

Robert Ellis

look no further...



The Old Manor House,
39 Main Street, Breaston,
Derbyshire DE72 3DX

Price Guide £535-545,000
Freehold

0115 946 1818



/robertellisestateagent



@robertellisea



THIS IS A BEAUTIFUL LARGE LISTED BUILDING WHICH HAS FIVE DOUBLE BEDROOMS AND OFFERS FLEXIBLE LIVING AND BEDROOM ACCOMMODATION WHICH IS SITUATED IN THE HEART OF BREASTON VILLAGE.

Being located on Main Street in Breaston, this large detached cottage offers a lovely home which will suit people who are looking for a character property that includes many original features and is situated in this most sought after location close to all the local amenities provided by Breaston village. The property has a wealth of character and individuality and for this and the private gardens to be seen by interested parties, it is strongly recommended that people who are looking for this style of property in this location should arrange a viewing. The current owner has lived at the property for many years and during that time has maintained their home to a high standard but retained original features as people will see when they look around the property. The gardens extend to three sides with there being a pebbled driveway to the left which leads to the DOUBLE GARAGE with the gardens extending around the rear and to the right hand side where the main gardens are found and these are mainly lawned with established beds and screening to the sides. The property is within walking distance of the local shops, schools for younger children and other facilities provided by Breaston village and is only a short drive away from all the facilities and amenities found in nearby Long Eaton and to excellent transport links, all of which has helped to make Breaston village a very popular and convenient place for people to live.

The property has a most attractive appearance and we are informed was originally built around the 1820's of brick to the external elevations under a pitched tiled roof with the spacious accommodation included benefiting from GAS CENTRAL HEATING and secondary double glazing to a number of the original windows. In brief the accommodation is entered through the original front door into a spacious reception hall from which there is the main staircase leading to the first floor and to the left there is a sitting room which has the original cast iron fireplace which is in working order, a lounge/sitting room which also has an open fireplace and beams to the ceiling, rear hallway off which there is a utility/laundry room, ground floor w.c. and bathroom. There is a large dining kitchen which has been recently re-fitted with units that are in keeping with the age and character of the property and off the kitchen there is a walk-in pantry and a second staircase leading to a room above which is currently used as a dining room but could have many different uses including a bedroom, sitting room or similar. There is also a cellar which is accessed from the main entrance hall and to the first floor there are four double bedrooms, two of which has SHOWER ROOMS EN-SUITE and we have been informed by the current owner there is space at the first floor level for a further bath/shower room to be created if this was required by a new owner. The landing leads to one of the main bedrooms and off the landing there is most useful storage in the roof void which has two access points. Outside there is the DETACHED GARAGE, an external cellar/store, a pebbled drive which leads to the garage and provides further OFF THE ROAD CAR STANDING and at the rear of the cottage there is a patio and garden area which leads to the main garden at the front which is mainly lawned with established beds to the sides, large ornamental pond and screening to the boundaries which helps keep the property private from adjoining homes.

Breaston is a highly regarded village and is very popular with people who want to live in this type of location between Nottingham and Derby. There are local shops, restaurants, pubs and other places to visit as well as schools for younger children, walks in the surrounding picturesque countryside, sports facilities at the nearby West Park Leisure Centre and adjoining playing fields and there are also schools for older children at nearby Long Eaton and Sandiacre which include both state and independent schools with good reputations. The transport links around this area are excellent with access to J25 of the M1 being only a few minutes away as is the Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Reception Hallway

16'9" x 6'9" approx (5.11m x 2.06m approx)

Original wooden front door with arched panel above, double radiator, dado rail to the walls, stairs leading to the first floor and original wood panelled doors to:

Cloaks/Cellar

Providing cloaks hanging and leads down to a cellar where there are brick falls.

Sitting Room

13' x 12'10" approx (3.96m x 3.91m approx)

Original window with secondary double glazing overlooking the garden at the front, feature original fireplace with cast iron inset and stone mantle and hearth, beams to ceiling and two radiators.

