



ELITE HOMES

Consultative Estate Agents with Integrity



Lowes House, Lowes Lane, Swarkestone, Derby
DE73 7GQ

Overview

An elegant Grade II Listed, three storey country house with detached 2 bed cottage, set in circa 2 acres of land. Garaging for 8 cars, workshop, swim pool / hot tub, croquet lawn, Carp lake and paddock field, situated in a lovely rural position with south-facing views.

Key Features

- Elegant Grade II Listed Residence
- Additional 2 Bed Detached Cottage with its own Double Garage and Gym
- Approx 2 acres of Gardens and Grounds, including Carp Lake, Paddock Field, Croquet Lawn and Vegetable Garden
- Power Jet Pool for Swimming, Gazebo and Entertaining Terrace
- Large Garage Range with Workshop and Parking for 8 Cars
- Newly Fitted Bespoke Open Plan Kitchen and Vaulted Living/Dining Area
- 2 Well-Proportioned Reception Rooms
- Cellar that has been Converted into a Quirky Bar / Wine Storage
- Master Bedroom with En-Suite Shower Room and His and Hers Dressing Rooms
- Large Double Bedroom with En-Suite and 3 Second Floor Rooms and Jacuzzi Bathroom

Accommodation

The well-proportioned accommodation is arranged over three floors and blends traditional features, such as sash windows, decorative cornicing, free-standing period style radiators and part panelled walls, alongside contemporary additions, the bathrooms and kitchen being such examples. The current owners have made significant improvements including having rewired, replastered and redecorated the property.

The main house is complemented by a detached former garage building which provides self-contained 2 bedroom and bathroom ancillary accommodation, together with a double garage and gym with its own shower and WC.

In addition, there is an impressive oak-framed, L-shaped garage range providing parking for 8 vehicles, a large workshop and store room. The current owners have obtained a written opinion from local planning consultants that the garage range could be converted into a residence, subject to the necessary planning permission.

The residence benefits from a high spec security and alarm system, with five cameras, security lights, a special 'One Key' system throughout the house and phone door answering. There is internet coverage across the house, cottage and garages. Boasting broadband speed of approx download 110 Mb/s and upload of 52.

Grounds and Gardens

Lowes House is positioned behind private electric gates, accessed via a long gravelled driveway off Lowes Lane. There is ample car standing space between the house and the Cottage and further extensive space for many vehicles adjacent to the oak garage block and paddock.

At the front of the house there is a wide lawn area which has a bed of flowering shrubs and outdoor lighting pillars along the edging. The gardens are very well maintained and are well stocked with an abundance of shrubs and trees. There is a dedicated vegetable garden with 5 raised planters with an array of fruit and vegetables growing. The vendor has made a

recent addition of a fantastic Croquet lawn perfect for entertaining friends and family.

The lake is positioned to the south of the driveway, with water fountain and central wildlife island, and a decking platform for fishing. There is a borehole (55 metres deep with capacity of 4000 litres an hour), which supplies its own water for the lake and grounds

The gardens and grounds are exceptionally well maintained and include a paddock field of approximately 0.80 acres.

Location

Lowes House is situated on the edge of the small village of Swarkestone, a designated conservation area steeped in history, just 5 miles south of Derby.

Swarkestone is well placed for easy access to the A50 (5 minute drive), which provides links to the A38, M1 and M6 motorways and the major Midlands cities of Derby, Leicester, Nottingham and Birmingham. The A42 is in Ashby-de-la-Zouch, about 10 miles away.

East Midlands Parkway station and East Midlands Airport are within easy reach (15-20 minute drive).

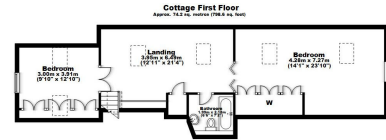
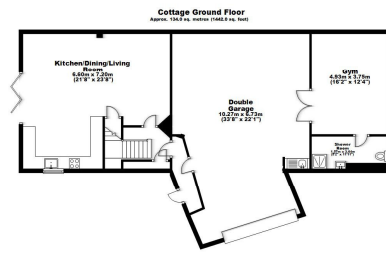
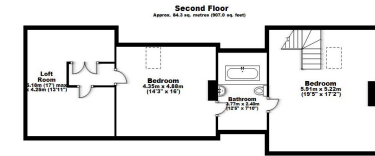
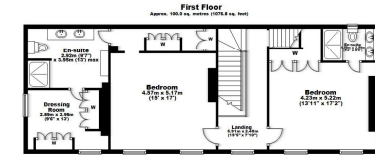
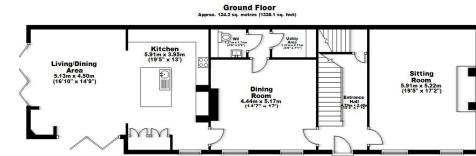
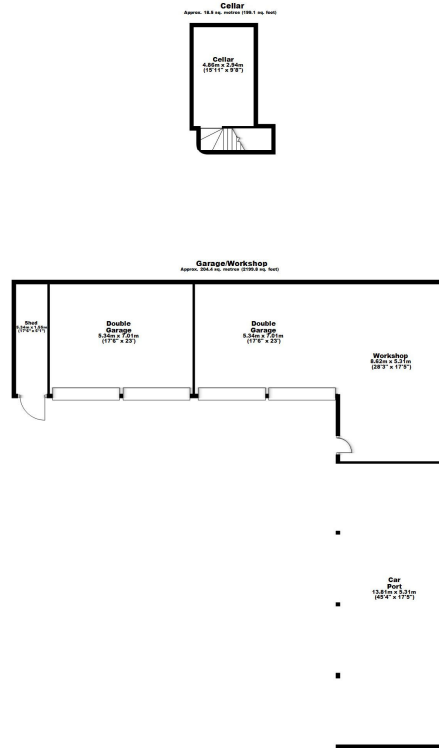
The village has cricket, sailing, shooting and fishing clubs, together with many delightful walking and cycling routes. Swarkestone Nursery holds many craft, gift and food and drink fairs throughout the year and has a popular restaurant. The Crewe and Harpur public house on the edge of Swarkestone bridge is a popular public house.

The famous village of Melbourne can be found just 10 minutes away, offering many restaurants, bars and amenities, as well as scenic countryside walks. Local facilities can also be found in nearby Chellaston, which has a number of local shops and public houses, with a wider range of facilities about 5 miles away in Derby city centre. The famous Swarkestone Bridge and causeway can be reached just 3 minutes away – this is a 13th Century Grade I listed medieval bridge, the longest stone bridge in England.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Total area: approx. 725.6 sq. metres (7961.4 sq. feet)

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