



High Street  
Castle Donington Derby

# High Street Castle Donington Derby DE74 2PP

for sale offers in excess of  
**£780,000**



## Property Description

A substantial three storey, five bedroom detached grade 2 listed character home situated on approx 0.75 acre plot with double garage, workshop/stable and extensive gardens and paddock. The property has a wealth of original features which must be viewed to be fully appreciated and gas fired central heating. The accommodation briefly comprises: - Entrance hall, cloakroom, extended fitted Kitchen, double glazed Amdega conservatory, utility Room, dining Room, sitting Room with Inglenook fireplace, inner Lobby with cellar off and snug incorporating office space. To the first floor :- Master bedroom with en-suite bathroom, two further bedrooms and family bathroom. To the second floor are two further Bedrooms with Jack & Jill shower room. The property is set well back from the road situated within extensive grounds with gravel driveway leading to car standing, double garage and attached workshop/stable. Having well landscaped formal gardens and rear lawned paddock. Castle Donington itself enjoys a high standard of amenities including the Co-op superstore, Post office, doctor's surgery and public houses whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads.

## Entrance Hallway

Entered via front entrance door leading into the hallway where there is a central heating radiator, window to the side elevation and flagstone flooring.

## Cloaks/ W.C

Fitted with a two piece white suite comprising of low level W.C, wash hand basin central heating radiator, window to the side elevation and flagstone flooring.

## Snug

14' 9" x 11' 7" ( 4.50m x 3.53m )  
Having a Victorian style surround, marble effect hearth and an open grate, central

heating radiator, multi panel window to the front elevation, exposed beams to the ceiling, exposed panelling and leading to the study.

## Study

4' 11" x 12' 6" ( 1.50m x 3.81m )  
Having a multi paned window to the rear elevation, exposed wooden flooring, panel window to the side elevation and decorative half glazed door leading to the garden.

## Lounge

14' 8" x 15' 4" ( 4.47m x 4.67m )  
Having an original inglenook fireplace with log burning stove exposed brick surround, exposed beams, built-in cupboard either side and tiled hearth, exposed beams to the ceiling, exposed wooden flooring, dual aspect windows, door giving access to the cellar and original front door with under protected glass.

## Dining Room

14' 9" x 13' 8" ( 4.50m x 4.17m )  
Having an open spindle staircase to the first floor, beams to the ceiling, multi panelled windows to the rear giving an aspect over the garden, flagstone flooring and original latch door to:-

## Breakfast Kitchen

14' 3" x 17' ( 4.34m x 5.18m )  
Fitted with a handmade bespoke matching wall and base units with wooden work surfaces over and incorporating twin enamel sink with mixer tap over, integrate wine rack, pantry cupboard, exposed brick chimney housing three door blue gas Aga with two hot plates, bespoke splashbacks, multi panel window to the front elevation, French doors to the garden room, central island finished with granite work surfaces and integrated two rig gas hob, flagstone flooring, exposed A-framed beams and trusses and upright beams around the entrance to the dining room.

## Garden Room

10' 5" x 12' 11" ( 3.17m x 3.94m )  
Having double glazed windows, double

glazed doors leading out to the garden and tiled flooring with dry-system underfloor heating.

## Utility Room

Having twin bowl Belfast sink unit, window to the front elevation, plumbing for automatic washing machine, flagstone flooring and central heating boiler.

## First Floor Landing

Having window to the front elevation, built-in corner cupboard housing the hot water cylinder and providing useful linen store.

## Bedroom One

14' 10" x 11' 7" ( 4.52m x 3.53m )

Having built-in furniture including two double wardrobes, drawers and shelving, a further recess storage cupboard, multi panel window to the front, fireplace and exposed beams to the ceiling.

## En Suite

Fitted with a three piece white suite comprising of of panelled bath with shower over, low level W.C and twin wash hand basin with storage beneath, two sky lights, exposed beams to the ceiling, central heating radiator and tiled walls.

## Bedroom Two

14' 1" x 15' 4" ( 4.29m x 4.67m )

Having exposed beams to the ceiling, exposed brickwork to the chimney breast, window to the rear giving an aspect over the garden and central heating radiator.

## Bedroom Three

8' 1" x 13' 10" ( 2.46m x 4.22m )

Having built-in over stairs storage cupboard, window to the rear giving an aspect over the garden, central heating radiator and exposed beams to the ceiling.

## Bathroom

Fitted with a three piece white suite comprising of low level W.C, panelled bath with shower over and pedestal wash hand

basin, splashback tiling, central heating radiator, multi panel window to the side elevation and exposed wooden flooring.

