

High Street

Melbourne, Derby, DE73 8GJ

John 
German





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£375,000

Set in the heart of Melbourne, a conservation area, lies this exciting opportunity to acquire a character period home. Set over three floors, it offers lots of living space for any family plus has the benefit of a retail frontage for any entrepreneur. It extends to a spacious 1798 sq ft or thereabouts.



This property is a fabulous opportunity for those seeking to have their own independent store (422 sq ft approx.) in the heart of this popular and thriving market town with its many boutique shops, bars and restaurants. It is coupled with extensive living accommodation set within a pretty character building, of course change of use could be sought and the shop frontage could be reinstated back into the home for those seeking more living space.

Melbourne is a small Georgian market town in South Derbyshire about eight miles south of Derby and 8 miles from Ashby-de-la-Zouch. Meandering through the narrow streets is an absolute must, marvelling at the array of boutique shops, deli's and numerous pubs and restaurants, Amalfi White being highly recommended. For families, schools and leisure pursuits are in abundance and for the commuter, access to Derby, M42, M1 and A50 are all just the other side of Swarkestone Bridge.

Passing through the wrought iron shared gated access leads you to a large communal courtyard garden area where the properties entrance door opens into the main reception hallway with stairs leading off. To your left is a connecting door through into the shop itself, whilst to your right a door leads you into a large storeroom which has vaulted ceiling. It offers excellent storage and could be incorporated into the main dwelling if needed.

A lovely stripped pine door opens to reveal a spacious beamed cottage kitchen which has a bespoke range of hand painted cabinets running around the room with timber countertops and undercounter Belfast style sink. Adjacent and lying open plan to the kitchen is the dining/sitting room, again with a pretty beamed ceiling, it has tiled floor and a feature brick fireplace.

Lastly on the ground floor is the shop front itself, an excellent open plan area with two front facing picture windows and a glazed entrance door.

On the first floor you will find a great sized split level living area, running full width of the frontage. It has beamed ceilings and front facing aspect, multi paned windows. A stripped pine door leads to a second landing/study area with a large glazed skylight above and stairs leading back down to the reception hallway.

Over the first and second floors, a glance at the floorplan will reveal the property offers three, four or five bedrooms depending on your requirements. A versatile collection of rooms indeed which could be utilised in many ways from office space to additional sitting rooms for the family.

The family bathroom is a lovely sized room and is equipped with full height cupboards and a white suite comprising bath, pedestal wash hand basin, WC and a separate shower.

Outside, as previously mentioned, the property has a paved communal garden courtyard shared with four other properties.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

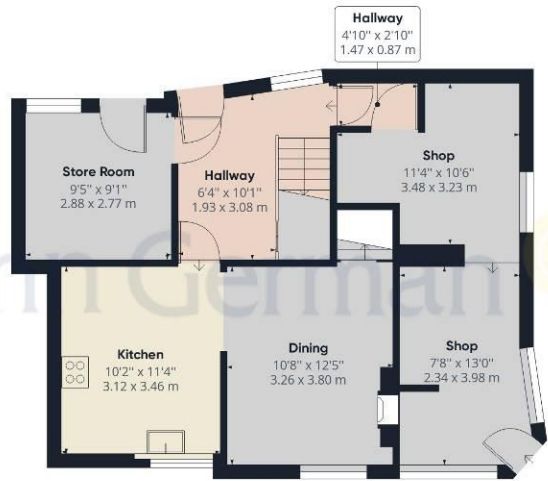
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/06102023

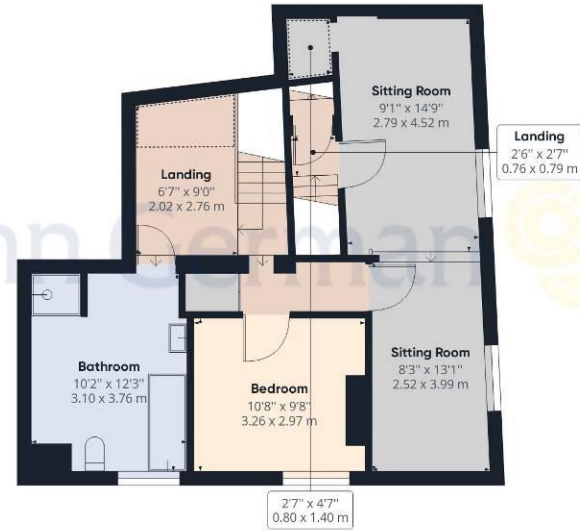
Local Authority/Tax Band: South Derbyshire District Council / Tax Band C



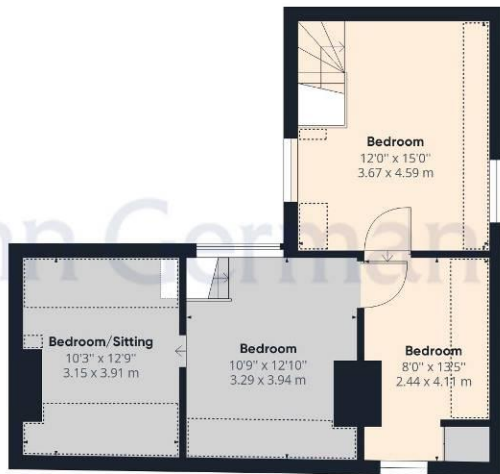




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1793.08 ft²

166.58 m²

Reduced headroom

174.97 ft²

16.26 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



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