

CURRAN  
BIRDS  
+ CO

The Lodge House, Morley Manor  
Morley, Derbyshire  
£485,000





# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



THE LODGE HOUSE - A most attractive and sympathetically extended, Grade II listed three double bedroom former Gatehouse to Morley Manor. This elegant, detached stone built property combines historical charm with modern comfort, offering a high specification and quality of finish throughout. This property offers generous accommodation over 1200 square feet of living accommodation and includes a beautiful and most spacious sitting room with log burner and stunning contemporary dining kitchen with utility room. There are three double bedrooms with spacious four piece contemporary bathroom and en-suite. Nestled on a generous plot, it boasts a wrap-around garden, generous driveway, manicured lawns, paved patio and mature trees framing tranquil countryside views.









#### The Detail:

A most attractive Grade II listed stone built detached home of immense style and character and offers beautifully appointed high specification accommodation that has been presented to a most stylish standard. This property offers generous accommodation over 1200 square feet of well proportioned living accommodation. This property offers a the perfect blend of style and character with high-quality finishes complementing the home's many period features.

This property was the former Gate House to Morley Manor and stands on an expansive wrap-around plot, the property is framed by mature trees and enjoys a private, tranquil setting. The beautifully maintained garden includes manicured lawns, generous patio area and stunning views over open fields. There is a generous gravelled driveway. Also included in the sale is an outbuilding comprising shed/log store, which provides ample storage for garden equipment and fire wood. There was also a previous planning application approval for the construction of a good sized detached garage (planning now lapsed).

This property has the benefit of underfloor heating to the ground floor, oil fired central heating and beautiful stone mullion windows with secondary glazing. The property has also been sympathetically improved with the installation of some replacement steel Crittal style double glazed windows.

This delightful home welcomes you into a most spacious sitting dining room with solid oak wood flooring with stone fireplace with log burner. There is an inner hallway with access to a contemporary wc and stunning contemporary dining kitchen complete with granite worktops, integrated appliances and breakfast bar. There is also a separate utility room and side hallway with staircase to the first floor landing.

Upstairs, a central landing connects three generously sized double bedrooms, two with built-in wardrobes. The primary bedroom benefits from a contemporary en-suite shower room. There is also a most spacious and beautifully appointed four piece contemporary bathroom with freestanding bath and walk in shower.











CURRAN BIRDS + CO



## The Location

Situated in the picturesque village of Morley, The Lodge House enjoys a semi-rural setting with convenient access to local amenities. The City of Derby is within easy reach only being located is around 6 miles to the South and with a regular bus service. Nearby towns of Ilkeston and Belper provide shopping, schools and train stations.

The area is renowned for its scenic beauty, with the delightful Shipley Country Park being located close by along with Morley Hayes Golf Club, Breadsall Priory and Horsley Lodge providing excellent leisure facilities and three of the best golf clubs in the area.

Commuters will appreciate excellent transport links, including the A38 and M1 motorways. Families benefit from proximity to well-regarded schools and recreational facilities. Combining countryside tranquillity with urban accessibility, Morley is a location that truly offers the best of both worlds.





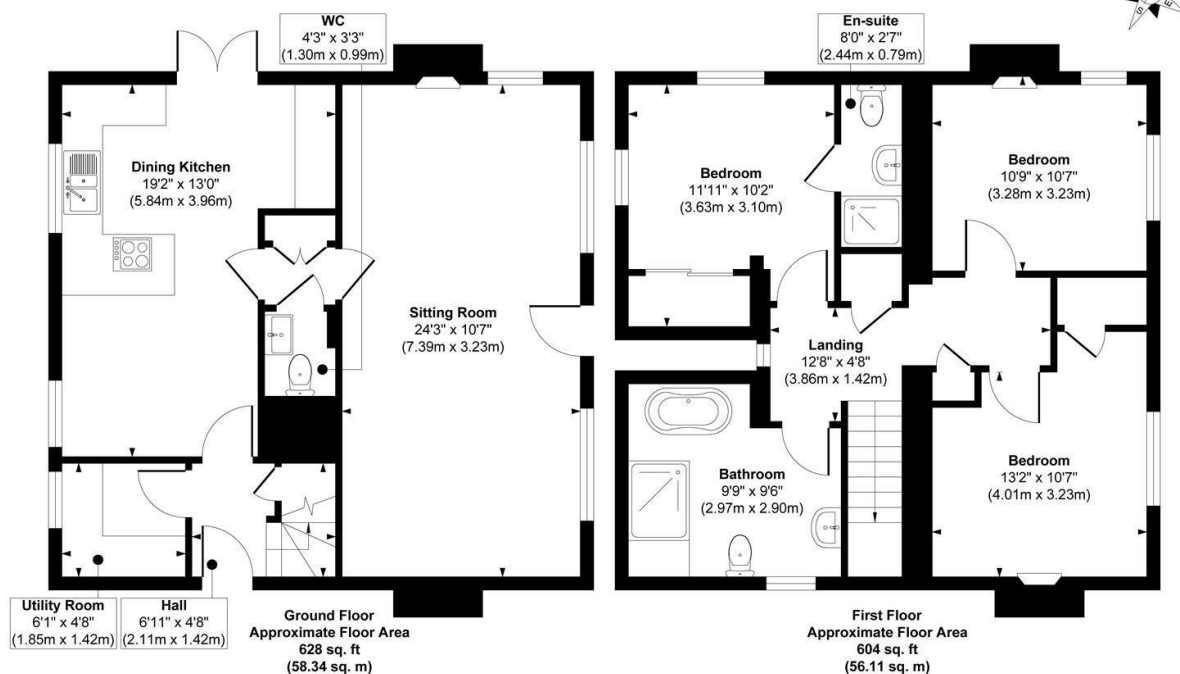








## The Lodge House, Morley Manor



**Approx. Gross Internal Floor Area 1232 sq. ft / 114.45 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Most Attractive Grade II Listed Detached Lodge House
- Sympathetically Extended - Quality Finish & Specification
- Underfloor Heating, Oil Fired Central Heating & Double Glazing
- Spacious Sitting Dining Room with Log Burner
- Contemporary Dining Kitchen, Utility Room, WC & Side Hallway
- Three Double Bedrooms & Spacious Four Piece Contemporary Bathroom
- Primary Bedroom with Contemporary En-Suite Shower Room
- Generous Driveway & Mature Garden Plot
- Delightful Semi Rural Setting close to Morley Hayes Golf Club
- No Chain Involved

### Size

Approx 1232.00 sq ft

### Energy Performance Certificate (EPC)

Rating E

### Council Tax Band

E



# CURRAN BIRDS + CO

Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved