



Derby Road, Melbourne



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3

£750,000



### Key Features

- Prestigious Eight Bedroom Victorian Home
- Seven Luxurious Guest Suites with Ensuite Facilities
- 'AA Rated' Gold Star Guest House
- Ideal for Conversion to a Family Home with Potential Annex (STPP)
- A Wealth of Character and Charm
- Over 2,600 Sqft of Living Space
- EPC rating C
- Freehold





Welcome to The Coach House, an exquisite 'AA rated' Gold Star guest house located in the heart of Melbourne's charming Georgian market town. Whether you're an aspiring business owner or a family seeking an impressive home, this property accommodates both beautifully. Imagine a profitable guest house with seven sumptuous suites, each equipped with en-suites, or a sprawling family retreat (subject to planning consent) with immense versatility and potential for an annex or office space.

Inside, you'll find captivating living spaces adorned with Victorian cast iron features, Georgian sash windows, and a grand dining room adjacent to a contemporary stainless steel kitchen, featuring a remarkable six-ring range and a rear porch to a serene courtyard.

To the rear, a converted stable block provides added versatility with a separate laundry facility. The residential area boasts flexible living spaces, including a generous lounge, craft room/study, and additional bedroom options.

Outside, a meticulously landscaped garden and gated driveway offer ample parking and a touch of prestige. Don't miss this unique opportunity!

Melbourne is a picturesque Georgian market town known for its rich history and vibrant community. The town centre, just a short stroll from Derby Rd, offers a delightful array of local shops, boutiques, and restaurants that provide a charming shopping and dining experience. Melbourne's historic market place is a hub of activity, hosting regular markets that showcase local produce and crafts. Residents and visitors alike enjoy the town's welcoming atmosphere and the convenience of having essential amenities close at hand.

Nature enthusiasts will appreciate the beautiful surroundings, including Melbourne Pool and the stunning Staunton Harold Reservoir, both of which offer

excellent opportunities for walking, bird watching, and enjoying the outdoors. The proximity to the scenic Derbyshire countryside adds to the appeal, providing numerous options for weekend escapes and countryside exploration. Additionally, the town's well-kept parks and green spaces offer tranquil spots for leisure and recreation, complementing the leisure activities available locally.

Transport links from Melbourne are superb, allowing easy access to nearby cities such as Derby and Nottingham, making the area an excellent choice for commuters. The close proximity to major roads and East Midlands Airport, less than a 30-minute drive away, ensures convenient travel for both business and leisure. Furthermore, the town's sense of community makes it a desirable place to live, with a variety of festivals, events, and gatherings held throughout the year, contributing to a lively and cohesive social environment.

Education is well-catered for, with a range of nursery, primary, and secondary schools offering high-quality education. Families will appreciate the options available for all ages, including highly regarded public and independent schools in the surrounding area. Additionally, Melbourne's commitment to lifelong learning is evident in the various adult education and cultural programs available to residents, adding to the town's appeal as a nurturing and enriching place to live.

Whether you're looking for a thriving business opportunity or a prestigious family home, Melbourne's charm, combined with its excellent amenities and community spirit, make it an ideal choice. Embrace the lovely blend of history, nature, and modern conveniences that this area offers, promising a fulfilling and balanced lifestyle for prospective buyers.

Call Newton Fallowell today.





