

| The Hewarths No Mans Lane | Sandiacre | Nottingham | NG10 5NQ

Robert Ellis
RESIDENTIAL



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ENTRANCE HALL

Wood flooring which continues into the living room and snug. Dog-leg staircase to the first floor, radiator, sealed unit double glazed front entrance door.

LIVING ROOM

13'9" x 13'8" (4.2 x 4.17)
Feature beamed ceiling, radiator, connecting door to the utility room, double glazed windows to the front and side elevations enjoying views over the surrounding area.

SNUG

12'11" x 13'7" (3.95 x 4.16)
Wood flooring, feature inset twin aspect log burner, double glazed window to the front. Opening leading into the dining kitchen.

DINING KITCHEN

27'10" x 12'3" (8.5 x 3.75)
Incorporating a bespoke Sheraton fully fitted kitchen comprising a range of wall, base and drawer units with contrasting worktops and inset one and a half bowl sink unit with instant boiler hot tap. Range-style gas/electric oven with an extractor hood over. Built-in Neff double oven and microwave. Integrated fridge and freezer, dishwasher, , inset twin aspect log burner shared with the snug. Radiator, partially vaulted ceiling to the rear with double glazed windows over the rear courtyard garden. Feature stone flagged floor. Double glazed French doors to the side elevation and double glazed window to the front.

BOOT ROOM

9'4" x 7'8" (2.86 x 2.35)
Fitted bench seat, vaulted ceiling with Velux roof window, door to rear courtyard garden, built-in cupboard with shelving, door to dining room, door to cloaks/WC.

CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin with vanity unit and low flush WC. Heated towel rail.

DINING ROOM

13'3" x 11'8" (4.04 x 3.56)
Wood flooring, partial beamed ceiling, large double glazed windows bringing in a lot of natural light and enjoying views over the surrounding area. Door to utility room and door to walk-in storage room/pantry with light and power. Feature stone flagged floor.

UTILITY ROOM

13'8" x 5'6" (4.17 x 1.68)
Stainless steel sink unit with single drainer and work surfacing, cupboard under, plumbing and space for washing machine and dishwasher, double glazed window, stable-style door to rear courtyard.

FIRST FLOOR LANDING

19'8" x 5'10" (6 x 1.8)
A generous space accessed from a dog-leg staircase from the ground floor with radiator, staircase continuing to the second floor. The landing has a radiator, beamed ceiling and space for occaisional chairs to sit and enjoy a panoramic vista from the two double glazed windows.

MASTER BEDROOM

13'11" x 11'6" (4.25 x 3.53)
Radiator, double glazed windows to the front and side, door to en-suite.

EN-SUITE

11'6" x 6'9" (3.53 x 2.07)
Under Floor heating, twin wash hand basins with vanity unit, low flush WC, walk-in wet room area with rain head shower rose and handheld shower rose. Access to dressing room.

DRESSING ROOM

6'5" x 11'10" approximately (1.96 x 3.63 approximately)
Fitted with a range of wardrobes with hanging space and shelving, drawers and cabinet. Vaulted ceiling with Velux double glazed roof window.

BEDROOM TWO

13'8" x 13'8" (4.17 x 4.19)
Beamed ceiling, radiator, double glazed windows to the front and side elevations enjoying views, door to en-suite.

Jack & JILL EN-SUITE

13'9" x 5'6" (4.21 x 1.68)
Four piece suite comprising pedestal wash hand basin, low flush WC, walk-in shower cubicle with thermostatically controlled shower, feature bathtub with pillar mixer taps. Vaulted ceiling with Velux double glazed roof window, double glazed window enjoying a fantastic vista over the surrounding area. Connecting door to bedroom three.

BEDROOM THREE

13'8" reducing to 9'6" x 11'9" (4.18 reducing to 2.90 x 3.6)
This versatile space can be used as a dressing room to bedroom 2 and has a partially vaulted ceiling, radiator, double glazed roof window and double glazed window to the rear.

SECOND FLOOR LANDING

BEDROOM FOUR

13'6" x 13'6" (4.12 x 4.14)
Radiator, double glazed windows enjoying views over the surrounding area.

