



Posh Warren's Potter Street
Melbourne Derby

Posh Warren's Potter Street Melbourne Derby DE73 8DW

for sale
£950,000



Property Description

Built in the early 19th century, this stunning three storey period town house is deceptively spacious and offers a wealth of period features and is situated in the very heart of Melbourne village. The spacious accommodation has gas fired central heating and briefly comprises, to the ground floor: - Dining hall, sitting room, spacious open plan living kitchen by Osbournes of Ilkeston with dining and seating areas, rear lobby, utility room and cloaks/w.c To the first floor is a large open landing area which opens onto the principle first floor sitting room. These two areas offer potential to create a stunning master bedroom suite with dressing room and ensuite if required. There are two further double bedrooms and bathroom. To the second floor is the master bedroom with ensuite shower room and a fourth double bedroom. Outside: -To the rear is a beautifully landscaped walled garden with a courtyard area finished with stone paving, raised borders inset with a variety of mature shrubs, feature dwarf brick wall providing further borders, paved seating area with an array of climbing roses, shaped lawn flanked with rope edge borders, stepping stones and feature cast iron lamp post. The well stocked borders are inset with a range of flowering shrubs and trees. The garden has outside lighting, bin store area. There is a delightful hidden garden area to the rear with timber summer house, further well stock borders with mature trees and shrubs and feature stone edge pond with water feature.

Dining Hall

19' 4" x 12' 1" Max (5.89m x 3.68m Max)

Accessed via original front panelled door with fan light over the dining hall has a feature open spindle staircase to the first floor, sash window to the front elevation with fitted window shutters, marble and slate fireplace incorporating a cast iron log burning stove on a granite hearth and door off to:-

Sitting Room

19' 9" x 13' 8" Max into chimney breast recess (6.02m x 4.17m Max into chimney breast recess)

Having front half glazed entrance door with matching side panels, antique style radiator, feature marbleised slate fireplace with cast iron period style fireplace with quarry tiled hearth, two period style radiators and double opening half glazed doors to

the rear giving access to the rear garden.

Open Plan Living/ Kitchen

34' x 12' 2" (10.36m x 3.71m)

With kitchen, dining and seating areas featuring a bespoke handmade fitted kitchen by Osbournes of Ilkeston with a range of matching wall and base units, granite work surfaces and matching upstands. There is a feature opening to the chimney breast incorporating an electric fan assisted Aga oven with a six burner gas hob and extractor hood over, granite splashbacks to the cooking area, inset one and a quarter bowl stainless steel sink unit with chrome mixer tap over, a range of integrated appliances, comprising of fridge and freezer, dishwasher, recycle bins and microwave, travertine stone flooring with underfloor heating, two wall light point, three cast iron period style radiators, double glazed half glazed panelled door to the side giving access to the rear garden, four double glazed heritage style windows to the side and rear elevation, beams to the ceiling with inset lighting, spacious dining area and seating area.

Rear Lobby

Having cast iron period style radiator, travertine stone flooring, panelled door off to cloaks and further panelled door to the utility area.

Cloaks/ W.C

Having a two piece white suite comprising of low level W.C, wash hand basin fitted to vanity unit with storage beneath, tiled splashbacks, central heating radiator and heritage style window to the side elevation with fitted blind.

Utility Area

Having plumbing and space for automatic washing machine, work surface over, quarry tiled flooring and open to utility room.

Utility Room

9' 9" x 5' 9" (2.97m x 1.75m)

Having heritage style window to the side elevation, timber door giving access to the rear garden, quarry tiled flooring, space for fridge freezer, fitted Belfast sink with chrome mixer tap over, tiled splashback, double glazed roof light window, central heating radiator and fitted shelving.

First Floor Landing

18' 4" x 12' 2" (5.59m x 3.71m)

Having open spindle balustrade and staircase rising to the second floor and a large open landing area with heritage style sash window to the side elevation, cast iron period style radiator, airing cupboard housing the boiler providing the property with domestic hot water and central heating and double opening panelled doors off to:-

Sitting Room

21' 10" x 12' 3" (6.65m x 3.73m)

Having heritage sash windows two to the side and one to the rear elevation, two cast iron period style radiators, feature beam to the ceiling, period cast iron open fireplace with slate surround and quarry tiled hearth.

Bedroom Two

12' 1" x 13' 10" Max into chimney breast recess (3.68m x 4.22m Max into chimney breast recess)

Having a cast iron period radiator, cast iron open grate period fireplace, secondary glazed heritage sash window to the front elevation, cast iron period style radiator and two wall light points.

Bedroom Three

13' x 12' 4" Max into chimney breast recess (3.96m x 3.76m Max into chimney breast recess)

Having secondary glazed heritage sash window to the front elevation, cast iron open grate period fireplace and cast iron period style radiator.

Bathroom

Having a three piece white suite comprising of panelled bath with chrome mains fed shower over and glazed screen, wash hand basin fitted to vanity unit with chrome mixer tap over and low level W.C, part ceramic tiled walls, travertine stone tiled flooring, wall mounted chrome heated towel rail, heritage style sash window to the rear elevation with blind.

