



Brookleas, 230 Station Road, Melbourne, Derbyshire, DE73 8BQ

HOWKINS &  
HARRISON  
INCORPORATING ANDREW JOHNSON

Brookleas,  
230 Station Road, Melbourne,  
Derbyshire, DE73 8BQ

Asking Price: £500,000

Ideally placed on the fringe of this popular market town, a 1930's arts and crafts style detached family house with deceptive accommodation including basement.

Viewing is highly recommended.

#### Features

- Offered with no upward chain
- Arts and crafts style detached house
- Four bedrooms
- Deceptive accommodation over two floors
- Lower basement level
- In need of upgrading
- Edge of town centre location
- Ample off street parking
- Terraced gardens



## Location

Located in the much sought after town of Melbourne, (the name means 'mill on the brook' or 'a mill stream' a small attractive Georgian market town in a delightful part of South Derbyshire set in rolling countryside and is situated midway between the major city of Derby in the north and the bustling town of Ashby-de-la-Zouch in the south. The town contains a wide range of shops, pubs and restaurants and there are several good schools in the area. The property has good access to the A50, the M1 and M42 motorways, making it within easy reach of many Midland towns and cities.

### Travel Distances

Ashby de la Zouch - 7.8 miles

Derby - 11.8 miles

East Midlands Airport - 4.1 miles

Birmingham Airport - 37.6 miles

M1 (Jct 23) - 5.4 miles



## Accommodation Details - Ground Floor

A traditional open entrance porch with quarry tiled threshold and original inset stained glazed entrance door leads to the inner porchway again with quarry tiled floor and further Upvc double glazed door to the reception hall. Off the reception hall is an enclosed WC and staircase rising to the first floor accommodation with polished hardwood handrails and arts and craft style carving. Enjoying a dual aspect with double glazed windows to the front elevation and French doors to the rear conservatory is a delightful drawing room with the original inset fire surround and quarry tiled hearth and fireside seating, decorative cornice and ceiling rose. To the front elevation there is a generous square bay fronted dining

room also with original style cornice, ceiling rose and traditional 'Adam' style fire surround. The conservatory has a vaulted ceiling, quarry tiled flooring and elevated views over the rear garden and open farmland beyond. There is a generous 'L' shaped living kitchen which is fitted with a range of country style units, gas fired 'Aga' and enjoys a picture window to the rear elevation.

From the kitchen there is a side porch, fully tiled and plumbed for a washing machine, access to the basemen level below.

## First Floor

From the staircase with hand carved ballustrade there is a generous landing featuring walk in floor to ceiling store. The principal double bedroom is located at the front elevation with built in sliding floor to ceiling wardrobes and Upvc doors to the Juliet balcony. The three remaining bedrooms enjoy front and rear views, two of which have traditional Victorian display fireplaces, whilst the third currently features a corner spa bath with dual aspect and views over the adjacent paddock. Finally there is a four piece family bathroom with fully tiled walls and a walk in twin shower.





## Basement

Accessed from the internal staircase off the kitchen, stairs lead down to the basement, ideal for storage, storage below the principal reception rooms, boiler room with outdoor connections to the rear and an additional store room currently used as an unofficial snooker room.

## Outside

The property is set back from the highway with mature borders and a block brick in and out driveway. Shared access is also available to the side elevation leading down to further space for development of additional double driveway and parking.

## Gardens

Gardens to the side and rear elevations are currently terraced with a generous paved patio leading down to shaped lawns with maturing shrub and specimen tree borders.



A superb opportunity to enhance a beautiful detached family home located in a much sought after village location.