KITCHENETTE

11'10" x 8'4" (3.61 x 2.55)
A functional space, great for teenagers, with a bespoke range of wall and base cupboards, inset stainless steel sink unit, breakfast bar, radiator, double glazed window, door to shower room, door to bedroom five.

BEDROOM FIVE

18'2" x 11'6" (5.56 x 3.51)
Radiator, double glazed windows to three elevations offering fantastic views.

SHOWER ROOM

12'11" x 5'4" (3.95 x 1.63)
Three piece suite comprising pedestal wash hand basin, low flush WC, shower enclosure with thermostatically controlled shower. Double glazed window, walk-in airing cupboard housing gas boiler and pressurised hot water system.

RESIDENTIAL ANNEX

KITCHEN

16'8" x 8'3" (5.1 x 2.53)
Range of modern fitted Shaker-style wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine. Integrated dishwasher, stairs to the first floor, door to living room, double glazed windows and stable-style door.

LIVING ROOM

18'8" x 17'6" overall (5.69 x 5.35 overall)
Walk-in storage closet, radiator, full height double glazed window.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

15'5" x 12'3" overall (4.72 x 3.74 overall)
Vaulted ceiling, radiator, double glazed dormer windows enjoying views over the surrounding countryside.

BEDROOM TWO

12'1" x 8'6" (3.70 x 2.60)
Currently used as a dressing room with radiator and twin aspect double glazed dormer windows.

BATHROOM

5'9" x 7'10" (1.77 x 2.39)
Three piece suite comprising pedestal wash hand basin, low flush WC, bath with thermostatically controlled shower. Heated towel rail, partially tiled walls, frosted double glazed dormer window.

ATTACHED OUTBUILDINGS

External WC and twin store cupboards.

OUTSIDE

The property is approached through a walled and pillared entrance with a sweeping driveway cutting through the formal gardens leading to a generous forecourt providing parking for several vehicles and leading to a carport with light, power and clock tower. The formal grounds extend to approximately one acre and are mainly laid to lawn with a variety of mature trees and shrubs. There is a contemporary seating area to one corner set in a glass balustrade with raised timber bedding and a small soft fruit patch. Purpose-built pavilion-style summerhouse with a power supply and cold water tap. There is a further open patio area, some Gabion stone walling adjacent to the French doors of the kitchen. To the rear elevation is a courtyard style garden finished with pebbles and artificial lawn which enjoys far reaching views over the surrounding area. The forecourt leads off to the right where a gate and further driveway gives access to the paddock offering approximately four acres of grassed land enclosed with rail and post fence and hedges.

STABLE COURTYARD

60'5" x 34'4" (18.44 x 10.48)
An enclosed fenced and private space, giving access to the detached residential annex and block which consists of six stables. In more detail, the foaling stable is 3.45m x 5m overall, the five remaining stables all measuring approximately 3.45m deep x 3.5m. Tack room is 3.44m deep x 2.3m wide.



A rare and interesting opportunity has arisen to purchase a substantial three storey, five bedroom detached farmhouse with separate self-contained two bedroom two storey annexe, with formal grounds approaching 1 acre with an additional 1.6 acre paddock and stable block for six horses/ponies.

This superbly appointed farmhouse has been renovated in recent times by the current owners and offers spacious and high quality living with a spacious family dining kitchen, as well as two further reception rooms, and generous bedroom accommodation over the first and second floors, the principal with luxury en-suite shower room and walk-in dressing room/wardrobe, as well as the second bedroom having a luxury en-suite bathroom with a "Jack & Jill" facility to the third bedroom which could be used as an additional dressing room. The second floor gives access to two double bedrooms and useful kitchenette and bathroom, making this ideal for growing teenagers.

Within the grounds is a detached purpose-built annexe with a fully fitted kitchen, generous living room, two double bedrooms and bathroom facility. This is ideal for extended families or for grownup children looking for personal space.

Situated on the edge of open countryside, both the main house and the annexe enjoy a panoramic vista over the surrounding area. Close to the South Derbyshire villages of Risley, Stanton by Dale and Dale Abbey, yet far from being isolated, the property is situated within a five minute drive of the A52 and Junction 25 of the M1 motorway, giving direct access to the nearby cities of Nottingham and Derby, and larger market towns of Long Eaton and Beeston.

