

Fletcher & Company

The Old Sawmill Cole Lane, Ockbrook, Derby, DE72 3RD

Offers Over £1,000,000

Freehold



- Beautiful Detached Former Sawmill Home
- Mature Secluded Position - Located off Highly Popular Cole Lane
- Lounge, Dining Room, Study
- Spacious Living Kitchen/Dining Room
- Four Double Bedrooms & Two Bathrooms
- Attached One Bedroom Annexe with En-suite
- Delightful Formal Gardens, Courtyard Garden & Paddock - approx. 1.75 acres
- Large Driveway & Stables/Outbuildings
- Situated in Old Ockbrook Village, close to All Saints Church and Lovely Country Walks
- Swift Access to A52 Linking to Derby, Nottingham and M1





Summary

The Old Sawmill - A beautiful detached home with approx. 1.75 acres of agricultural land and stabling, located in a secluded location in the heart of the village of Ockbrook with the benefit of an attached dependent relatives annexe.

F&C

The Location

Ockbrook is a very sought after village location situated some four miles east of Derby City centre and benefits from a reputable primary school, Post Office, cricket ground and various charming inns. It is well placed for the A52 leading to the M1 motorway, Derby, Nottingham, Leicester and East Midlands Airport. The nearby open countryside offers some delightful scenery and country walks.

Accommodation

Ground Floor

Entrance Hall

15'1" x 4'9" (4.60 x 1.47)

With front and back entrance door, slate tiled flooring, exposed brickwork, radiator, spotlights to ceiling and access to roof space.



Lounge

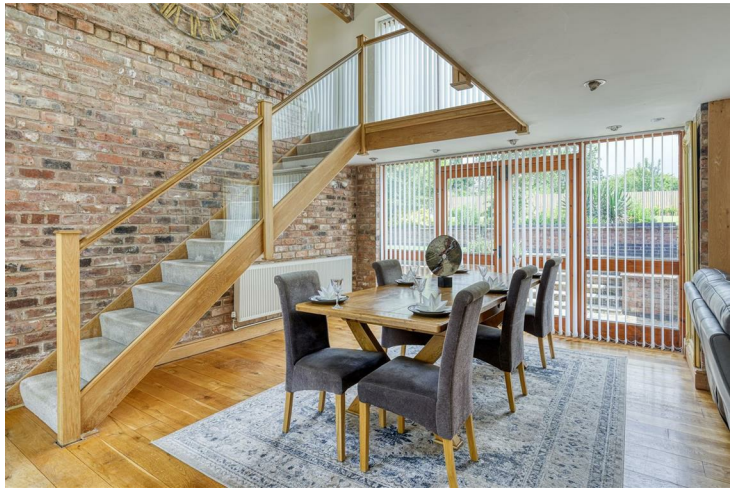
30'1" x 18'2" (9.17 x 5.56)

With feature brick fireplace with inset oak lintel incorporating log burning stove and raised stone hearth, solid wood flooring, wood skirting boards and architraves, two radiators, sealed unit double glazed French doors opening onto small gravelled garden area with half circular brick wall and open space leading into dining area.



Dining Area

With matching solid oak wood flooring, attractive vaulted ceiling with exposed beams, spotlights to ceiling, radiator, two matching sealed unit double glazed French doors with matching sealed unit double glazed side windows opening onto formal private gardens and into the pretty courtyard garden, large feature exposed brick wall and oak staircase with glass balustrade leading to first floor.



Inner Hallway

12'2" x 4'1" (3.72 x 1.26)

With solid oak wood flooring, wood skirting boards and architraves and spotlights to ceiling.

Cloakroom

5'6" x 4'4" (1.69 x 1.33)

With low level WC, fitted washbasin with chrome fittings, radiator, tiled splash-backs, matching solid oak wood flooring, wood skirting boards and architraves, spotlights to ceiling, extractor fan and internal solid oak latched door.

Walk-In Coat Store

4'7" x 4'4" (1.42 x 1.33)

With matching solid oak wood flooring, clothes rails and internal oak latched door.

Living Kitchen/Dining Room

32'9" x 18'1" (9.99 x 5.53)



Dining Area

With radiator, fitted wall lights, open space leading into kitchen area, two sealed unit double glazed windows overlooking private formal gardens and open space leading into kitchen.



