



Olive Lodge Cockshut Lane  
Melbourne DERBY





## Property Description

Well presented, immaculately appointed three-bedroom family home, Olive Lodge is a timber frame substantial (Approx 2256 sq ft) former holiday let with planning permission for change of use to a residential home. The property is situated in a highly desirable semi-rural location surrounded by open fields, yet within walking distance of central Melbourne. Olive Lodge has characterful features throughout and briefly comprises:- a large open plan layout to the ground floor offering high spec kitchen, dining and living room areas, utility room and shower room. To the first floor is a stunning master bedroom with covered balcony and ensuite shower room and two further ensuite bedrooms (as specified below). Outside the property has private enclosed courtyard style gardens to either side, a lawned area and part of the woodland beyond, ample off-road parking. Viewings are strictly by appointment through Ashley Adams.

## Entrance Hall

17' 5" x 15' 1" ( 5.31m x 4.60m )  
Front timber panelled entrance door leading to a spacious open plan entrance hall area, having a modern oak and chrome open staircase off to the first floor, feature oak flooring, inset spotlights to the ceiling, beamed open dividing walled entrance to:-

## Living Room

24' 2" x 12' 7" ( 7.37m x 3.84m )  
Having oak flooring continuing through from the entrance hall area, feature cast iron multi-fuel burning stove on a marble hearth with slate brick full height back plate and triple double glazed bifold door giving access to the rear patio and in turn the garden, Inset spotlights to the ceiling, two central heating radiators. To the opposite side of the entrance hall area there is an open beamed wall giving access to:-

## Spacious Dining Kitchen

24' 1" x 16' ( 7.34m x 4.88m )  
The kitchen area fitted with a range of oak fronted base units with granite work surfaces over, oak based granite top large island bar/seating/breakfast area to the centre of the kitchen, integrated AEG fan assisted oven, Zanussi integrated microwave and fridge/freezer, induction hob with double width Bosch extractor hood over, ceramic tiled splashbacks, porcelain oversized tiled flooring, three panelled triple glazed bifold door to the side giving access to the side patio, inset single drainer enamel sink unit with chrome mixer tap over, oak framed double glazed window to the rear elevation, to the dining area:-  
Dining area has an oak framed feature double glazed panel window to the front elevation, vertical radiator, inset spotlights to the ceiling, feature wall beams and ceiling beams.

## Utility Room

8' 3" x 11' 6" ( 2.51m x 3.51m )  
Having high gloss laminated base units with roll edged laminated work surfaces over, single drainer one and a quarter bowl enamel sink unit with an extendable mixer tap over, ceramic tiled splashbacks, plumbing and space for an automatic washing machine, porcelain tiled flooring matching the kitchen, oak panelled door giving access to the rear elevation, Worcester wall mounted boiler provides the property with domestic hot water and central heating, vertical panelled radiator, inset spotlights to the ceiling.

## Ground Floor Shower Room

Having three-piece modern white suite comprising corner glazed shower cubicle with an electric shower over to a glazed enclosure, low level wc, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, part ceramic tiled walls, inset spotlights and extractor fan to the ceiling, vertical radiator and ceramic tiled flooring.

## First Floor Landing

With quality LVT oak effect flooring, vertical panelled radiator, double glazed roof light window to the front elevation, inset spotlights to the ceiling.

## Master Bedroom

18' 10" x 16' 2" ( 5.74m x 4.93m )  
Having triple panel double glazed bifold doors to the rear giving access to a stunning balcony which has a glazed and chrome balustrade and covered roof over, LVT flooring continuing from the landing, inset spotlights to the ceiling, central heating radiator, door to:-

## Luxury Ensuite Bathroom

The ensuite bathroom protrudes beyond the measurement for the bedroom and has a four-piece white suite comprising: a roll-edge freestanding bath with chrome mixer tap over, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, double width glazed shower cubicle with a mains chrome shower over, inset spotlights and extractor fan to the ceiling. The LVT flooring continues through from the bedroom, wall mounted heated towel rail and feature lighting to the shower cubicle.