Second Floor

Having secondary glazed heritage style window to the rear elevation to the half landing height.

Master Bedroom

19' 8" x 13' 9" Max (5.99m x 4.19m Max)

Having secondary glazed heritage sash window to the front elevation, double glazed heritage style window to the side, cast iron period style radiator and open grate period style fireplace, double glazed

window to the rear and panelled door off to en suite.

En Suite Shower Room

Having double width glazed shower cubicle with mains chrome shower over, wash hand basin fitted to vanity unit with mixer tap over, low level W.C, chrome heated towel rail, double glazed roof light window and fitted mirror light.

Bedroom Four

12' 6" Max into chimney breast reces x 13' (3.81m Max into chimney breast reces x 3.96m)

Having secondary glazed heritage sash window to the front, double glazed window to the side and period style radiator.

Outside

To the rear is a beautifully landscaped walled garden with a courtyard area finding with stone paving, raised borders inset with a variety of mature shrubs, feature dwarf brick wall providing further borders, paved seating area with climbing roses, shaped lawn flanked with rope edge borders, stepping stone, feature cast iron lantern light, borders are inset with a range of flowering shrubs and trees, outside lighting, bin store area, hidden garden area to the rear with lawned area, timber summer house, well stock borders with mature trees and shrubs and feature stone edge pond with water feature.

There is a right of way via gated brick paved path to the side of the property through double timber gates to the rear and giving access to the rear garden.

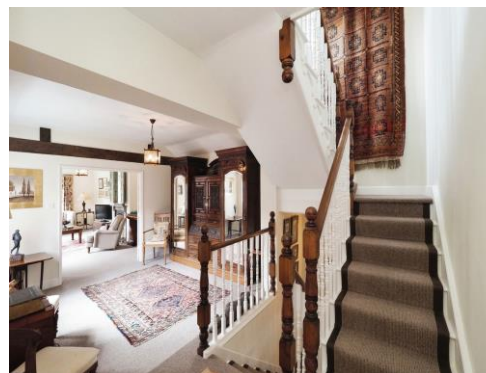
Historical Note

"The house was built in the early 19th century. It was used for much of its life as a shop with family accommodation, and in the mid-20th century was owned by the Warren family who ran the shop as a grocery, hence the name "Posh Warrens".

By the 1980s the accommodation had been split into flats separate from the shop, before the whole building was refurbished as a single home in the early 1990s."

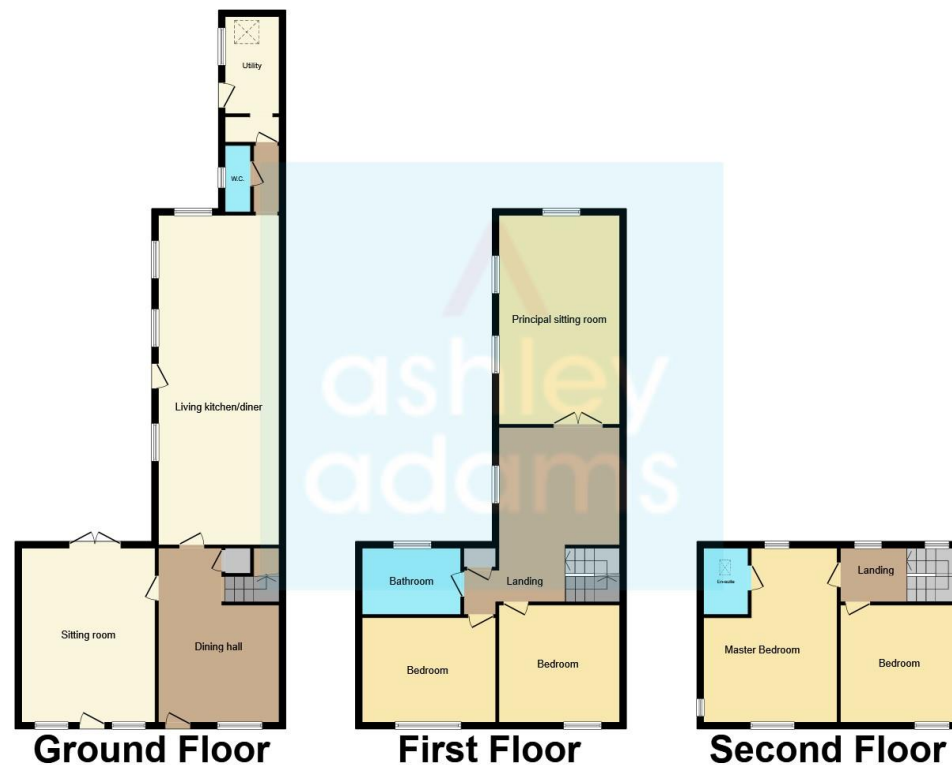
Area Information

The property is idyllically situated in the very heart of Melbourne village which enjoys a high standard of amenities including the Sainsburys superstore, Post office, doctors and dentist surgery and a wide range of quality public houses and restaurants whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

Tenure:Freehold

EPC Rating: Exempt

check out more properties at ashleyadams.co.uk



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MEL204181 - 0001