



London Road
Shardlow Derby

London Road Shardlow Derby DE72 2GP

for sale
£1,400,000



Property Description

A rare opportunity to purchase a substantial detached three storey character property in Shardlow, boasting generous living spaces, impressive architectural features, and an additional detached coach house. This substantial family home offers ample accommodation across multiple reception rooms, a well-appointed kitchen, and en-suite facilities in several bedrooms. The property benefits from abundant natural light, well-maintained grounds standing at approximately one third of an acre, and versatile space suitable for a large family or multi-generational living. The property also entails a large sweeping drive suitable for a large number of vehicles. The coach house provides additional flexibility, ideal for guest accommodation, a home office, or stand-alone living space. Located in the desirable village of Shardlow, the property combines generous internal space with the tranquil surroundings and convenient access to local amenities and transport links.

Entrance

Front timber panelled entrance door with inset opaque glazing and original timber shutters, leading to:-

Spacious Entrance Hall

Having timber flooring, central heating radiator, feature panelled archway ornate open spindle staircase off to the first floor, wall light point, original servants' bells.

Sitting Room 14' 5" minimum to chimney breast x 13' 4" (4.39m minimum to chimney breast x 4.06m)

A particular feature being the fireplace having a slate surround incorporating a cast iron log burning stove on a stone hearth, two panelled fitted cupboards to the chimney breast recesses for storage, two central heating radiators, ornate coving to the ceiling, sash windows to both front and side elevations with fitted window shutters.

Dining Room 15' 2" x 13' 8" (4.62m x 4.17m)

A versatile room suitable for a variety of purposes, having a marble surround fireplace incorporating an open grate fire with a slate tiled hearth, two central heating radiators, sash window to the front elevation with panelled window shutters, deep cornice to the ceiling, ceiling rose, double door fronted panelled cupboard to the chimney breast recess shelved out for ease of storage, double opening glazed doors lead to:-

Conservatory 22' 4" x 11' (6.81m x 3.35m)

Having dwarf brick wall and timber double glazed construction with a pitched double glazed roof, fitted blinds to the roof and windows, double opening French doors on to the rear garden, door to the side gives access to the kitchen. The conservatory gives a beautiful aspect over the garden, having ceramic tiled flooring, three central heating radiators, timber framed and glazed door giving access to:-

Breakfast Kitchen 18' 3" x 16' 3" (5.56m x 4.95m)

A lovely open plan kitchen fitted with a range of hi gloss matching base and wall units with Corian work surfaces over, sink with Quooker instant hot water tap, exposed brickwork and beams to the ceiling give added character, a range

of integrated appliances comprising Neff dishwasher, two Neff eye level fan assisted ovens, plate warmer, Neff five burner hob and griddle, peninsular unit providing breakfast seating, full height window to the side elevation with fitted window blind, stable half glazed door to the side giving access to the porch/utility, central heating radiator, ceramic tiled flooring, contemporary vertical radiator, a particular feature is the double glazed bifold doors to the rear giving access and aspect over the beautiful garden.

Rear Porch/Utility

Utility Area 8' 8" x 4' 2" (2.64m x 1.27m)

Having plumbing and space for an automatic washing machine, space for tumble dryer, laminated work surface and corner wall mounted unit, front two thirds glazed front entrance door, double glazed construction with a sloping double glazed roof. The ceramic tiled flooring matches the kitchen going through, having ample power points.

Porch Area

Adjacent to the Utility area with coat hanging hooks, WC area, timber door back in to the inner hallway, double glazed construction the sloping glazed roof continues along.

Cellar

Accessed via door from the kitchen having shelved storage to the top of the stairs, stairs lead down to a substantial three compartment cellar - a really good arrangement for cellarage storage with light and power and a water pump.

First Compartment 13' 5" x 7' (4.09m x 2.13m)

Second Compartment 10' 10" x 7' 6" (3.30m x 2.29m)

Third Compartment 7' 2" x 4' 7" (2.18m x 1.40m)

Inner Hallway

Accessed off the main entrance hall via a timber panelled door having central heating radiator, walls finished with dado height and picture rail, further timber door to the front elevation, under stairs store with hanging rail for ease of storage and light, doors off to:-

Office/Ground Floor Bedroom 11' 5" x 10' 2" (3.48m x 3.10m)

Having deep cornice to the ceiling, sash window to the front elevation with fitted panelled window shutters, with coal effect gas fire incorporated into feature cast iron open grate period fireplace, quarry tiled hearth, central heating radiator, arch top alcoves to the chimney breast recesses with cupboards beneath and open shelving.

