



## Gelscoe House Farm

Diseworth, Derby, DE74 2QQ

Offers Around £625,000





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## Location

The farmhouse forms part of a small cluster of residential and commercial property. The location is the best of both worlds, a rural setting yet close to the amenities that the beautiful villages of Diseworth, Belton and Tongue have to offer.

## Front Aspect

This impressive farmhouse has a gated private gravel driveway with ample space for parking. The gravel driveway also offers access to the brick built barn which could offer scope for renovation but is currently used as a handy storage space. To the front of the property is a gated entrance walkway which offers an abundance of pretty plants and shrubs and access via uPVC doorway into the welcoming entrance hallway.

## Entrance Hallway

Enter the property via uPVC wood effect door into the entrance hallway which offers wood effect laminate flooring, dual aspect windows to front and rear aspects, electric wall mounted heater, spotlight lighting to ceiling, loft access, access to guest cloakroom and hidden nook with space for storage (currently housing fridge/freezer).

## Guest Cloakroom

Having decorative half tiled walls, electric wall mounted heater, W/C, decorative wash hand basin unit and ceiling spotlights.

## Inner Hallway

Having tiled flooring, stairs rising to first floor, handy storage cupboards, electric wall mounted electric radiator, original beamed ceiling and access through to lounge, kitchen and utility.

## Lounge

Having original beamed ceiling, feature multi fuel burning stove with raised tiled hearth, dual aspect windows to the front and side aspects, electric wall mounted radiator, carpeted flooring and access through to the dining room.

## Dining Room

Having dual aspect windows overlooking the enclosed garden and front aspects, original beamed ceiling, wall mounted electric radiator, carpeted flooring and feature fireplace with electric log burner effect heater.

## Kitchen

An impressive and spacious space with hand built hardwood wall, drawer and base units, original beamed ceiling, kitchen island housing storage and breakfast bar, access to the two vaulted cellar spaces, electric aga, space for undercounter fridge, tiled flooring, coal fired Rayburn stove and access to boot room and inner hallway.

## Boot Room

Having tiled flooring, handy space for coat and shoe storage and access via uPVC door to rear garden.

## Utility Room

Having tiled flooring, hand built hardwood wall and base units, Belfast sink with mixer tap, space for fridge freezer, window to rear aspect and original beamed ceiling.

## Master Bedroom

A spacious double room with window overlooking the courtyard and countryside beyond, carpeted flooring, original beams to ceiling and electric wall mounted radiator.

## Bedroom Three

A double sized bedroom having carpeted flooring, beamed ceiling, window to rear aspect, and wall mounted electric radiator.

## Bedroom Two

Another double bedroom having carpeted flooring, storage cupboard, window overlooking courtyard, loft access and wall mounted storage heater.

## Bedroom Four

A fourth double bedroom having carpeted flooring, window



overlooking open countryside and orchard, beamed ceiling and wall mounted storage heater.

### Bathroom

Having decorative wall tiles, bath with mixer tap and handheld shower, electric wall mounted towel rail, window to rear aspect, shower cubicle with electric shower and storage cupboard.

### W/C

Having parquet flooring, window to rear aspect and W/C.

### Garden

The garden has been lovingly designed and maintained by the current owners to create a beautiful and peaceful outdoor space. Having lawn area, ornamental garden with goldfish pond, ample trees, flowers and shrubs, multiple patio seating areas, winding pathway leading to the greenhouse, summerhouse and storage sheds.

### Paddock/Meadow and Orchard

Set on an acre of land this beautiful open space offers country life living to the finest. With an array of fruit trees including plums, apples, damsons and cherries. The open meadow has a large pond, long grass seeded with wildflowers, sunlight, bees, dragonflies, butterflies, birds and tall trees all surrounded by open views.

