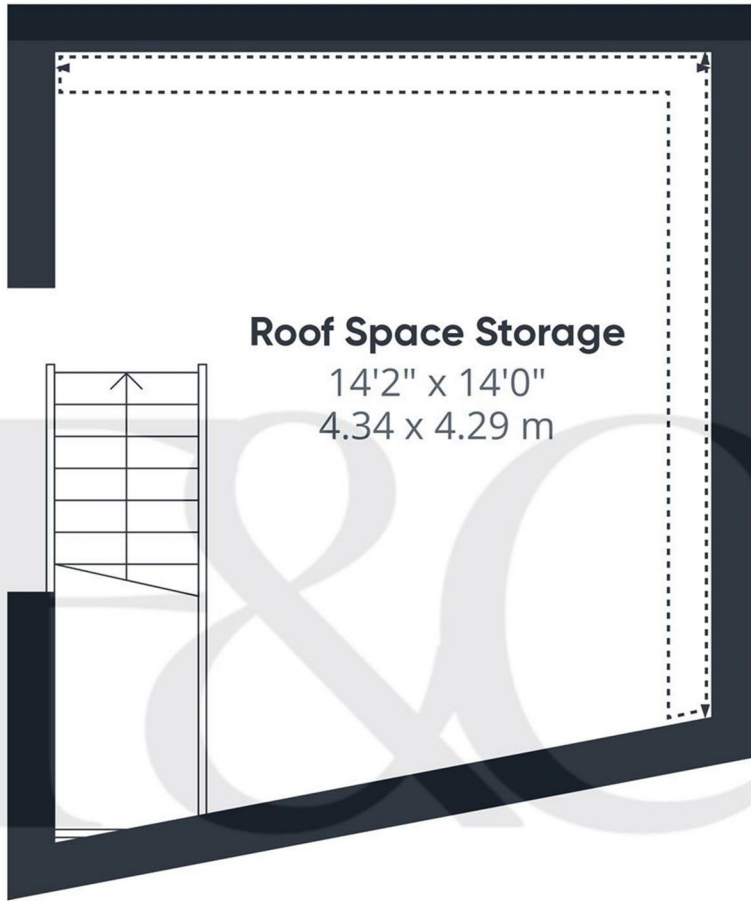
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Roof Space Storage


14'2" x 14'0"
4.34 x 4.29 m

Floor 1 Building 2


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Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| | 62 | 82 |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|---|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| | | |
| England & Wales | EU Directive 2002/91/EC |  |

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