Ground Floor Shower Room

Having a three piece white suite comprising double width glazed shower cubicle with an electric chrome shower over, pedestal wash hand basin with chrome mixer tap and fitted light up mirror over, ceramic tiled splashback, low level WC, central heating radiator, Yorkshire sliding sash window to the rear elevation with fitted shutters.



First Floor Landing

Reached via open spindle staircase having a window to the half landing height, two beautiful and very useful storage cupboards - one being oak fronted, wall light points, central heating radiator, open spindle staircase continues to the second floor.

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

Having a sash window to the side elevation with fitted window shutter, sliding fixed sash window with fitted window shutters, exposed beams to the ceiling, timber door fronted walk in store which is shelved out for ease of storage, cast iron open grate fireplace, central heating radiator.

Bedroom One 17' 11" x 16' 5" (5.46m x 5.00m)

Beautifully proportioned room having sash window with fitted window shutters to the front elevation, fixed sash window with fitted window shutter to the side, central heating radiator, double panelled open doors lead to:-

Dressing Room/Bedroom Two 15' 4" x 15' 3" minimum plus door recess (4.67m x 4.65m minimum plus door recess)

Also accessed off the landing, having a sash window to the front elevation with panelled shutters and window seat, further fixed sash window to the side elevation with panelled shutters, central heating radiator, decorative cornice to the ceiling, range of fitted wardrobes with hanging rails, shelving and drawers to be included in the selling price, opening to:-

Large Ensuite Shower Room 13' 8" x 8' (4.17m x 2.44m)

A very generous sized ensuite having a double width shower cubicle with rain head, separate shower attachment chrome mains shower, fully tiled to the cubicle with inset spotlights to the ceiling and extractor, double width double wash hand basins fitted to vanity unit with storage beneath and chrome mixer taps over, ceramic tiled splashback, low level WC, sash window and casement window with fitted shutters - both to the side elevation, inset spotlights to the ceiling, double door fronted boiler and storage cupboard housing a gas boiler providing domestic hot water and central heating, two wall mounted chrome heated towel rails, fitted mirror back to the sink area with lights over.

Second Floor

Half landing height, having a glazed Georgian style panel to the side elevation with open spindled balustrade round it. Second floor landing also has open spindle balustrade, wall light points, window to the side elevation leads on to the valley of the roof for ease of maintenance.

Bedroom Four 16' 1" x 14' 10" (4.90m x 4.52m)

overall measurement including ensuite

Accessed via a latched door, having four double door fronted fitted storage doors to the eaves with hanging rails and shelving for ease of clothes storage, sash window to the front elevation with fitted panelled shutters, central heating radiator, double door opening to:-

Ensuite Shower Room

Having a three piece white suite comprising a triple width glazed shower cubicle with a Mira electric shower over fully tiled to the

cubicle, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, mosaic tiled splashback, low level WC, fitted mirror and light over the sink, extractor, wall mounted chrome heated towel rail.

Bedroom Five

16' 2" x 15' 1" (4.93m x 4.60m)

Having a sash window to the front elevation with fitted window shutters, central heating radiator, four double door fronted fitted storage doors to the eaves with hanging rails and shelving for ease of clothes storage, feature beam over, latch door giving access to:-

Jack And Jill Bathroom

Having a three piece white suite comprising panelled bath with side mounted chrome bath/shower mixer attachment, ceramic tiled splashback, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level WC, mosaic tiled splashback to the sink, fitted mirror back, inset spotlights to the ceiling, extractor, wall light point, chrome heated towel rail, latch door off to:-

Bedroom Six

13' 5" x 11' 1" (4.09m x 3.38m)

Having sash window with panelled fitted shutters to the side elevation, central heating radiator.

Bedroom Seven

11' 8" x 16' 6" max including ensuite (3.56m x 5.03m max including ensuite)

Having sash window with fitted window shutters to the side elevation overlooking the garden, central heating radiator, panelled door off to:-

Ensuite Shower Room

Having a glazed shower cubicle with a mains chrome shower fully tiled to the cubicle, inset spotlights and extractor to the ceiling, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, mosaic tiled splashback, low level WC, wall mounted chrome heated towel rail.

Outside

The property is situated on a substantial approximately one third of an acre plot, with electric remote gated access into the gravelled courtyard, having off road parking and turning for at least ten vehicles.

Front Garden

Having a front lawned garden which is edged with brick walling, flanked with a variety of mature trees and shrubs, being particularly well screened from the road at the front, having paths leading around the property.









Ground Floor



First Floor



Second Floor



Coach House Ground Floor



Coach House First Floor

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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