



Blanch Croft  
Melbourne Derby



# Blanch Croft Melbourne Derby DE73 8GG

for sale offers over  
**£485,000**



## Property Description

OPEN HOUSE FRIDAY 26TH 9AM-10AM- A sympathetically extended and refurbished double fronted three double bedroom character cottage in the very heart of Melbourne village with two generous reception rooms, high specification fitted kitchen, bathroom an ensuite and potential to build annexe in the garden (subject to planning permission). The property has a gas fired central heating system and offers accommodation briefly comprising, to the ground floor:- Through lounge with log burning stove and quality oak flooring, French doors to the garden, dining room with ornamental fireplace and oak flooring, kitchen with shaker style solid oak units and granite work surfaces, integrated appliance and Rangemaster cooker, utility room and cellar. To the first floor are three double bedrooms, master with en suite shower room and family bathroom. Outside the property has a generous south east facing rear garden with a wealth of features which must be viewed to be fully appreciated. The garden backs directly onto the villages free car park and offers potential for an annexe to be built at the end of the garden subject to planning permission. \*\* No Upwards Chain\*\*

## Area Information

Perfectly placed, Melbourne is within easy commuting distance of Derby City Centre( 8 miles) and Nottingham City Centre (21 miles) , both of which offer a wide range of shops, leisure, and dining facilities. Within the local vicinity, Melbourne has a selection of shopping and dining facilities, with primary and junior schools located in the town and secondary schools approximately 4 miles away. Melbourne is a market town and civil parish in South Derbyshire and was home to Thomas Cook, and has a street named after him. It is 8 miles (13 km) south of Derby and 2 miles (3 km) from the River Trent. The population of the civil parish at the 2021 Census was 5264. Melbourne Parish Church has been described as a "cathedral in miniature" and is one of five churches in Melbourne. The Domesday Book records a

church and priest here in 1086. The present church was built about 1120, and most of the original masonry is intact, except for the eastern end which has been refurbished. The roofs, naves, aisles and the aisle windows date from the restoration of the 1630s. A restoration was carried out by Gilbert Scott in 1859-62. Melbourne Hall was originally the rectory house for the Bishop of Carlisle but was substantially rebuilt by Thomas and George Coke in the early 18th century. The hall's gardens were laid out with the assistance of royal gardeners in 1704. They contain examples of the work of Derby ironsmith Robert Bakewell. Melbourne Pool was originally used by the nearby mill. The hall is open to the public in August. Thomas Cook Memorial Cottages in High Street were built by Thomas Cook who started popular travel in England. Cook was born in Melbourne in 1808 though his birthplace was demolished in 1968. The buildings built in 1890-91 include fourteen cottages, a bake house, a laundry and mission hall. They still provide accommodation for some of Melbourne's senior citizens.

Melbourne Market Place is the location of Melbourne's main shops and a market a market cross built in 1889, to which a shelter was added in 1953

## Through Lounge/Dining Room

24' 2" x 12' 3" ( 7.37m x 3.73m )

Accessed via front timber entrance door with attached secondary glazed window leading to through lounge/ dining room which has quality solid oak flooring, period style radiators, cast iron log burning stove fitted to feature fireplace with stone mantle, back plate and hearth, double glazed double opening French doors to the rear giving access to the garden with matching attached side panels and fitted window shutters, inset spot lights to the ceiling, beams to the lounge area, three wall light points and oak latch door giving access to inner lobby.

## Inner Lobby

Having inset spot lights to the ceiling, stone tiled flooring and latch door giving access to:-



## Utility/Cloaks

4' 6" x 6' 7" ( 1.37m x 2.01m )

Having plumbing and space for automatic washing machine, stackable space for dryer, low level W.C and wash hand basin fitted to oak vanity unit with storage beneath and chrome mixer tap over, wall mounted boiler providing the property with domestic hot water and central heating, stone flooring, double glazed opaque window to the rear elevation, inset spot lights to the ceiling and a radiator.

## Fitted Kitchen

12' 7" x 10' 8" ( 3.84m x 3.25m )

Fitted with a range of handmade shaker style solid oak wall and base units with granite work surfaces and matching upstands, double enamel Belfast sink with chrome mixer tap over, integrated dishwasher and microwave, rangemaster range cooker with fitted extractor hood over, space for fridge freezer, stone flooring, vertical contemporary style radiator, inset spot lights to the ceiling, glazed splashback to the cooking area, double opening double glazed French doors giving access to the rear garden and opening to:-

## Dining Room

11' 9" x 11' 5" ( 3.58m x 3.48m )

Having single glazed window with secondary glazing to the front elevation with fitted window shutters, period style radiator, oak flooring, exposed beams to the ceiling, three wall light points and fitted shelved out cupboard to the chimney breast recess.

