



**Main Street
Stanton-By-Dale, Derbyshire DE7 4QH**

£550,000 Freehold

A THREE BEDROOM TWO BATHROOM
TWO RECEPTION ROOM PLUS EATING
KITCHEN "L" SHAPED STONE BUILT BARN
CONVERSION SITUATED IN THE HEART
OF THIS DERBYSHIRE VILLAGE.



ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET FOR THE FIRST TIME SINCE THE LATE 1990'S THIS "L" SHAPED, STONE BUILT BARN CONVERSION SITUATED IN THE HEART OF THIS SOUGHT-AFTER DERBYSHIRE VILLAGE LOCATION.

Believed to have been originally constructed in the 1850's and since converted in the 1980's, this "L" shaped barn conversion benefits from dual access from both the front and the rear and is situated on a relatively level plot with only five interior steps separating the living space from the kitchen area.

Modern benefits have been brought to the property in gas central heating from combination boiler, there is a fantastically maintained generous garden space and parking to the rear with its very own single garage.

The accommodation of the property in total comprising of an eating kitchen diner, dining room, living room and approximately 8.5m hallway linking three bedrooms (principal bedroom with en-suite) and family bathroom.

As previously mentioned, the property is located in the heart of this popular Derbyshire village, which offers two public houses, deli cafe and a well regarded golf course.

From the property there is easy access to excellent transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and Nottingham electric tram terminus situated at Bardills roundabout. There is also easy access to open countryside, a variety of schooling for all ages, as well as shops, services and amenities situated in the nearby towns of Ilkeston, Stapleford and Long Eaton.

Seldom do properties within the Court come to the market and we would therefore highly recommend an early internal viewing.



KITCHEN DINER

15'4" x 13'8" (4.68 x 4.18)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan neck mixer tap. Decorative tiled splashbacks, space for Range cooker with extractor canopy over, glass fronted crockery cupboards, display plate rack, corner cabinets, space for under-counter kitchen appliances, vaulted ceiling with exposed beams, Velux roof window, double glazed windows to the front and side (both with matching fitted Roman blinds), ample space for dining table and chairs, built-in dresser cabinet to match the kitchen, radiator, tiled floor, additional Velux roof window, spotlights, stable entrance door to the front. Door to dining room.

DINING ROOM

13'7" x 7'1" (4.16 x 2.18)

Radiator, vaulted ceiling incorporating Velux roof window, additional double glazed window to the front, exposed brickwork steps leading through to the living room.

LIVING ROOM

15'1" x 14'2" (4.60 x 4.34)

Double glazed window to the rear, double glazed French doors opening out to the rear garden with matching double glazed panels to either side of the door, feature vaulted ceiling with exposed beams, radiator, central exposed brick chimney breast incorporating inset coal fire with matching brick hearth, media points, internal door then leads through to the inner hallway.

INNER HALLWAY

29'0" x 5'6" (8.84 x 1.69)

Doors to all bedrooms and bathroom. Two double glazed windows to the side (both with matching fitted Roman blinds), double glazed French doors opening out to the front courtyard (with fitted blinds), radiator, loft access point via pulldown loft ladder to a partially boarded, lit and insulated loft space which also houses the gas fired combination boiler (for central heating and hot water purposes).

BEDROOM ONE

14'4" x 14'0" (4.37 x 4.27)

Matching double glazed windows to either side of the room, radiator, spotlights, built-in storage cupboards and drawers. Door to en-suite WC.

EN-SUITE WC

6'3" x 3'0" (1.92 x 0.93)

Two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashbacks. Extractor fan, mains lighting point.

BEDROOM TWO

11'6" x 9'9" (3.53 x 2.98)

Double glazed window to the side overlooking the garden, radiator.

BEDROOM THREE

10'2" x 9'8" (3.10 x 2.97)

Double glazed window to the side overlooking the garden, radiator.

BATHROOM

10'2" x 8'4" (3.10 x 2.56)

Four piece suite comprising freestanding bathtub with claw feet, central

mixer tap, handheld shower attachment, separate tiled and enclosed cubicle with mains shower, glass shower screen, folding door, wash hand basin with decorative splashbacks and low flush WC. Double glazed window to the side (with fitted Roman blind), floor and wall tiling, radiator, wall mounted bathroom cabinet, spotlights.

OUTSIDE

To the front of the property there is a small garden courtyard area designed for ease of maintenance offering a paved pathway access to the front entrance door, planted raised rockery area with decorative gravel stone chippings and a variety of mature bushes and shrubbery. Within the front courtyard there is an external water tap, double power outlet and lighting point.

REAR GARDEN

The rear garden is landscaped and meticulously maintained, enclosed by hedgerow and conifers to the boundary line with decorative wall ensuring privacy from the neighbouring properties and the roadside. A real benefit to the property is the rear entrance gate allowing access from the parking and garage area to the rear. The garden is split into two shaped lawn sections with planted borders and raised rockery areas housing a wide variety of specimen bushes, shrubs, trees and plants. There is a good size paved patio entertaining area leading through directly to the living room from the French doors. Within the garden there are multiple external lighting points, a rear water tap and power sockets. As previously mentioned, a shaped pathway provides access to a rear access gate which leads onto the parking area and garage.

PARKING & GARAGE

Situated within the Court there is a parking area for residents and the property being sold has the benefit of a single garage with up and over door and parking space in front of the garage.

DIRECTIONAL NOTE

Upon entering the village from Sandiacre and via Rushy Lane, proceed onto Main Street. Hall Farm Court can be found on the left hand side and the property can be identified by our For Sale board.

REF 8924NH

COUNCIL TAX

Erewash Borough Council Band E.

Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – BT

Full fibre is available to the village

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk

Flood Defences – No

Non-Standard Construction – Stone built barn conversion

Any Legal Restrictions – No

Other Material Issues – Within Conservation Area - relevant restrictions will apply





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.