



Beck House, Dog Lane, Wilson, Derbyshire, DE73 8AH

HOWKINS &
HARRISON



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Wilson,
Derbyshire, DE73 8AH

Asking Price: £739,950

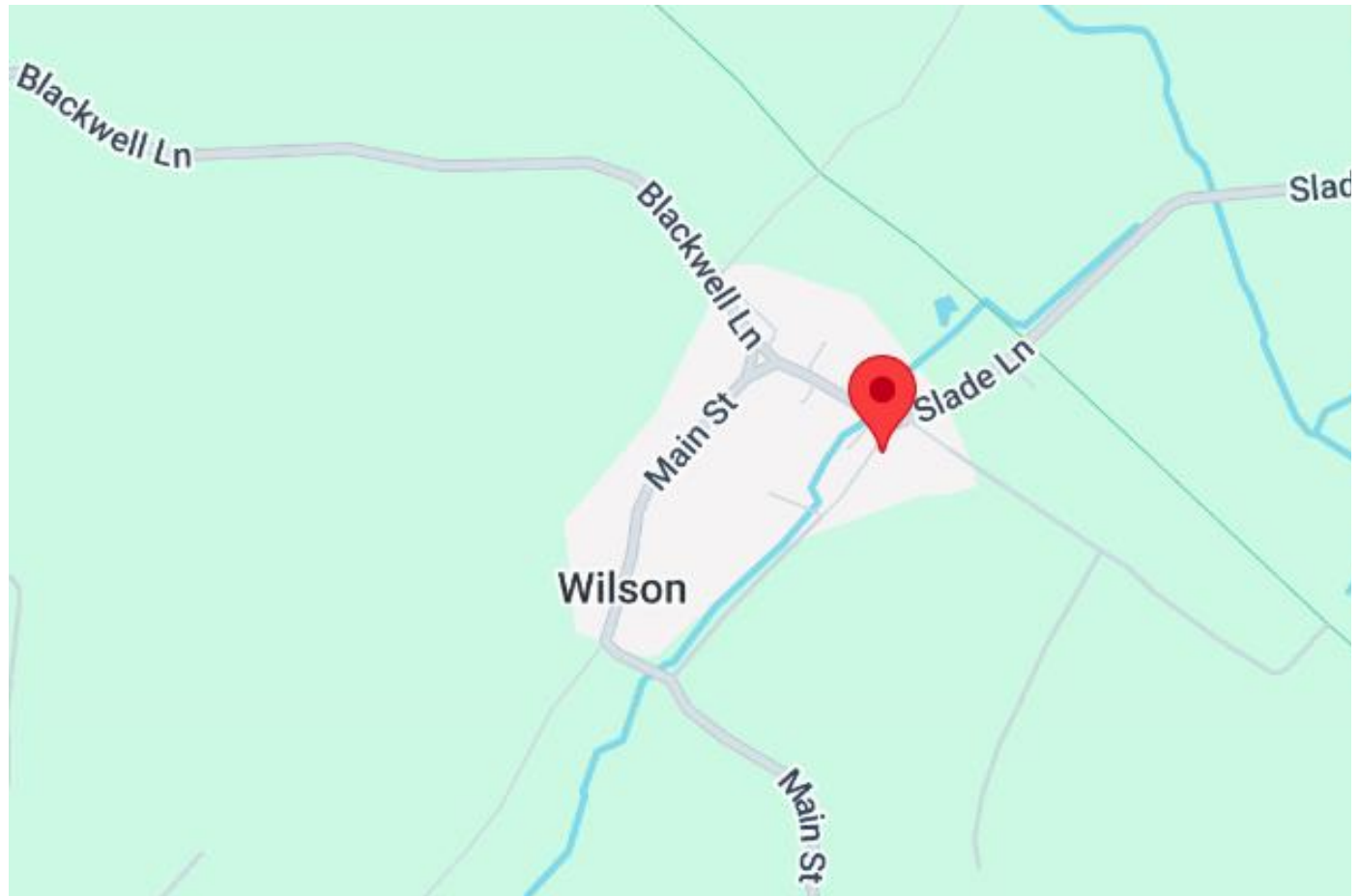
An outstanding contemporary four-bedroom detached home set along a peaceful country lane in the highly sought-after village of Wilson. Designed and built to an individual architectural specification in 2024, this striking residence combines modern styling with an exceptional level of finish throughout. Offering just under 1900sqft. of beautifully proportioned accommodation, the layout provides flexible family living with light-filled spaces and seamless access to the gardens. Briefly comprising: spacious hallway, ground floor WC, study, large open-plan kitchen/living/dining space, utility room separate living room with bi-fold doors to outside. On the first floor, four well-proportioned bedrooms including two with en-suites and finally a stylish family bathroom.