#### ACCOMMODATION

LIVING ROOM 4.16×3.92

DINING ROOM 4.01×3.34

STORE 1.53×1.32

KITCHEN 2.70×2.42

GUEST ROOM ONE / FAMILY ROOM 4.18×3.64

EN SUITE SHOWER ROOM 1.78×1.70

FIRST FLOOR ACCOMMODATION

GUEST ROOM TWO 4.19×3.64

EN SUITE SHOWER ROOM 1.81×1.81

GUEST ROOM THREE 3.57×3.36

EN SUITE SHOWER ROOM 1.84×1.46

GUEST ROOM FOUR 4.18×3.91

EN SUITE SHOWER ROOM 1.67×1.39

STABLE YARD ACCOMMODATION

LAUNDRY ROOM 2.47×2.31

GUEST ROOM FIVE 3.92×2.49

EN SUITE SHOWER ROOM 2.50×0.96

GUEST ROOM SIX 4.04×2.49

EN SUITE SHOWER ROOM 2.47×0.93



ENTRANCE HALLWAY 1.86×1.44

GUEST ROOM SEVEN 3.57×3.07+ storage

EN SUITE BATHROOM 3.53×1.39

FIRST FLOOR

LANDING 5.12×2.72

LOUNGE 5.12×4.35

CRAFT ROOM/STUDY 5.11×2.57

BEDROOM ONE 3.33×2.79

BATHROOM 2.81×1.71

COUNCIL TAX BAND:-

The property is believed to be in council tax band: TBC

HOW TO GET THERE:-

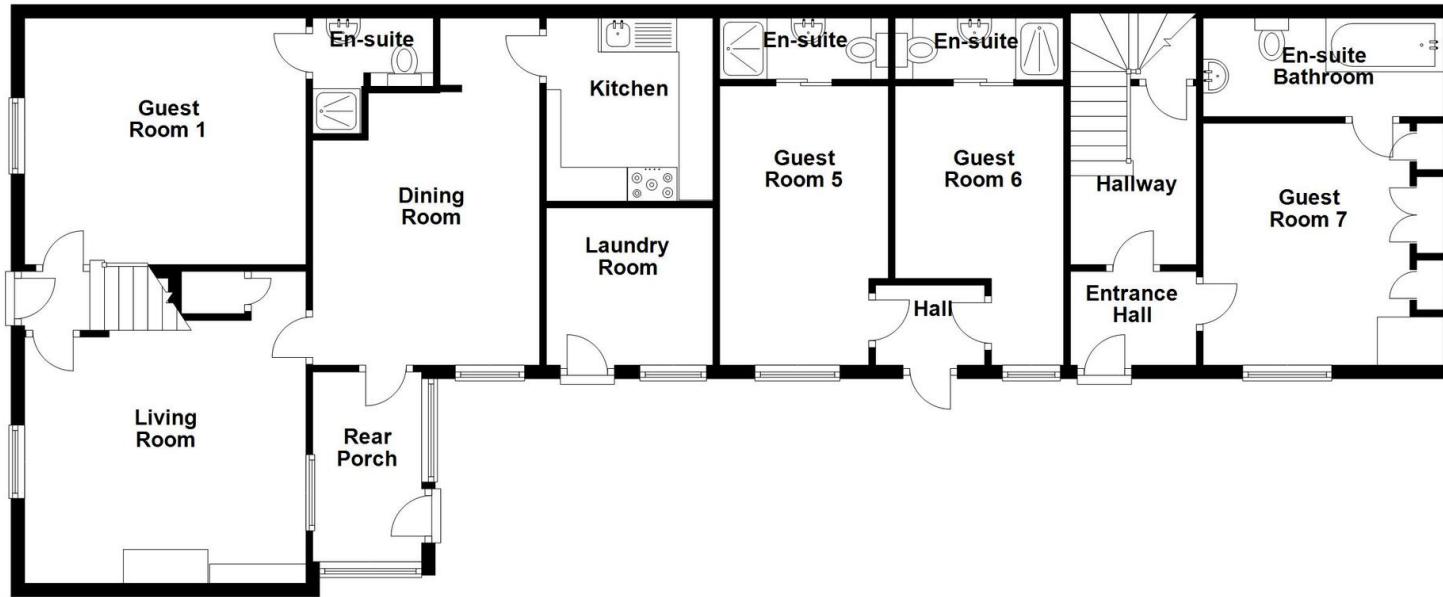
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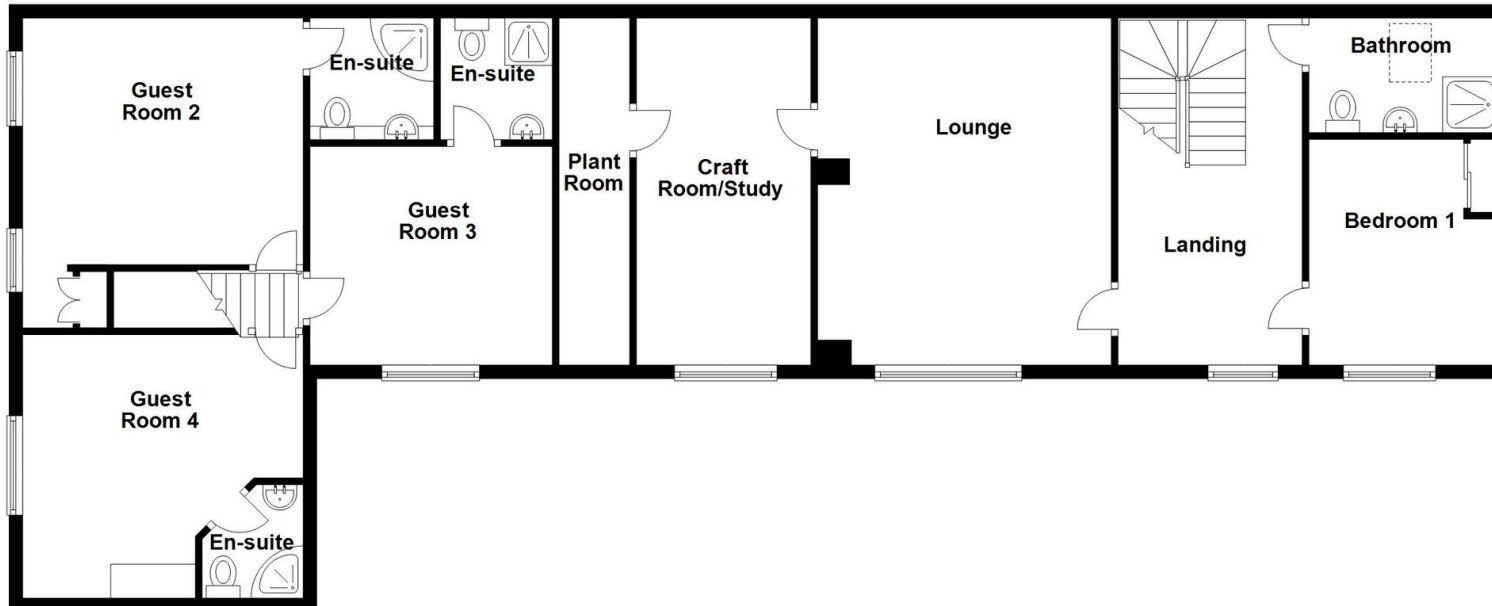
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Ground Floor



First Floor



### Energy Performance Asset Rating

More energy efficient



51 This is how energy efficient the building is.

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