Handcrafted Kitchen

With Belfast style sink with chrome mixer tap, a good range of fitted base units with matching granite worktops, Stoves Range style cooker, matching fitted kitchen island again with matching granite worktops and fitted storage cupboards underneath, stone tiled flooring, wood skirting boards and architraves, exposed beams, radiator, three sealed unit double glazed windows, half glazed door giving access to pretty courtyard garden, additional sealed unit double glazed door giving access to formal private gardens and quick access to the raised paved patio/terrace area, built-in wine rack, integrated Siemens dishwasher, very useful built-in pantry cupboard with matching double opening doors and additional half glazed door giving quick access to the Hot Tub.



Utility Room

9'7" x 6'0" (2.94 x 1.85)

With single sink unit with mixer tap, wall and base fitted units with matching worktops, plumbing for automatic washing machine, stone tiled flooring, concealed Worcester central heating boiler, sealed unit double glazed window overlooking private formal gardens and internal pine latched door.

Study

12'0" x 8'0" (3.67 x 2.46)

With radiator, wood skirting boards and architraves, sealed unit double glazed window and internal pine latched door.

First Floor

Landing

With the continuation of the attractive oak staircase with glass balustrade, radiator, feature exposed brick wall, vaulted ceilings with exposed beams and two very large sealed unit double glazed windows overlooking gardens and beyond.



Double Bedroom One

16'2" x 11'8" (4.94 x 3.57)

With wood skirting boards and architraves, character ceilings, exposed truss and beams, radiator, double glazed skylight window with fitted blind, internal double opening glazed doors, side internal windows and sealed unit double glazed door with Juliet style balcony to side.



Walk-In Wardrobe

8'2" x 5'6" (2.50 x 1.68)

With wood skirting boards and architraves, spotlights to ceiling, clothes rails, exposed truss, shelving and double opening pine latched doors.

En-Suite Bathroom

7'9" x 5'8" (2.37 x 1.74)

In white with bath with chrome fittings including chrome shower over with shower screen door, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, attractive stone tiled splash-backs, heated chrome towel rail/radiator, extractor fan, character ceilings, beam to ceiling, spotlights to ceiling, double glazed Velux style window, internal pine latched door giving access to walk-in wardrobe and additional pine latched door.



Landing Area

17'10" x 13'5" (5.44 x 4.11)

With wood skirting boards and architraves, character ceilings, exposed truss, spotlights to ceiling, radiator, open archway and two double glazed Velux style windows.

Double Bedroom Two

14'0" x 10'7" (4.29 x 3.23)

With wood skirting boards and architraves, character vaulted ceilings, exposed beams, radiator double glazed skylight window and internal pine latched door.



Double Bedroom Three

14'2" x 10'4" (4.33 x 3.17)

With wood skirting boards and architraves, character vaulted ceilings, radiator, exposed truss and beams, double glazed skylight window and internal pine latched door.



Double Bedroom Four

11'5" x 10'2" (3.49 x 3.11)

With wood skirting boards and architraves, radiator, character half vaulted ceilings with exposed truss and beams, double glazed skylight window and internal pine latched door.



Family Bathroom

7'8" x 7'7" (2.35 x 2.32)

In white with jacuzzi style bath with chrome fittings including chrome shower over with shower screen door, pedestal wash handbasin, low level WC, fully tiled walls with matching tiled flooring, heated chrome towel rail/radiator, beam to ceiling, spotlights to ceiling, extractor fan, double glazed skylight window and internal pine latched door.



Attached Annexe

Living Kitchen/Dining/Snug

14'8" x 12'5" (4.48 x 3.81)

With single stainless steel sink unit with mixer tap, a range of fitted base cupboards with matching worktops, character ceilings, exposed brick wall, radiator, sealed unit double glazed window to front, sealed unit double glazed French doors opening onto pretty courtyard garden, integrated fridge and internal pine latched door.



Double Bedroom Five

10'4" x 10'4" (3.15 x 3.15)

With fitted wardrobe, wood skirting boards and architraves, radiator, sealed unit double glazed window and internal pine latched door.



