

MELBOURNE

Sales & Lets



Main Street, Kings Newton, DE73 8BX

£850,000

A magnificent character property offering a wealth of charm and original features, including beautiful beamed ceilings, reputedly dating back to the 1640s. This gas centrally heated family home is arranged over three floors and includes an impressive hallway with flagstone floors, downstairs cloakroom, lounge/sitting room, separate dining room, and a quality beamed kitchen fitted with a range of cupboards and built-in appliances. Additional ground floor spaces include a breakfast room, utility room, and office.

The first floor features four generously sized bedrooms, a refitted family shower room, the principal bedroom with a well-appointed en suite, and a snooker room/games room.

Outside, this lovely historic and locally important home enjoys a substantial rear plot and a charming cobbled driveway providing off-road parking for several vehicles. The grounds also include a large pond and a range of outbuildings, featuring an L-shaped garage accommodating up to three cars, various barns, two store rooms, and two open barns.

Viewing is strongly advised to truly appreciate everything this exceptional property has to offer!

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Impressive Entrance Hallway

The room features a flagstone floor, a door to the front, windows to the side and rear, and a radiator.

Cloakroom

Fitted with a low-level WC, a pedestal wash hand basin, two windows to the rear, a towel radiator, a tiled floor, and a fitted cloaks cupboard.

Lounge/Sitting Room

Window to the front, radiator, magnificent fireplace with oak mantle, stone hearth, and multi-fuel burner, two radiators, and French doors to the rear garden.

Seperate Dining Room

Windows to the front, rear, and side, radiator, beamed ceiling, two radiators, and feature fireplace with a brick hearth and solid wood mantle.

Beamed Fitted Kitchen

Oak-fronted fitted cupboards, granite worktops, flagstone floors, Aga range cooker, beamed ceiling, two-hob gas burner, built-in Neff cooker, built-in fridge and freezer, built-in dishwasher, double bowl stainless steel sink unit, plate rack, windows to the rear and front, and stable door to the rear garden.

Breakfast Room

Window to the front, flagstone floor, radiator, and beamed ceiling.

Utility Room

Beamed ceiling, window to the side, fitted cupboards and worktops, single drainer sink unit, plumbing for a washing machine, and Viesmann gas central heating boiler.

Office

Heavy beamed ceiling, window to the side, door to the side, and wall heater.

Gym

Vaulted beamed ceiling, window to the side, radiator, and Velux-style window to the side.

First Floor

Spacious Long Landing

Radiator and built-in cupboard.

Bedroom

Window to the rear and radiator.

Bedroom

Window to the front and side, two radiators, and beamed wall panels.

Refitted Shower Room

Walk-in shower cubicle with a rain shower, pedestal wash hand basin, low-level WC, towel radiator, and two windows to the rear.

Bedroom

Window to the front, two radiators, and built-in cupboard.

Principle Bedroom

Window to the front and rear, and an extensive range of fitted wardrobes and cupboards.

Well Appointed En Suite

A well-presented en suite bathroom with a sunken bath, pedestal wash hand basin, low flush WC, separate shower cubicle with mains shower, oak flooring, window to the front, shaver point, and fitted wardrobes/storage.

Second Staircase From The Breakfast Room

Small Lobby Landing

Superb Snooker Room/Games Room

High ceiling with exposed beams, window to the side and rear, radiator, and feature fireplace incorporating a multi-fuel burner with a tiled hearth.

Outside

Substantial cobbled driveway providing off-road parking for several vehicles.

Rear Garden

A lovely courtyard area, enjoying a substantial large pond with a bridge and waterfall. Long rear garden with mature shrub borders.

A Range Of Outbuildings

Including an L-shaped garage with space for approximately three vehicles, an electric vehicle charging point, power, and light. Large store room, further storage area, and two open barns to the rear.

Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : G

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this

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property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

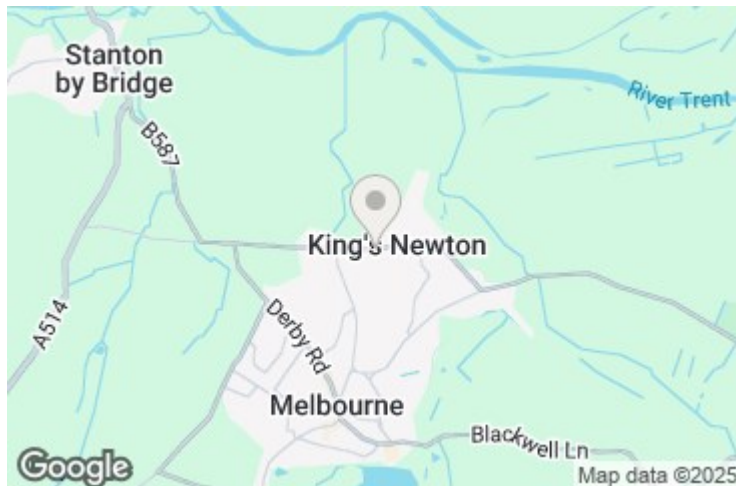
General Note

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

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Floor 0



Floor 1

Approximate total area⁽¹⁾

3692.46 ft²

Reduced headroom

67.59 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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		