



Church House Church Lane
Hemington Derby

Church House Church Lane Hemington Derby DE74 2RB

for sale
£840,000



Property Description

Church House comprises a detached residence of much charm and character occupying a secluded location close to the heart of the historic and particularly convenient village of Hemington. This most fascinating home comprises a house which was constructed in 1991 and replaced a range of Victorian farm outbuildings. A 15th century stone barn has been extensively altered and refurbished and forms part of the dwelling.

The accommodation of the principal part of the house includes a porch, reception hall, guest's cloakroom, drawing room, dining room, study, well fitted breakfast kitchen with polished granite preparation surfaces and an Aga. On the first floor there is a semi-galleried landing, principal bedroom suite with en-suite shower room, two further bedrooms and well appointed shower room. A separate wing includes excellent garage facilities to the ground floor, together with a cellar and on the first floor there is a guest's bedroom suite including a bedroom and shower room suitable for a relative, teenager or office.

A gravelled driveway provides access to car parking for four cars. There is a delightful walled "secret" garden.

A further garden area is situated across the lane on a raised hill dominating the house and includes the ruins of a medieval chapel.

Entrance Porch

Having a Victorian style glazed porch with lead covered roof fitted with double glazed units with window sills, ceiling light, brass letter box and bell push.

Reception Hall

14' 6" x 13' 9" (4.42m x 4.19m)

Having flagstone floors, English oak stairs with useful understairs cupboard formed from fielded oak panels to an authentic Tudor design, having turned balusters with moulded handrails, oak post and panel dividing wall from the hall to the dining room. The fireplace has a large York stone hearth with Tudor replica surround and three windows with two opening lights and TV aerial point.

Second Sitting Room/Study

14' 4" x 13' 9" (4.37m x 4.19m)

Having two double windows, central heating radiator, TV aerial point, fine exposed beam ceiling.

Boiler Room

Having terracotta tiled flooring, Worcester gas boiler replaced in 2021, also plumbing for an automatic washing machine.

Downstairs Cloakroom

Refurbished in 2018 with travertine wall tiles at dado height and travertine tiles to the floor, new integrated toilet and hand basin with fitted units.

Drawing Room

21' 8" x 13' 11" including inglenook (6.60m x 4.24m including inglenook)

Double height with cathedral style ceiling, fine exposed timbers including rafters, purlins and central truss, inglenook fireplace with exposed brick interior, flagstone hearth, Baxi underfloor draft, four windows, four central heating radiators, telephone jack point and TV aerial point.

Dining Room

16' x 13' 9" (4.88m x 4.19m)

Charming room with fine English oak panelling to one wall, exposed ceiling beams, terracotta tiled floor, central heating radiator, two windows - one double, one triple.

Kitchen

14' 6" x 13' 5" (4.42m x 4.09m)

Having terracotta tiled floor, Shaker style kitchen cupboards with inserted Belfast type sink, granite work tops, large pantry cupboard and butchers block with drawers, gas fired Aga (in green), central heating radiator, window with two opening lights and oak back door opening on to the garden.

First Floor

SEMI-GALLERIED LANDING with balustrade to match the staircase featuring turned balusters and moulded handrails terminating in oak fielded panelled screen forming a linen cupboard with five drawers. Central heating radiator. Recessed ceiling lighting. Window with one opening light.

Master Bedroom Suite:

Entrance Lobby Area

With central heating radiator and trapdoor access to the roof space which has the benefit of flooring for storage purposes and an electric light.

Bedroom

15' 6" x 15' (4.72m x 4.57m)

Having three double windows each with one opening light, two central heating radiators and a TV aerial point, also a fitted wardrobe.

Ensuite Shower Room

Refitted shower room having new shower cubicle fully tiled with small square travertine tiles, white Victorian styled wash hand basin with wall lights over and WC, chrome heated towel rail. Travertine tiled floor covering, two Svevo marble shelves, two wall mirrors, airing cupboard with shelving, hot water tank with two immersion heaters.

Bedroom Two

14' 6" plus entrance lobby area x 9' 3" (4.42m plus an entrance lobby area x 2.82m)
Central heating radiator. TV aerial point. Recessed ceiling lighting. Treble window with two opening lights. Latch door to:-

Very Useful Loft Storage Area

13' 5" x 6' 9" (4.09m x 2.06m)

With electric light.

Bedroom Three

7' 1" x 10' 9" (2.16m x 3.28m)

With central radiator, window with one opening light, TV aerial point.

Family Bathroom

Fully tiled with Travertine limestone on all walls and floors, underfloor heating, cast iron double ended bath with chrome central mixer tap and shower, heated towel rail. Six splash-proof ceiling spotlights, two over the bath with dimmer switch. Heritage wash basin and low level w.c. all completed with chrome fittings and a shaver point.

Outside

Annex

Large single brick built annex comprising:-

Garage

17' 6" x 16' (5.33m x 4.88m)

Having a pair of hinged wooden doors fitted with locking bolts top and bottom. The single access door is fitted with a five-lever insurance mortice lock, the window is fitted with a steel security grill. Having fitted shelving along one wall with additional wine racking.

Cellar

With double height thrawl for bottle storage, a fitted sump pump is included.

Car Port/Seating Area

17' 6" x 10' (5.33m x 3.05m)

Adjoining the garage is paved with blue grooved pavements to form extra covered parking which can also be used as a barbecue area secured with a pair of hinged wooden doors which are bolted top and bottom and padlocked from the inside, there is also a security light and outside tap.

First Floor Annex

Bedroom Four

14' 6" plus an entrance lobby area. x 10' 3" (4.42m plus an entrance lobby area. x 3.12m)
Recessed ceiling lighting. Electric panel radiator. Double glazed window providing a delightful view over the grounds including the chapel.

Ensuite Shower Room

10' 2" x 7' plus entrance lobby area (3.10m x 2.13m plus entrance lobby area)
Having a white suite including a shower with tiled walls, Triton T80 electric shower fitting, pedestal wash basin with tiled splashback, low suite w.c., wall mounted chromium-plated heated towel rail, recessed ceiling lighting.

Agent Note

This separate bedroom is ideally suitable for a relative, teenager or office.

Secret Garden

A special feature of this property is its secluded "secret garden", hidden behind a substantial seven-feet high brick and stone wall. Populated with mature plants, the garden is split into three sections by box hedging. There are two patio areas, one is paved and includes a stone fountain built from medieval worked stone, and one with cobbled flooring. The final area is grassed and includes a charming wooden "love" bower roofed in lead.

Further Garden

A further garden area belonging to the property is situated across the lane on a raised hill dominating the house. This includes a brick-built vegetable and fruit garden with raised beds, a half-size croquet lawn, and the ruins of a medieval chapel built in 1244. The chapel was the subject of major consolidation work by the owner and supervised by English Heritage in 2002 and has been completely re-pointed and the interior laid to gravel for domestic use, barbecue area etc.









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

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