



Home Farm House 29, Main Street

Lockington, Derby, DE74 2RH

Asking Price £925,000



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PROPERTY & VILLAGE

Standing in approximately ½ acre of land and boasting a wealth of character, the home has been sympathetically modernised and upgraded by the present owners. Now offering a beautiful spacious and light family home. The upper floor comprises of Five bedrooms with the master suite presenting an en suite facility. Family bathroom and separate WC. On the lower floor two generous reception rooms with views of the walled gardens to the rear and the fore garden to the front. A lovely extended cottage style dining kitchen with fitted appliances offering the family plenty of space to dine, boot room, separate utility and guest cloakroom and entrance hallway with Oak flooring. To the rear of the home is a two-storey barn conversion consisting of a self-contained studio flat, games room and two office areas and garage. The house has a private mature landscaped walled garden, and adjoining private meadow. Private driveway leading to the courtyard offering ample off-road parking. All benefitting with open views over the countryside.

As such properties are rarely available to the open market. Early viewing is strongly recommended.

Lockington Village is an historic village dating back to the "Domesday" records. It is located on the borders of Derbyshire/Nottinghamshire. The village is a short drive from Castle Donington, which offers all the amenities of a small town. Super road infrastructure and great links to the airport and main line railway, however, Lockington retains the feeling of an unspoilt village.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

Accessed via an attractive door with fanlight over opening to the Oak flooring, stairs rising to the first floor, central heating radiator. Rooms leading off.

DINING ROOM

15'1" x 15'6" (4.61 x 4.74)

Including sliding sash window with secondary glazing unit to the front elevation, multi paned French doors accessing the garden. Maple wood flooring, central heating radiator, high level ceilings with cornice, central fireplace with marble effect back and hearth and incorporating a living flame gas fire. Original built-in cupboard within the chimney recess, under stairs storage cupboard.

SITTING ROOM

15'2" x 14'11" (4.63 x 4.55)

An impressive room with a sliding sash window to the front elevation, two replacement sliding sash windows overlooking the rear garden, central fireplace including a living flame gas fire, marble effect hearth with wooden mantle surround. Maple wood floor, central heating radiator and high level ceilings.

DINING KITCHEN

27'6" x 14'0" (8.39 x 4.27)

A bespoke extended handcrafted Cotteswood of Oxfordshire kitchen, fitted with solid maple wall and base units, part granite and part wood worktops providing storage and appliance space. Inset twin bowl Belfast ceramic sink with mixer tap over, integrated fridge and dishwasher, concealed bin, built-in Miele electric oven, ceramic hob with concealed extractor fan, tiled splash backs to the wall, tiled

flooring, sliding sash window to the front elevation, central heating radiator, the recently extended dining area comprises of timber framed double glazed windows and matching doors opening to the terrace and walled garden twin Velux roof lights and offering ample space for the family to dine in a light and airy space.

REAR HALL/BOOT ROOM AREA

With steps down into the hallway, tiled flooring, half glazed door to outside, replacement glazed window to the side, exposed beams to the ceiling and door leading through to utility room.

WALK IN CLOAKROOM

With a glazed window to the side elevation, continuation of the tiled flooring, central heating radiator, coat hanging rail.

GUEST CLOAKROOM

Comprising a two piece suite in white of wc and pedestal wash had basin. Opaque glazed window to the rear elevation, tiled flooring, central heating radiator.

LAUNDRY/UTILITY ROOM

10'6" x 9'3" (3.22 x 2.82)

Fitted shaker-style base units with wood effect laminate worktops, stainless steel Franke sink and drainer unit, appliance space and plumbing for a washing machine, tumble dryer and tall standing freezer. With wall mounted gas central heating boiler (installed July 2017), central heating radiator, glazed window to the side, original beams to the ceiling, tiled flooring.

FIRST FLOOR

LANDING

With two replacement sliding sash windows and one secondary glazed window to the rear elevation looking over the garden and towards surrounding countryside. Two central heating radiators, coving to the ceiling, picture rail.

