

HUNTERS LODGE 21 Upper Marehay Road, Marehay, Ripley, Derbyshire DE5 8JF Guide £500,000



- Four Bedroom Extended Semi-Detached Family Home
 - Just Under Half an Acre
 - Ideal for Smallholding Use, Canine or Equestrian
- Stabling, Outside Bar, Garaging, Ample Parking Space and Gardens
- Lifestyle Home In Popular and Accessible Location ● No Upward Chain

REF: AR7548

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:
Ripley 2 miles • Belper 4.5 miles • Derby 9 miles • Nottingham 15 miles
Easy Access to A38 and M1

A four bedroom semi-detached extended home set in just under half an acre with a range of outbuildings including stables, barn and garaging ideal for smallholding, equestrian or canine use. Offered for sale with no upward chain.

Marehay is a small village with a church and two public houses, on the outskirts of Ripley. The nearest towns are Ripley and Belper both offering a range of services and amenities. The cities of Derby and Nottingham are easily accessible and a range of schooling is available at Ripley, Denby and Kilburn.

The property has been utilised as a family / lifestyle home and the previous occupants kept horses.

THE RESIDENCE

A semi-detached house, finished to a high standard and nicely presented, with gas central heating and UPVC double glazing, the accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

Ground Floor

Entered via a door at the front which leads into the **Entrance Hall** with part timber panelling to walls, Karndean floor covering and spotlighting to ceiling. A door leads to a **Guest Cloakroom** with decorative tiled effect flooring, wash hand basin and WC, tiled splashbacks and extractor fan.

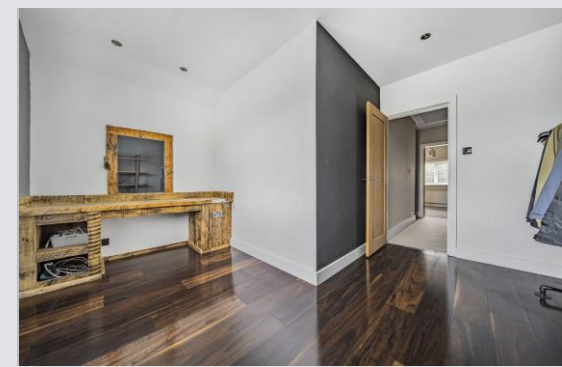
The **Rear Hallway** gives access to a **Utility Room** with window, single drainer sink unit with mixer tap, base units with rolled edge worksurfaces, tiled splashbacks and plumbing for washing machine.

Living Room (irregular shaped) has a feature log burner with tiled hearth and wooden mantle, feature timber panelled wall, opening into the **Dining Area** with Karndean flooring and window to front, door to **Office** with Karndean flooring and window to front.

Inner Hallway with stairs to first floor, understairs storage cupboard and useful pantry style cupboard with shelving.

Kitchen / Diner with window to side, range of high gloss wall and base units with worksurfaces, 1½ bowl sink with mixer tap, integral appliances including stainless steel double electric oven and grill with five ring gas hob and extractor over, dishwasher and fridge freezer, central island / breakfast bar, spotlighting, Karndean flooring, archway leading to:

Second **Living Room** with glazed doors to front and window to side, Karndean flooring and spotlighting.





First Floor

Landing with access to loft space above (the vendor informs us there is a ladder and the loft is boarded for storage with lighting).

There are **Four Bedrooms**.

All bedrooms have windows and radiator. Bedroom two is L shaped and has a fitted timber desk / dressing table, laminate flooring. Bedroom three has windows to front and side and bedroom four has windows to front and side and a walk-in wardrobe.

The **Family Bathroom** is fitted with panelled bath, contemporary wash hand basin, WC, tiled wet room style area with monsoon shower, complementary tiling to flooring and walls, underfloor heating and spotlighting.



OUTSIDE, OUTBUILDINGS & LAND

A shared driveway gives leads to the property with double gates leading to a large parking area suitable for multiple vehicles, trailer and caravan, etc. There are lawned gardens to two sides with raised borders as well as a patio seating area to the front of the residence. There are mature hedges to three sides.