Outside, a generous gravel driveway provides ample parking and the landscaped rear garden includes a porcelain-tiled patio and lawn. Enjoying a desirable position within easy reach of Ashby-de-la-Zouch and Melbourne & commuter links.



Location

The attractive village of Wilson enjoys a peaceful rural setting surrounded by rolling countryside, yet lies just a short distance from the highly regarded Georgian market town of Melbourne (approximately 2 miles). Melbourne offers an excellent range of everyday amenities, including independent shops, boutiques, cafés, restaurants, and public houses, together with a post office, doctors' surgery, and well-regarded primary school. The area is rich in outdoor and leisure opportunities, with nearby attractions such as Calke Abbey, Staunton Harold Reservoir, and Breedon Priory Golf Centre. Wilson itself is ideally placed for access to Ashby-de-la-Zouch (5 miles), Derby (9 miles), and Loughborough (11 miles), with excellent transport links via the A42, M1, and A50 providing swift connections to Birmingham (32 miles), Nottingham (23 miles), Leicester (25 miles), and East Midlands Airport (6 miles).



Accommodation Details – Ground Floor

The front door opens into a spacious and welcoming hallway with stairs rising to the first floor. From here, doors lead to a ground floor WC, a useful storage cupboard, and a separate study positioned to the front, ideal for home working. To the left of the hallway, the impressive 22ft open-plan kitchen, living and dining space extends the full depth of the house. This beautifully designed area features a large central island with breakfast bar seating, extensive cabinetry, and room for a family dining table. bi-fold doors open directly onto the rear terrace, filling the room with natural light and creating a wonderful connection with the garden. A separate utility room with outdoor access and additional storage completes this versatile space. Turning right in the hallway, a separate living room offers a more private setting for relaxation, enjoying garden views and access through bi-fold doors leading out onto the terrace.

First Floor

On the first floor, a light and airy landing gives access to four generous bedrooms and a linen cupboard. The principal bedroom is a superb feature measuring 27ft at the maximum point, with French doors opening onto a Juliet balcony, and its own stylish en-suite shower room. Bedroom two also benefits from an en-suite, while bedrooms three and four are served by a contemporary family bathroom finished with modern fittings and a skylight above the bath.





First Floor

Outside, the property is approached via a wide gravel driveway providing ample off-road parking. The rear garden enjoys a good degree of privacy and has been landscaped to include a large porcelain-tiled patio level lawn, and timber store, creating a superb space for entertaining and relaxation.