MASTER BEDROOM

15'2" x 14'11" (4.63 x 4.56)

Dual aspect sliding sash windows to both the front and rear elevation. Central heating radiator. Coving to ceiling. En-suite shower room leading off.

BEDROOM

11'10" x 11'3" (3.61 x 3.43)

With a sliding sash window and secondary glazed unit to the front elevation. Central heating radiator, built-in display shelving units and built-in wardrobe to the recesses.

BEDROOM

12'10" x 10'1" (3.91 x 3.07)

Accessed via a small flight of stairs from the landing, with Yorkshire sash window affording views across an adjacent field to the side elevation, further roof window to the rear elevation, wall mounted electric heater, built in wardrobe.

BEDROOM

12'6" x 9'11" (3.81 x 3.02)

With a Yorkshire sash window providing views from the side elevation, central heating radiator, exposed beams to the ceiling.

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BEDROOM

11'10" x 9'1" (3.61 x 2.77)

With sliding secondary glazed sash window to the front elevation, central heating radiator. Cornicing to ceiling, down lighters.

FAMILY BATHROOM

Enjoying a Villeroy and Boch suite in white comprising a panelled bath with central mixer tap, pedestal wash hand basin, w.c. Corner cubicle housing the Aqualisa shower. Partly tiled walls, ceramic tiled floor, sliding sash window to the front elevation, central heating radiator, extractor fan, coving to the ceiling, picture rail.

W.C

With a low flush wc, tiled walls and flooring, recessed spotlights to the ceiling and extractor fan.

ANNEXE

26'6" x 14'6" (8.08 x 4.42)

Accessed via a part glazed door leading into a hallway with stairs rising to the first floor. Partially exposed brick wall, wall mounted Dimplex heater, roof lights to the side elevation. A most comfortable and flexible space currently used as a self-contained annexe, with a kitchenette, living and bedroom space. There are glazed windows to the front, side and rear elevations, exposed beams to the ceiling, quality wood laminate flooring and wall mounted electric heaters. The kitchen area is fitted with a range of base units including laminate worktop, built-in fridge, sink with drainer, built-in electric hob, airing cupboard with hot water tank and access through to the bathroom.

BATHROOM

A suite in white comprising of panelled bath with shower attachment and Aqualisa shower over, wash hand basin, and wc. Wall mounted Dimplex heater, glazed window providing views across open countryside to the rear, tiled splash backs, vinyl flooring.

GAMES ROOM

23'7" x 14'8" (7.19 x 4.47)

Formerly the milking parlour this room has been converted to games/entertainment room, with three windows to the side elevation, power and light.

GARAGE

18'10" x 13'9" (5.74 x 4.19)

Narrowing to 8' 7". With up and over door, power and light supply, multi paned window to the side elevation, Dimplex storage heater.

OFFICE

14'2" x 11'7" (4.32 x 3.53)

Situated to the rear of the annexe, having been converted from the former pigsty. Two feature arched windows to the side elevation, multi-panelled window and entrance door to the right elevation, quality wood laminate flooring, electric heater.

OFFICE TWO

9'1" x 14'0" (2.77 x 4.27)

With original exposed beams, wood effect laminate flooring, large glazed window to the side elevation.

OUTDOOR BRICK STORE

Low level brick store with a pitched roof, ideal for the storage of gardening equipment.

OUTSIDE

The property enjoys a neatly maintained fore garden with low-level hedging, wrought-iron gate and pathway leads to the front entrance door. Double wrought-iron gates provide vehicular access onto a tarmac driveway where there is ample off street parking and accessing the garages, annex and offices. Further sweeping driveway which in turn provides side access to a second entrance.

Attractively landscaped formal rear garden being mainly laid to lawn with well stocked, mature borders incorporating a variety of plants and herbaceous shrubs. Attractive wisteria grows along the annexe, terrace accessed from the dining room, providing an ideal space for outdoor seating and entertainment. From here there are shallow steps down onto the lawn, summerhouse and shed, gated access to the garages. Beyond the formal garden is a sizeable plot of land which is well established with boundaries consisting of mature trees and hedgerows providing privacy to this paddock. There is an external tap plus lighting. The total plot slightly exceeds half an acre.



