



3 Lady Gate

Diseworth, Derby, DE74 2QF

Offers In The Region Of £480,000



Offering approximately 2 Acres of land which currently hosts stables and paddock, charming countryside views and HEAPS of potential, Marble Property Services are pleased to present this 3 Bedroom Detached property in the heart of Diseworth.

Every room is generously sized and the property offers an abundance of natural light throughout. The accommodation is spread over two floors and includes Kitchen, downstairs Cloakroom, large Reception space, 3 double Bedrooms and Family Bathroom. The property has versatile usage as it has permission granted for usage as either a private dwelling (as it is currently set up as) or could easily be converted into office/research/development space.

Contact us for further information and viewing arrangements.



Planning Status

The property was built in 1969 and In May 2023 permission was granted for a change of usage from the exiting dwelling/office to flexible use as either a dwelling (C3 use) or Class E (offices/research and development use)

The property was used for a period as office premises but has now been reverted back to dwelling usage.

Approach

On the approach to the property itself is a large driveway offering ample driveway parking, access to the 'rear' Kitchen door and the 'front' door of the property which is accessed at the side of the property.

The land can be accessed either through the rear Garden of the property or via a separate entrance located next to the property.

Kitchen 12'4" x 11'0" (3.76 x 3.36)

The Kitchen offers uPVC door leading to the Driveway of the property, tiled flooring, inbuilt appliances including Fridge/Freezer, Dishwasher and Leisure brand range cooker. There is space and plumbing for a washing machine, ample wall drawer and base units (one of which houses the Worcester boiler) with complimenting worktops, window to front aspect and window to side aspect.

Pantry 3'8" x 2'11" (1.14 x 0.90)

A useful walk in cupboard/pantry offering shelves for storage.

Hallway

Having uPVC front door with glass side panel which allows an abundance of light into the space, radiator, carpeted flooring with doormat, access to downstairs Cloakroom, handy under stairs storage and stairs rising to first floor.

Downstairs Cloakroom 7'0" x 5'6" (2.14 x 1.68)

Having window to side aspect, radiator, hand basin and W/C.

Dining Room 11'5" x 9'6" (3.50 x 2.90)

Currently open-plan but could easily be converted to two separate spaces, having carpeted flooring throughout, the first reception space has double French doors leading out to the rear aspect, radiator and opens up to the second reception space

Lounge 15'10" x 11'10" (4.83m x 3.61m)

Having carpeted flooring, windows to the rear, side and front aspects of the property, radiator and feature fireplace.

Landing

Stairs rise to first floor landing which offers carpeted flooring, storage cupboard housing water tank and access to all Bedrooms and Family Bathroom.

Master Bedroom 19'1" x 11'11" (5.84 x 3.65)

A generous double Bedroom having window to rear aspect offering wonderful countryside views and window to front aspect overlooking the 250 year old Baptist Chapel Churchyard (Which now houses Diseworth Heritage Trust), carpeted flooring, radiator and TV areal.

Bedroom Two 13'0" x 9'5" (3.98 x 2.88)

Having window to rear aspect overlooking countryside views, carpeted flooring, cupboard space and radiator.

Bedroom Three 11'8" x 11'0" (3.58 x 3.36)

Having window to front aspect, radiator and carpeted flooring.

Family Bathroom 9'10" x 8'0" (3.02 x 2.46)

Having Bath and separate Shower Cubicle, hand basin, W/C and window to front aspect.

Rear Garden

A charming rear garden which is fenced off from the further land to make an enclosed space to enjoy.

The Garden offers country views in every direction, (if looking away from the property) to the left aspect is views over fields, the stream and the beautiful St Michael and All Angels Church in the distance, to the front aspect is the Rear Garden and views over the paddock and to the right aspect is also views over the paddock land.

The Garden itself is mainly laid to lawn but has a charming patio seating area overlooking the village stream that runs through part of the Garden. There is an abundance of greenery in the form of shrubs and trees and there's also a Greenhouse situated towards the boundary of the Garden. Access is also possible to the Stables and paddock beyond.

Paddock and Land

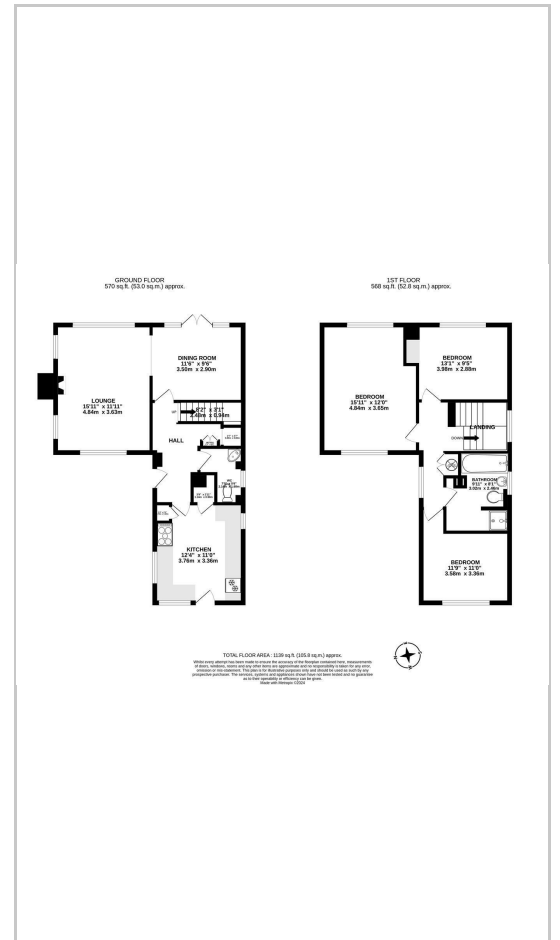
The property is to be sold with approximately 2 Acres of land which is a pleasant space surrounded by neighbouring paddock. The land currently houses Stables, hardstanding and a barn structure and also offers access to the village stream which runs through part of the land.

The land can currently be accessed via it's own entrance or through the rear Garden of the property.

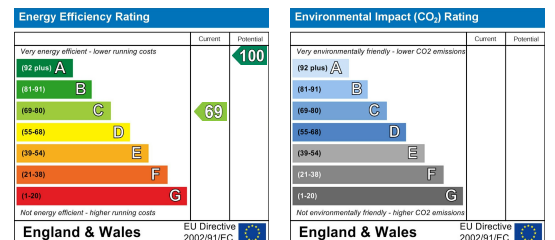
Area Map



Floor Plans



Energy Efficiency Graph



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