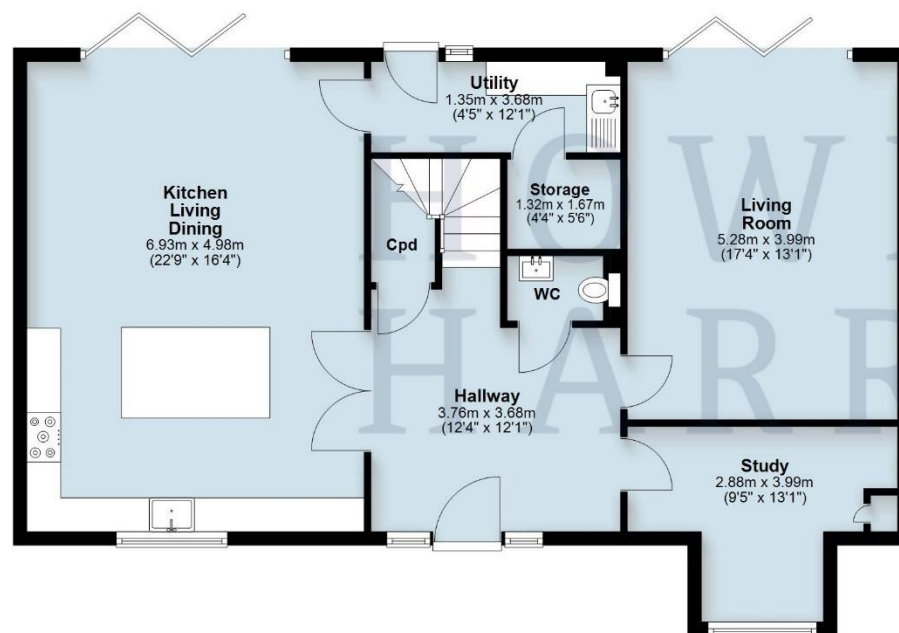
Features

- Striking architect-designed detached home
- Stylish kitchen/dining room with garden access
- Spacious living area with bi-fold doors
- Separate study or snug to front
- Four double bedrooms, two en-suites & bathroom
- Private low maintenance gardens with terrace
- Large gravel driveway providing ample off road parking
- Peaceful village setting



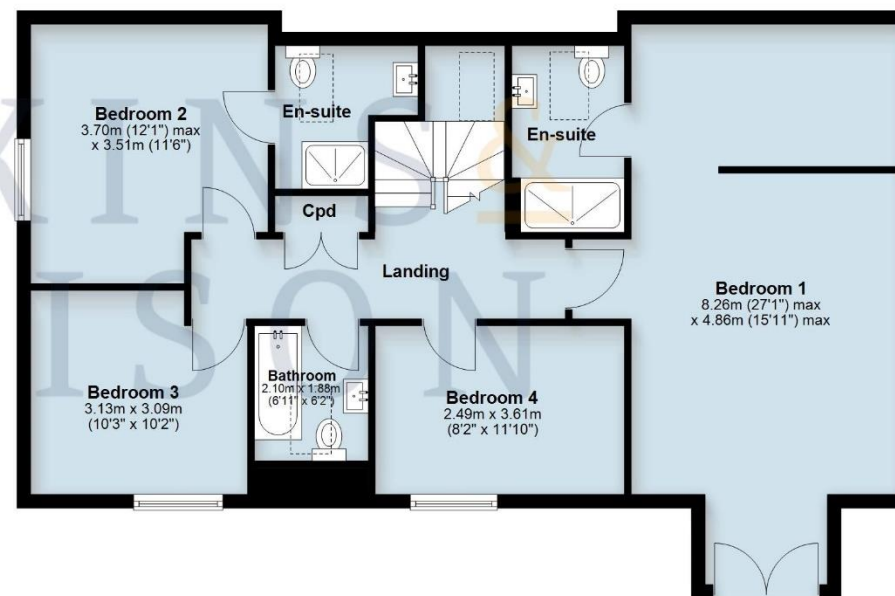
Ground Floor

Approx. 90.7 sq. metres (976.0 sq. feet)



First Floor

Approx. 83.8 sq. metres (902.0 sq. feet)



Total area: approx. 174.5 sq. metres (1878.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.
Plan produced using PlanUp.





Outside, Gardens and Grounds

Outside, the property is approached via a wide gravel driveway providing ample off-road parking. The rear garden enjoys a good degree of privacy and has been landscaped to include a large porcelain-tiled patio level lawn, and timber store, creating a superb space for entertaining and relaxation.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01530-410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - F

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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