## Second Floor

### Bedroom Four

14' 5" x 16' 1" ( 4.39m x 4.90m )

Having feature curved walls, multi panel double glazed window to the side elevation, central heating radiator and access to the roof space.

### Bedroom Five

14' 4" x 11' 9" ( 4.37m x 3.58m )

Having double glazed window to the side elevation and central heating radiator.

## Jack And Jill Shower Room

Fitted white suite comprising of low level W.C, pedestal wash hand basin and enclosed shower cubicle, splashback tiling, central heating radiator, exposed wooden flooring and sky light windows.

## Outside

To the front of the property is a lawn with large established trees, rose garden and a gravelled driveway which leads to a brick built double garage.

To the rear the garden has a paved terrace area, steps to a lawned area, a further terrace area, brick built log stove, borders inset with a variety of shrubs, a vegetable garden, shed and fruit trees. There is also a paddock area.

## Garage

16' 9" x 17' ( 5.11m x 5.18m )

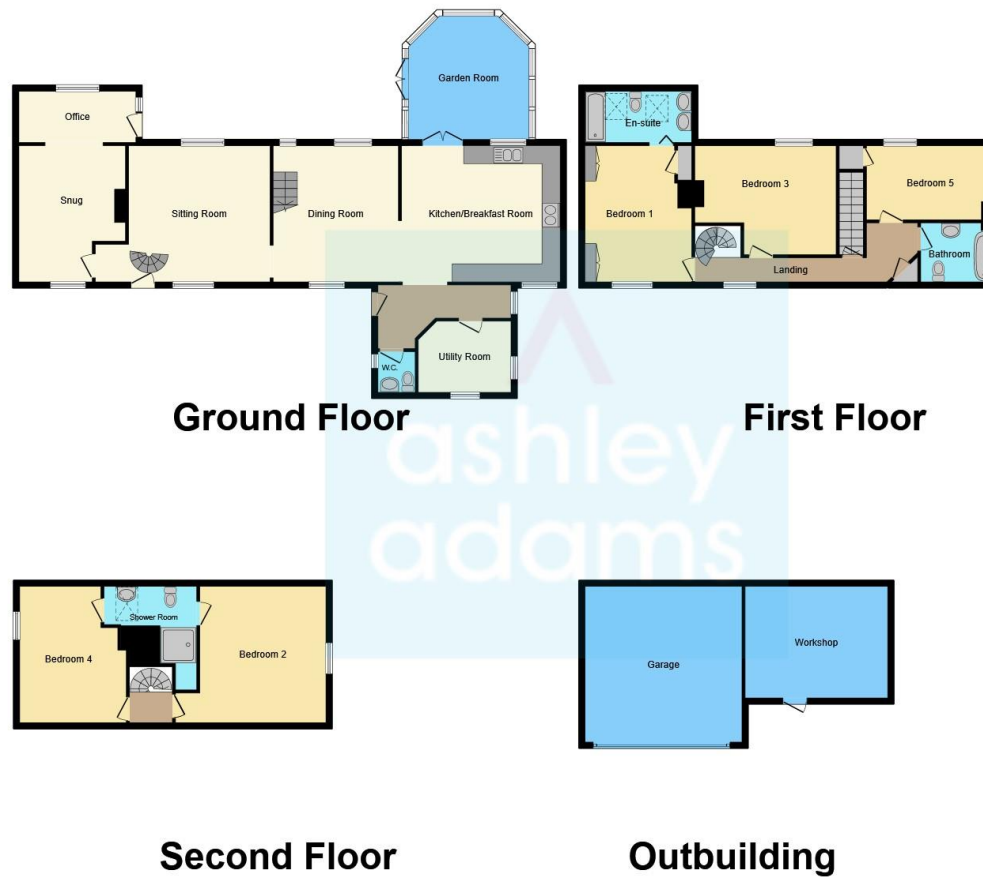
## Workshop

15' 6" x 12' 2" ( 4.72m x 3.71m )









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Ashley Adams on

**T 01332 865 568**  
**E melbourneinfo@ashleyadams.co.uk**

39 Market Place Melbourne  
 DERBY DE73 8DS

**EPC Rating: Exempt**

Tenure: Freehold

**view this property online [ashleyadams.co.uk/Property/MEL204085](http://ashleyadams.co.uk/Property/MEL204085)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

**See all our properties at [www.ashleyadams.co.uk](http://www.ashleyadams.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MEL204085 - 0007