## Bedroom 2

10' 8" x 16' 2" ( 3.25m x 4.93m )  
Having an oak framed double-glazed window to the side elevation, central heating radiator, inset spotlights to the ceiling, LVT flooring continuing through from the landing,

## Ensuite

Having a double width glazed shower cubicle with a chrome mains shower over, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, vertical panel radiator, part ceramic tiled walls.

## Bedroom 3

9' 6" x 12' 10" max including ensuite ( 2.90m x 3.91m max including ensuite ) plus recess for window.  
Double glazed roof light window to the rear elevation, LVT flooring continuing through from the entrance hall, central heating radiator and loft access, inset spotlights to the ceiling.

## Ensuite

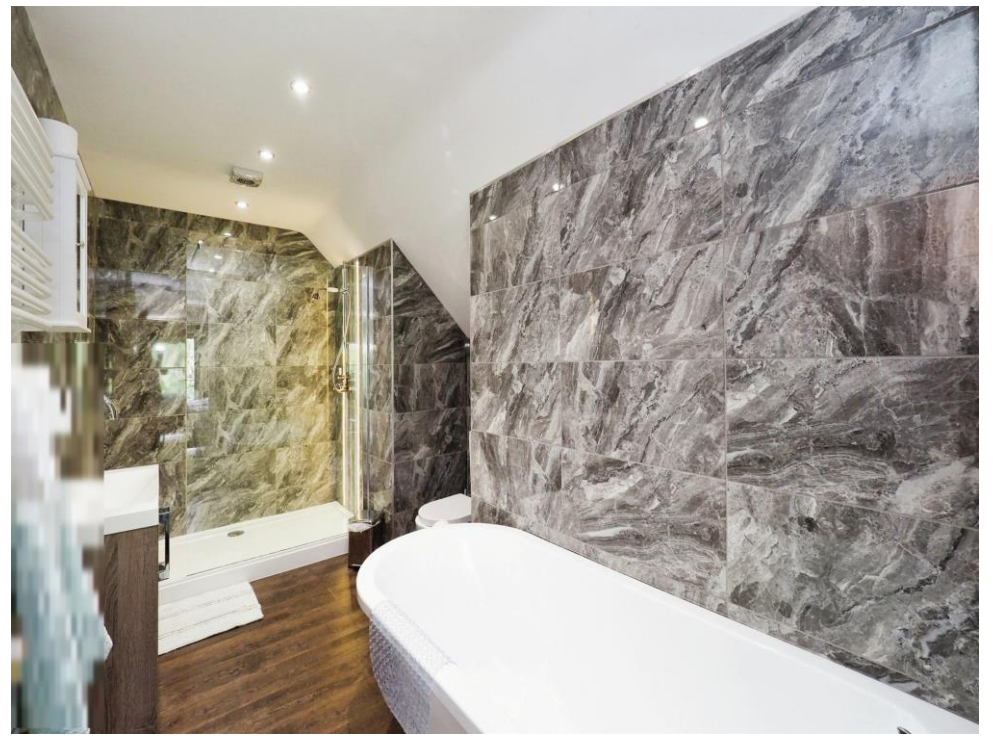
Ensuite wash hand basin and wc, part ceramic tiled walls, LVT flooring continuing through from the bedroom, inset spotlights and extractor fan to the ceiling.

## Outside

To the front of the property is a gravelled front garden area with a paved path going around the property, Large Tarmac yard area which gives right of way access up the private driveway to Sandbanks and parking to the front yard for Olive Barn, Fern Lodge and Baytree Lodge. Patio areas to either side which are courtyard garden areas:- the one off the kitchen has a stone paved patio, centre ornamental pond with water feature, raised borders inset with a variety of trees and shrubs and is fully enclosed. Along the rear of the property there is a paved path and low maintenance gravelled area. On the opposite side is a further paved patio area which has part of it covered by the balcony above.















To view this property please contact Ashley Adams on

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EPC Rating: Exempt

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