This versatile property and grounds is ideal for those looking for personal equestrian use with purpose-built stabling including a foal stable and tack room. Equally, these buildings can be put to other uses such as workshops, etc. and the paddock into a small holding for those who are looking to embark on " The Good Life".

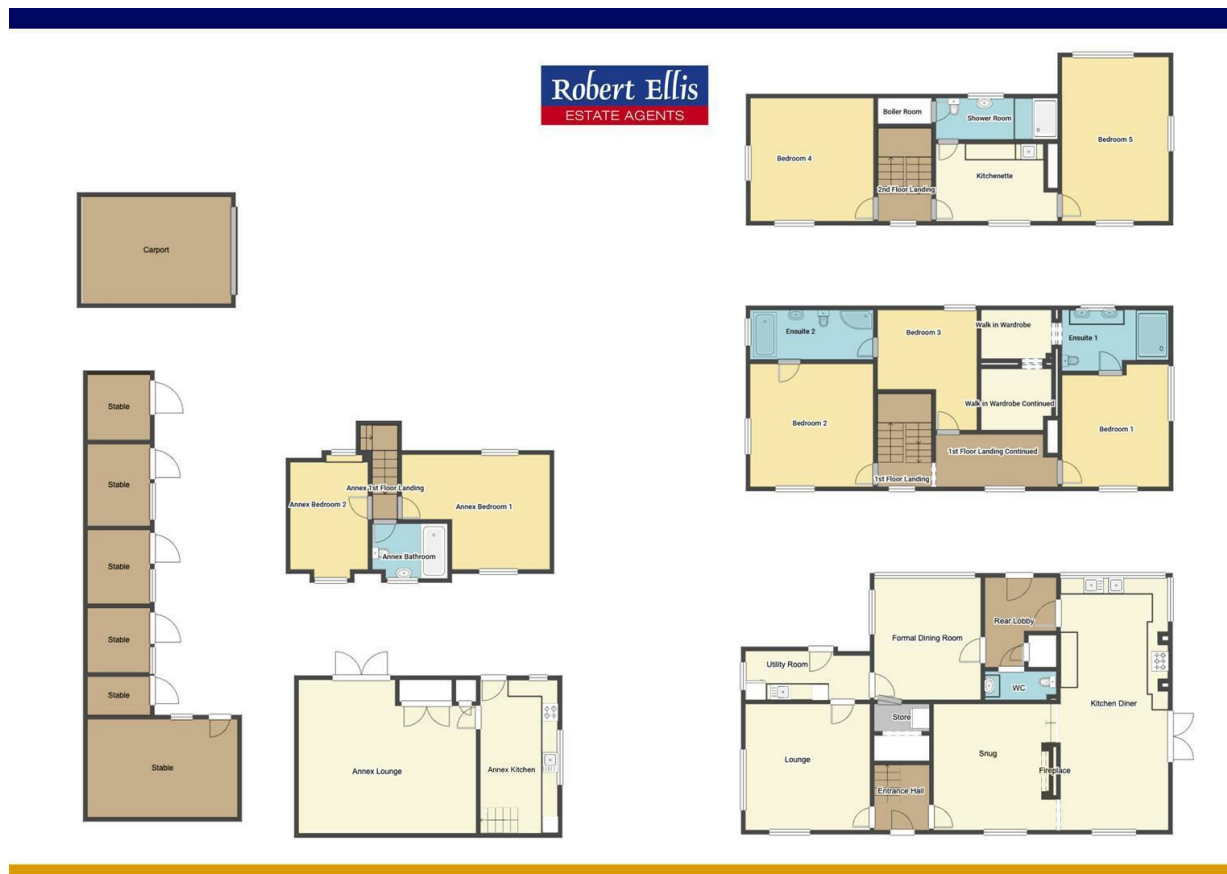
It is rare to find such an opportunity in this location, especially one which is ready for immediate occupation. We strongly recommend a detailed viewing of the property and grounds to fully appreciate what is on offer.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.