Road Map



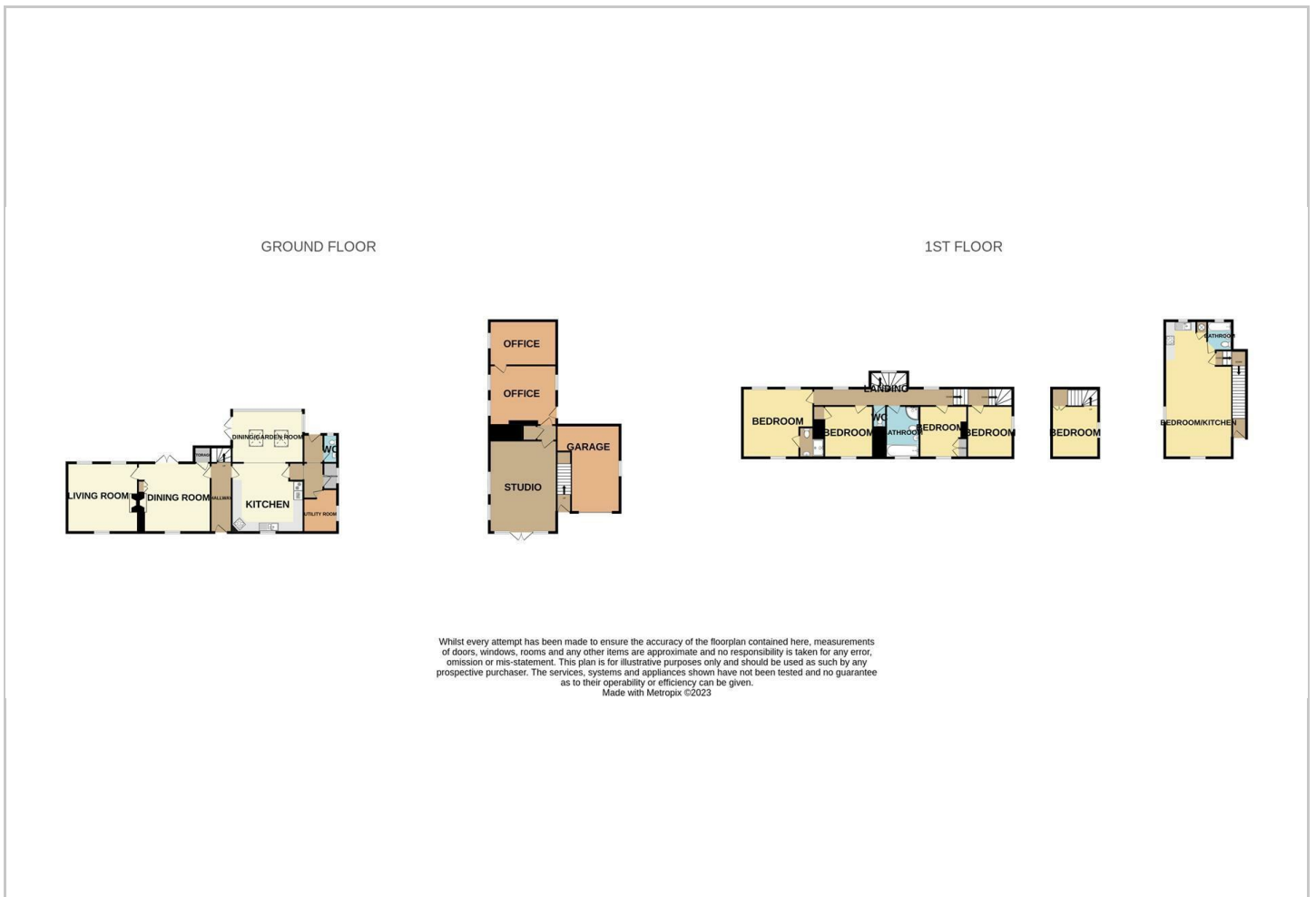
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

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