### MONEY LAUNDERING REGULATIONS -

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1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Road Map



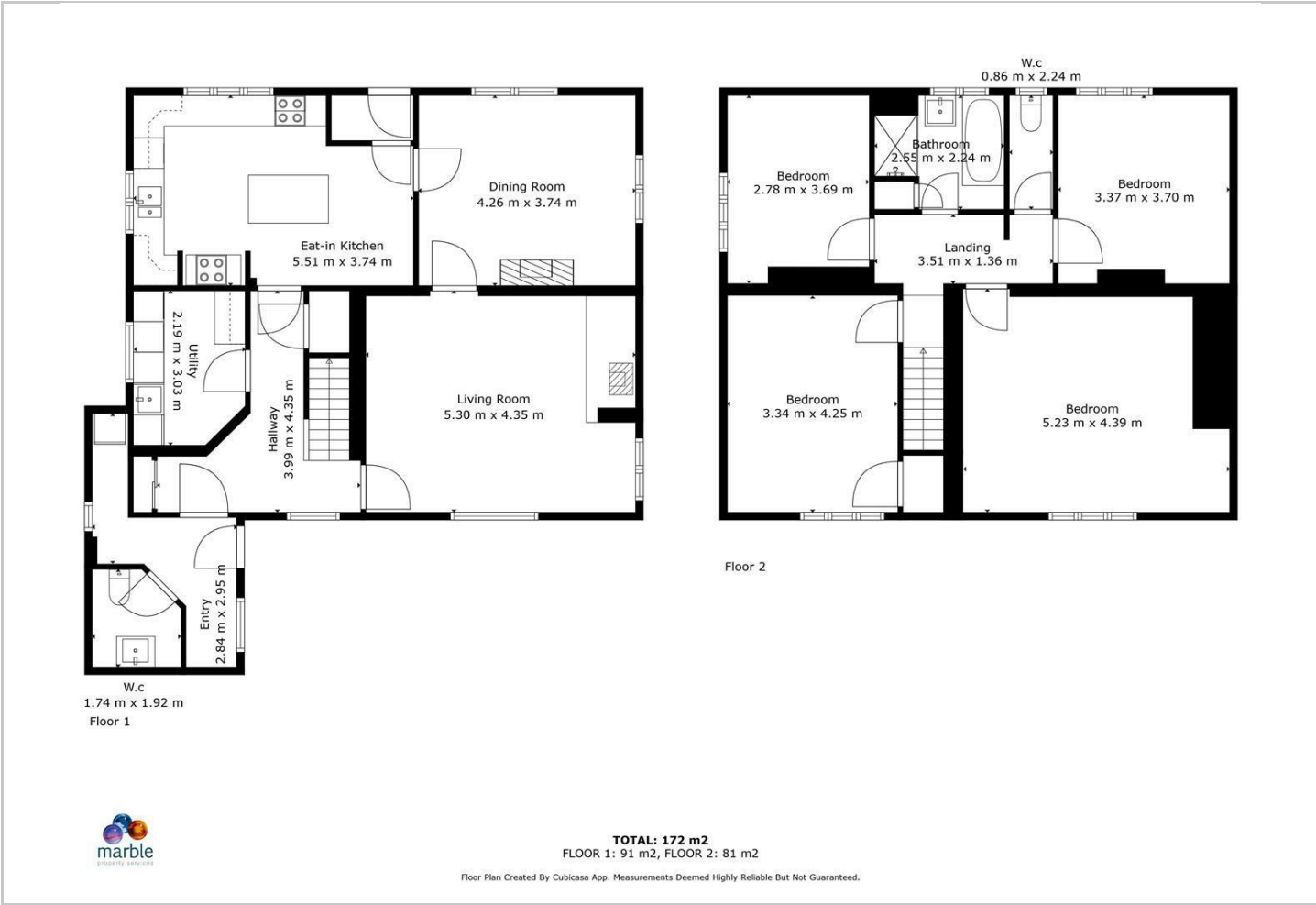
Hybrid Map



Terrain Map



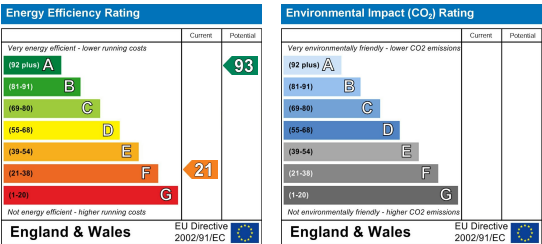
Floor Plan



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.

Energy Efficiency Graph



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