L shaped Timber Stable Block with concrete yard and overhang to front, benefitting from power and lighting, comprising with approx. sizes:

Stable One 15' x 11'6 (about 4.6m x 3.5m)

Stable Two 14'3 x 14'3 (about 4.4m x 4.4m)

Stable Three 11'9 x 11'9 (about 3.6m x 3.6m)

Stable Four (currently utilised as barn / summerhouse 11'3 x 11'3 (about 3.4m x 3.4m)



At the rear of the stables there is a **Covered Lean-To** ideal for hay / straw storage

Outside Bar c. 20'3 x 15'6 (about 6.2m x 4.7m) with double glazed windows to front and side and double glazed door. Part carpeted, fitted bar area and wood fired pizza oven.

Attached to the bar there is a **Double Garage** c. 18'3 x 17' (about 5.6m x 5.2m) with two up and over doors, power and lighting .



IN ALL APPROX. HALF AN ACRE
(About 0.2 Hectares)

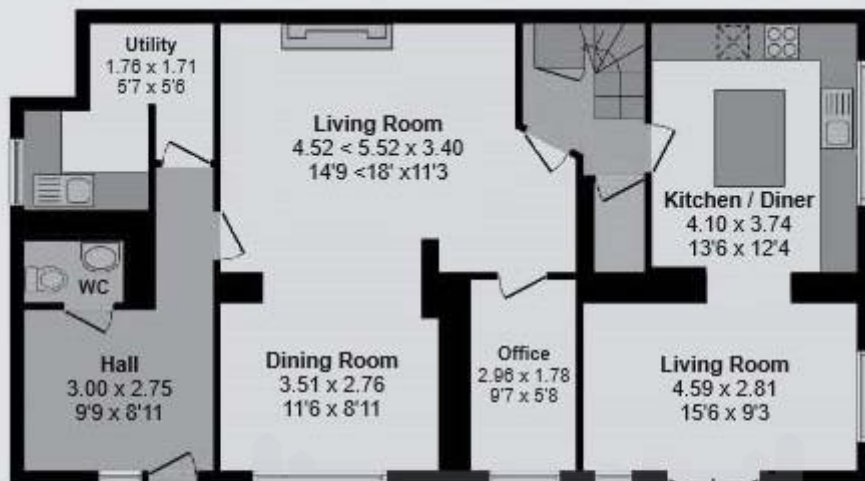


RURAL SCENE

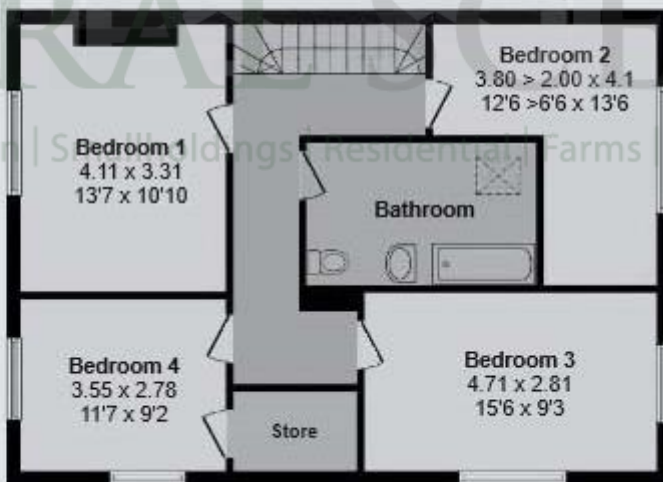
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GROUND FLOOR



FIRST FLOOR

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

AMBER VALLEY BOROUGH COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, MAINS GAS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX C

DIRECTIONS

Exit the A38 following the signs for B6179. Continue on the B6179 for approx. 3.5 miles taking a left turn onto Upper Marehay Road and after approx. quarter of a mile there is a driveway / track on the left between numbers 19 and 31. Proceed down the shared track and the property is straight ahead approached via the double gates.

what3words:///upset.uses.blockage

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **Hunters Lodge** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