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

## 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

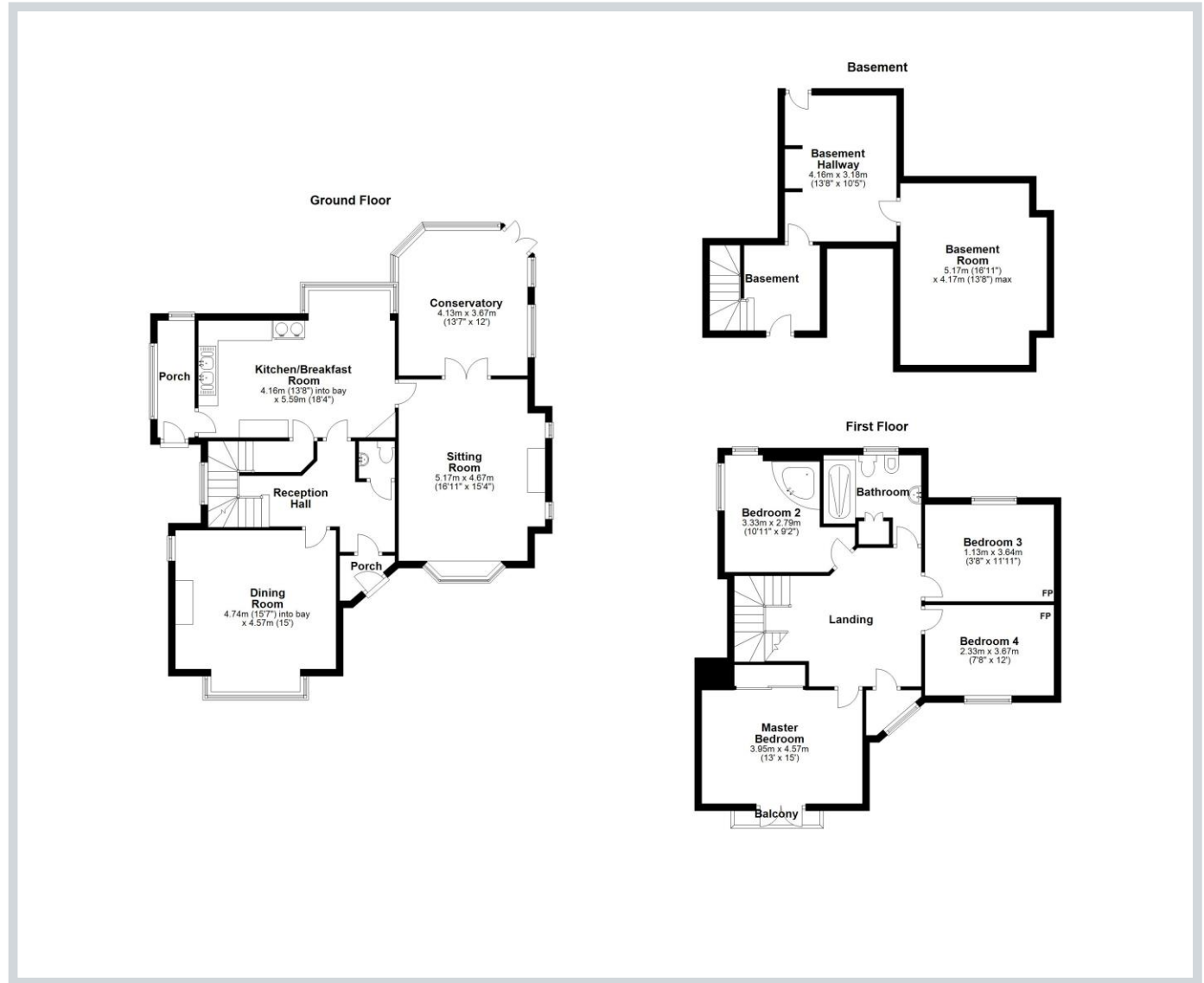
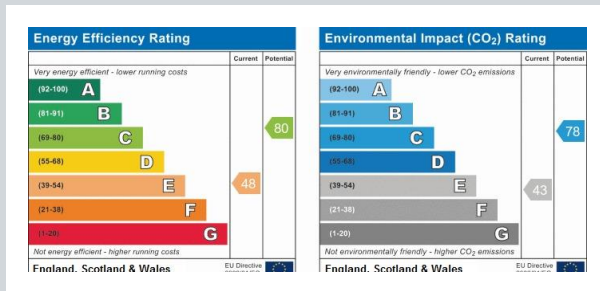
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

South Derbyshire Council - 01283 595795

## Council Tax

Band - F



## Howkins & Harrison

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Very 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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