Lounge/Sitting Room

23' overall x 12'10" reducing to 9'5" approx (7.01m overall x 3.91m reducing to 2.87m approx)

This large room has two original windows to the front with secondary double glazing, beams to the ceiling, open fireplace with canopy, brick work to either side and slabbed hearth all set in an Inglenook fireplace with double eye level cupboard incorporated, internal window, three radiators and four wall lights.

Inner Hall

The hallway leads from the main reception hall to the kitchen and has beams to the ceiling, radiator, dado rail, wall lights and original doors to the rooms off the hallway.

Ground Floor w.c.

Having a low flush w.c. and hand basin, radiator, walls half tiled, opaque glazed window and beams to the ceiling.

Ground Floor Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with mains flow shower over and pedestal wash hand basin, radiator, tiled flooring, internal opaque glazed window, beams to the ceiling and tiled flooring.

Utility Room

13' x 8' approx (3.96m x 2.44m approx)

The utility room has a stainless steel sink with a mixer tap set in an 'L'-shaped work surface with cupboards and drawers below, eye level wall cupboards, storage in roof space, original windows, plumbing for an automatic washing machine, wall mounted boiler, hot water tank and beams to part of the ceiling.

Dining Kitchen

16'1" x 12'8" approx (4.90m x 3.86m approx)

The kitchen was re-fitted approximately 5 years ago and has wood finished units and includes a sink with mixer tap and four ring hob set in a work surface with ranges of drawers, cupboards and oven below, matching wall cupboards, hood to the cooking area, second work surface with cupboards and drawers beneath, original windows to either side of the kitchen with secondary double glazing, beams to the ceiling, tiled flooring, original door leading to outside, two radiators and from the kitchen there is a second staircase leading to the room above which could be used as a dining room or fifth bedroom.

Pantry

12'8" x 8'7" approx (3.86m x 2.62m approx)

The pantry is of a good size and has space and power points for a fridge and freezer, tiling to the floor and shelving.

Dining Room/Bedroom 5

16' x 13' approx (4.88m x 3.96m approx)

This room is positioned above the kitchen and is accessed via the staircase

from the kitchen. It has an original glazed window with secondary double glazing to the rear, two purling beams to the ceiling, two radiators and access point to one of the main bedrooms.

First Floor Landing

The landing extends to the fourth bedroom and off the landing there are two ceiling window lights and built-in cupboards/storage in the roof space with pine doors. Original window with secondary double glazing on the half landing, balustrade continued front the stairs onto the landing, radiator and original wooden doors to:

Separate w.c.

Having a low flush w.c. and hand basin

Bedroom 1

12'10" x 12'6" approx (3.91m x 3.81m approx)

Original window with secondary double glazing overlooking the garden to the front, feature original fireplace with cast iron inset and built-in cupboard with pine door.

En-Suite

having a tiled walk-in shower cubicle with electric shower and pedestal wash hand basin.

Bedroom 2

12'11" x 12'10" approx (3.94m x 3.91m approx)

Original window with secondary double glazing, radiator and built-in cupboard with pine door.

En-suite

Having a tiled shower area with electric shower, pedestal wash hand basin, original window with secondary double glazing, radiator and tiled flooring.

Bedroom 3

12'10" x 10' approx (3.91m x 3.05m approx)

Georgian window with secondary double glazing overlooking the garden at the front, radiator and built-in wardrobe with double pine doors.

Bedroom 4

14'1" x 9'2" approx (4.29m x 2.79m approx)

This room is positioned off the half landing and has an original window with secondary double glazing to the side and a radiator.

Outside

The property is approached via a pebbled driveway which leads through double wooden gates to car standing and onto the garage which has car standing to one side. There are established beds to the side of the drive and the gardens extend to the rear of the property where there is the patio area and brick built barbeque and around to the front where there is a large lawned garden with ornamental pond and established beds and screening to the sides, all of which help to keep the garden private from adjacent properties. There is outside lighting and water supply provided.

Garage

13'9" x 15'7" approx (4.19m x 4.75m approx)

There is a brick detached garage with a pitched tiled roof and up and over door to the front. The garage has power and lighting.

External Cellar

There is an external cellar which provides additional storage space.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Follow Wilsthorpe Road which then becomes Main Street where the cottage can be found on the left hand side.
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given. Made with Metaplan (2019)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	67
(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	50	60
(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.