En-Suite Shower Room

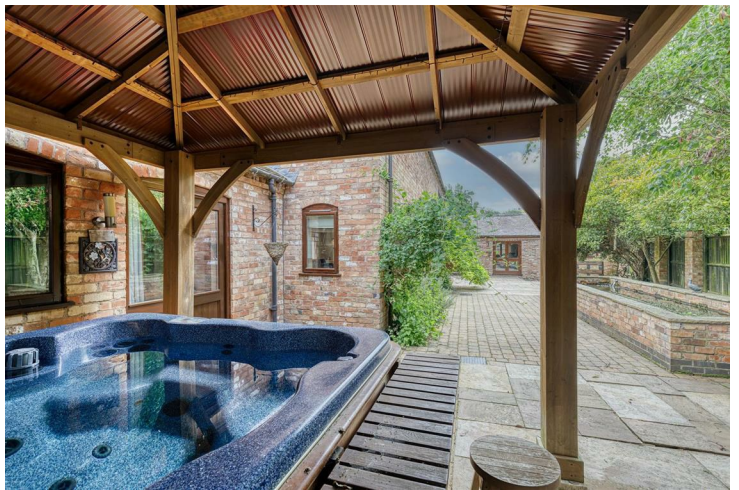
10'5" x 3'10" (3.18 x 1.19)

With double shower cubicle with shower, fitted washbasin, low level WC, tiled splash-backs, tiled flooring, wood skirting boards and architraves, heated chrome towel rail/radiator, sealed unit double glazed obscure window and internal pine latched door.



Courtyard Garden

A charming enclosed block paved and stone paved courtyard garden with raised brick ornamental pond, bark chippings and well screened trees enclosed by brick pillars and fencing. Hot Tub (included in the sale) with covered gazebo.



Formal Private Gardens

The property is complemented by a large private sunny garden enjoying two levels. The first level enjoys a level lawn complemented by brick walling and attractive paved/terraced area providing a pleasant sitting out and entertaining space enjoying a warm sunny aspect. The second level is a further level lawned garden with fencing and laurel bushes.



Adjacent Paddock

Accessed through a ranch style gate is a level grassed paddock extending to approximately an acre, or thereabouts.



Stables/Outbuildings

174'5" (53.17)

With power and lighting, stable door, three windows, side personnel door and cold water.



Large Driveway

A large tarmac and gravel driveway provides car standing spaces for approximately six/seven cars with secure sliding electric gate.



Security

The property benefits from CCTV.



Council Tax Band - G

Erewash



Approximate total area⁽¹⁾
1753.41 ft²
162.9 m²

Reduced headroom
17.58 ft²
1.63 m²

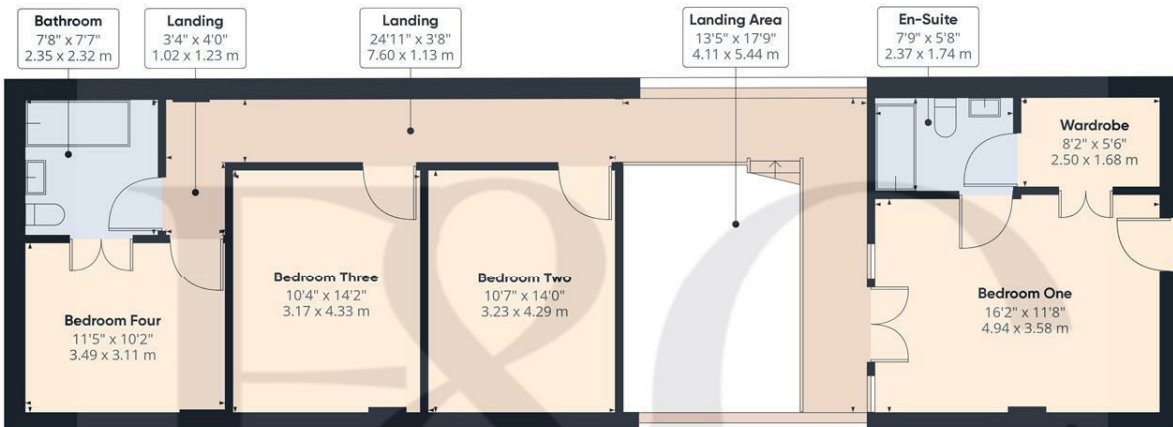
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360

Floor 0



Approximate total area⁽¹⁾
988.5 ft²
91.83 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.

GIRAFFE 360

Floor 1



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The Old Sawmill Cole Lane
Ockbrook
Derby
DE72 3RD

Council Tax Band: G
Tenure: Freehold

