



## 6 Bed House - Detached

The Old Vicarage, 12 Old Vicarage Lane, Quarndon, Derby DE22 5JB  
Offers Over £1,000,000 Freehold



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- Fine Detached Victorian Residence
- Ecclesbourne School Catchment Area
- Three Reception Rooms
- Kitchen/Dining Room, Utility, Pantry
- Six Double Bedrooms
- Private Mature Gardens – Approx. One Acre
- Driveway & Double Garage
- Potential to Extend – Great Potential !
- Cul-de-Sac Location
- Close To Kedleston & Countryside

ECCLESBOURNE SCHOOL CATCHMENT AREA – A six bedroom detached residence set in approximately one acre, known as The Old Vicarage.

The property offers great potential and set back in a pleasant cul-de-sac location within Quarndon Village with easy access to Kedleston, Duffield, City Centre and open countryside.

The property benefits from gas central heating and double glazing living accommodation and offers: entrance porch, hallway with staircase leading to first floor, cloak/boot room, lounge, family room, dining room, living kitchen/dining room, walk-in pantry, utility, six double bedrooms and family bathroom.

The private gardens extend to approximately one acre or thereabouts with wide shaped lawns, a high degree of privacy and a warm southerly aspect.

A sweeping driveway leads to a brick double garage.

#### The Location

The property is situated in the very sought after village of Quarndon, some three miles north of Derby City centre and has a cricket ground and noted Joiners Arms public house. It has the benefit of a noted primary school ( The Curzon Church of England ) and is in the catchment area for the noted Ecclesbourne School in Duffield. Golf courses at Duffield and Kedleston.

#### Accommodation

##### Ground Floor

##### Entrance Porch

With multipaned entrance door with window over, high ceilings, double glazed window and internal multipaned glazed door opening into entrance hall.

### Entrance Hall

With deep skirting boards and architraves, high ceilings, original solid wood flooring, period style radiator, staircase leading to first floor, door with access to cellar and double glazed door giving access to rear garden.

### Cellar

### Cloakroom/Boot Room

With low level WC, pedestal wash handbasin, high ceilings, coving to ceiling, coat hangers, matching solid wood flooring, deep skirting boards and architraves and internal panelled door.

### Lounge

With fireplace with gas fire, deep skirting boards and architraves, high ceilings, cast iron period style radiator, side double glazed window, fitted wall lights, double glazed bay window to front and internal panelled door.



### Family Room

With fireplace, deep skirting boards and architraves, high ceilings, built-in storage cupboards, cast iron period style radiator, double glazed side bay window and internal panelled door.



### Dining Room

With fireplace with fitted gas fire, deep skirting boards and architraves, high ceilings, cast iron period style radiator, built-in display alcove with shelving and base cupboard underneath, double glazed window with internal panelled shutter and internal panelled door.



### Inner Lobby

With matching solid wood flooring and walk-in store housing the hot water cylinder.

### Kitchen/Dining Room

With single stainless steel sink unit with mixer tap, wall and base cupboards, worktops, Range style cooker, fitted breakfast bar, electric storage heater, two double glazed windows overlooking rear garden and double glazed window to front.



### Walk-In Pantry

### Utility

With single stainless steel sink unit with hot and cold taps, wall and base cupboards, quarry tiled flooring, plumbing for automatic washing machine and double glazed window.

### First Floor

### Landing

With deep skirting boards and architraves, high ceilings, double glazed window and staircase leading to second floor.

### Double Bedroom One

With fitted wardrobes with cupboard above, fireplace, deep skirting boards and architraves, high ceilings, cast iron period style radiator, double glazed window and internal panelled door.



### Double Bedroom Two

With built-in double wardrobe and additional fitted wardrobes, deep skirting boards and architraves, high ceilings, fireplace, washbasin, radiator, double glazed window and internal panelled door.



### Double Bedroom Three

With fireplace, deep skirting boards and architraves, high ceilings, cast iron period style radiator and internal panelled door.



### Bathroom

With bath, pedestal wash handbasin, low level WC, bidet, tiled splash-backs, high ceilings, double glazed window and internal panelled door.

### Separate WC

With low level WC, double glazed window and internal panelled door.

### Shower Room

With electric shower, double glazed window and internal panelled door.

### Second Floor

### Landing

### Double Bedroom Four

With washbasin, double glazed window and internal panelled door.



### Double Bedroom Five

With washbasin, cast iron period style radiator, double glazed window and internal panelled door.





### Double Bedroom Six

With washbasin, cast iron period style radiator, double glazed window and internal panelled door.

### Walk-In Store

### Private Gardens

Being of a major asset and sale to this particular property is its beautiful private gardens extending to approximately one acre or thereabouts. The gardens enjoy wide shaped lawns, flowerbeds, shrubs, hedgerows and trees.



### Driveway

A sweeping tarmac driveway provides car standing spaces for approximately eight cars.

### Brick Double Garage

With power and lighting.



### Store

### Greenhouse

With power and lighting.