## Hallway

Accessed off the lounge/ diner and gives access to the cellar.

## Cellar

10' 4" x 10' 7" ( 3.15m x 3.23m )

Vaulted cellar offering useful storage, light and power.

## First Floor Landing

Having open spindle balustrade, secondary glazed window to the front elevation, loft access and opens to an apex high ceiling area with inset lighting to the floor and exposed wall beams, two roof light windows and exposed open recess storage and central heating radiator.

## Master Bedroom

14' 7" x 12' 7" ( 4.45m x 3.84m )

Having double glazed window to the rear elevation giving aspect over the garden with

window shutters, central heating radiator and oak flooring, inset spot lights to the ceiling, exposed wall beams, oak latch door giving access to en suite and double door fronted walk-in wardrobes with oak flooring, light, double hanging rails and shelving.

## Ensuite Shower Room

Having a three piece white suite comprising of double depth shower cubicle with chrome mains shower over and glazed shower door, wash hand basin with chrome mixer tap and low level W.C, double glazed opaque window to the rear and ceramic tiled flooring, inset spot lights and extractor fan and loft access.

## Bedroom Two

12' 6" x 8' 7" ( 3.81m x 2.62m )

Having double glazed window to the rear elevation, central heating radiator and oak flooring.

## Bedroom Three

11' 4" x 11' 11" ( 3.45m x 3.63m )

Having high apex ceiling with exposed beams and double glazed velux roof light window, expose floor boards, recess for storage and central heating radiator.

## Family Bathroom

Having a four piece suite comprising of ball and claw foot double side bath with chrome period style mixer tap over, stone circular wash hand basin fitted to oak vanity unit with flush fitted chrome mixer tap over, W.C and corner glazed shower cubicle with chrome mains shower over, inset spot lights to the ceiling, chrome wall mounted heated towel rail, double glazed velux roof light window, extractor fan and ceramic tiled flooring.

## Outside

The property has a generous south east facing rear garden with a wealth of features which must be viewed to be fully appreciated including a good sized paved patio beyond the rear of the property. A shaped lawn flanked with borders, well stocked with a variety of trees and shrubs, a further rear seating area to the end of the garden and shed. The garden backs directly onto the villages free car park and offers potential for an annexe to be built at the end of the garden subject to planning permission.



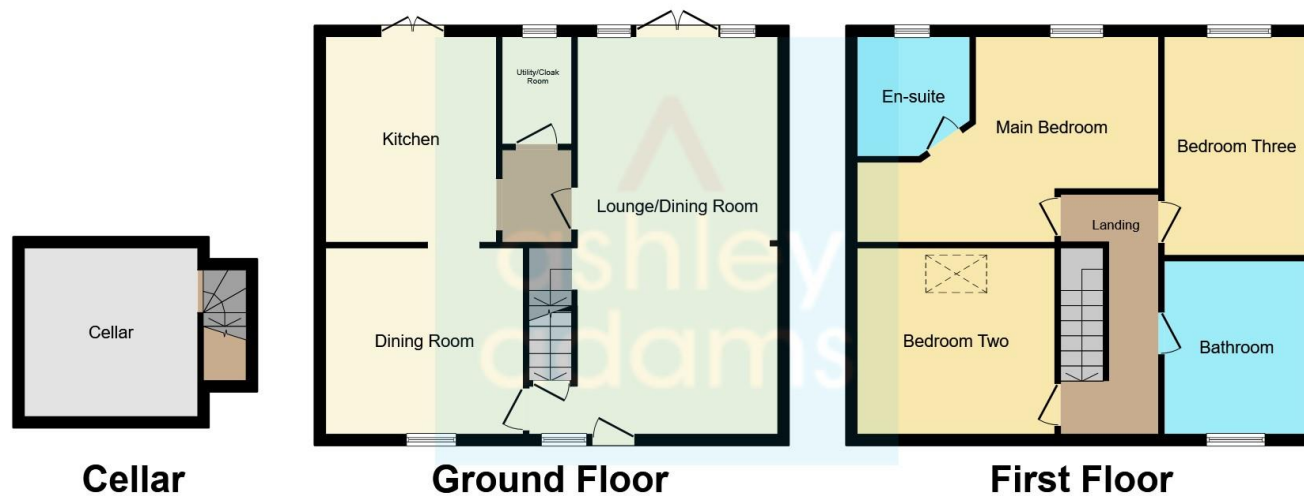












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Property Ref: MEL205520 - 0008

Tenure:Freehold EPC Rating: C Council Tax Band: B

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