### Gardener's WC

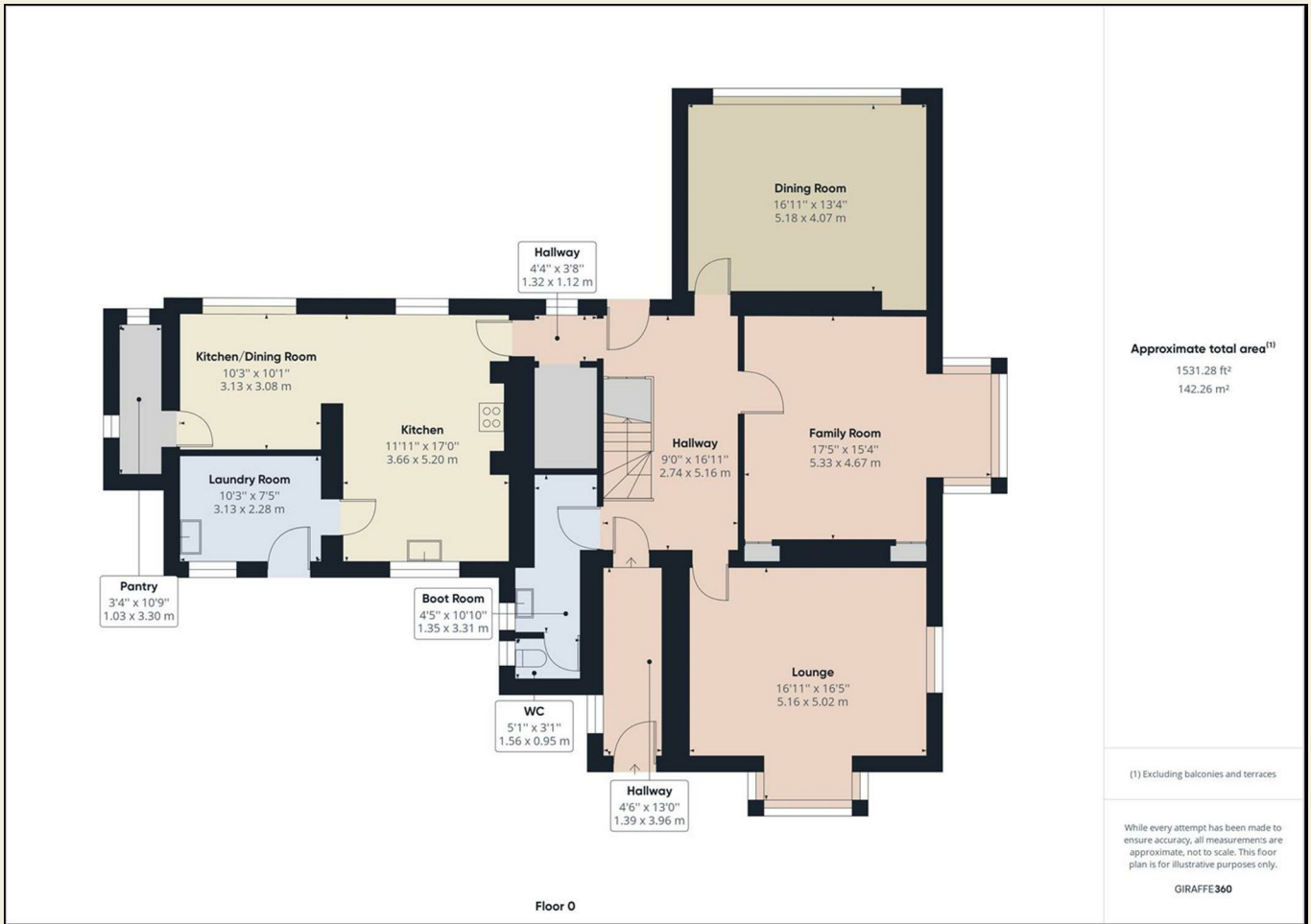
With low level WC.

### Boiler Room

With two boilers.

### Council Tax - H

# Amber Valley



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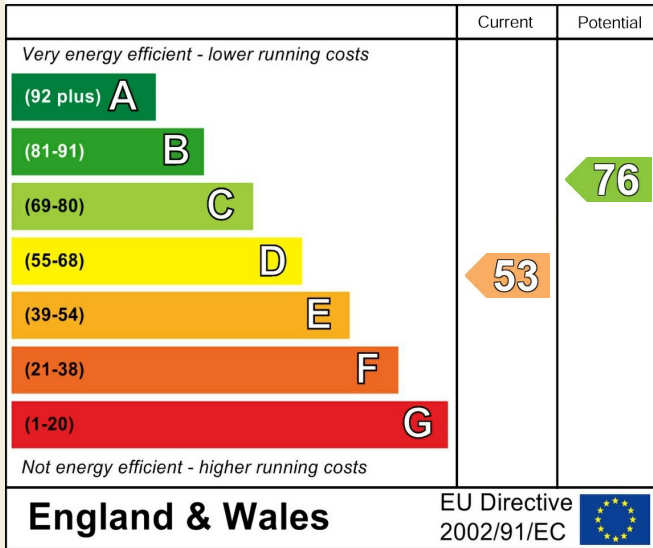


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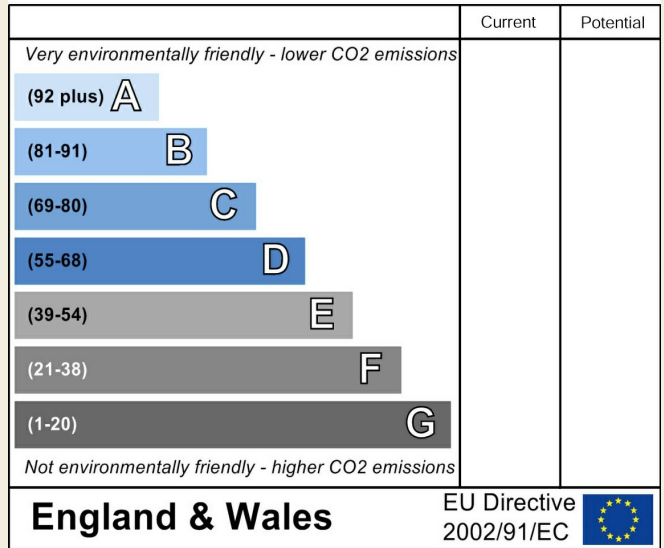




### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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