

Ashby Road

Melbourne, Derby, DE73 8ES

John 
German





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£715,000

Dalman House flawlessly balances style space and functionality with contemporary open plan living and a sought after setting which is a stroll into Melbourne town, yet so close to beautiful countryside walks. Within you will find four bedrooms, two bathrooms and an amazing open plan living/sitting/dining kitchen alongside living room, utility and guest cloakroom.



Converted in 2018 to an exacting standard by Stanton Developments, this exclusive Armsgate Development was named for its gateway position to the town and to reflect its history as the former Melbourne Arms. Dalman House is a wonderful conversion of part of this former inn and it takes its name from Francis Dalman, a full time inn keeper who built the inn in circa 1871. Dalman House is ideally located with great commuter links and there are beautiful country walks on your doorstep, one of which takes you to the picturesque old mill pool which dates back to the 19th century. A 5 minute short stroll will take you into the Georgian market town of Melbourne itself with its array of independent shops, restaurants, bistro's, galleries and antique shops.

You approach the property on a lavender lined pathway, through the canopy entrance porch where you are welcomed into an amazing living space. This large expansive open plan room has underfloor heating throughout with a beautiful, tumbled limestone floor underfoot and is just perfect for socialising and family. There is more than enough room for a family dining table and informal sofa seating area. The kitchen which is the heart of the home, is a bespoke handmade affair by Neptune Interiors with gorgeous Silestone worktops and the Rangemaster cooker with its antique mirrored surround creating a traditional country feel with a contemporary twist. There is also a feature breakfast island and from the kitchen French doors take you out onto the southerly facing patio.

Adjacent to the kitchen, there is a very useful utility room alongside guest cloakroom.

Last but not least on the ground floor is the spacious living room, it has triple aspect windows making it a light and airy room, there is a feature rustic slate floor and a second set of French doors take you out onto the patio and gardens.

Take the oak and glass feature staircase to the first floor and here you will find there are four excellent double bedrooms, some having feature vaulted ceilings, interesting roof lines and views towards the countryside. Two of the four are fitted with floor to ceiling wardrobes and the principal bedroom has its own private luxury en suite shower room with feature tiled walls, underfloor heating, floating vanity unit with inset sink, WC and a frameless glazed wet room style shower area with rainfall shower above.

The main three piece family bathroom is just as lovely and also has not only a bath but a rainfall shower above.

Outside, Dalman House sits well back from the road, you pass between wonderful feature stone pillars on your approach onto a shared private driveway. The property benefits from parking to both front and rear and has an excellent and useful brick storage shed with mains power and an outside tap. The rear garden is a perfect spot for entertaining or relaxing and taking in the sun due to the southerly sunny aspect. The patio also benefits from an outside tap and mains power.

Agents note: The property is set on a private courtyard drive development and is subject to a communal areas charge of approximately £300 per annum to Armsgate (Melbourne) Management Company Ltd.

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

Property construction: Standard

Parking: Drive x2

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/25042024

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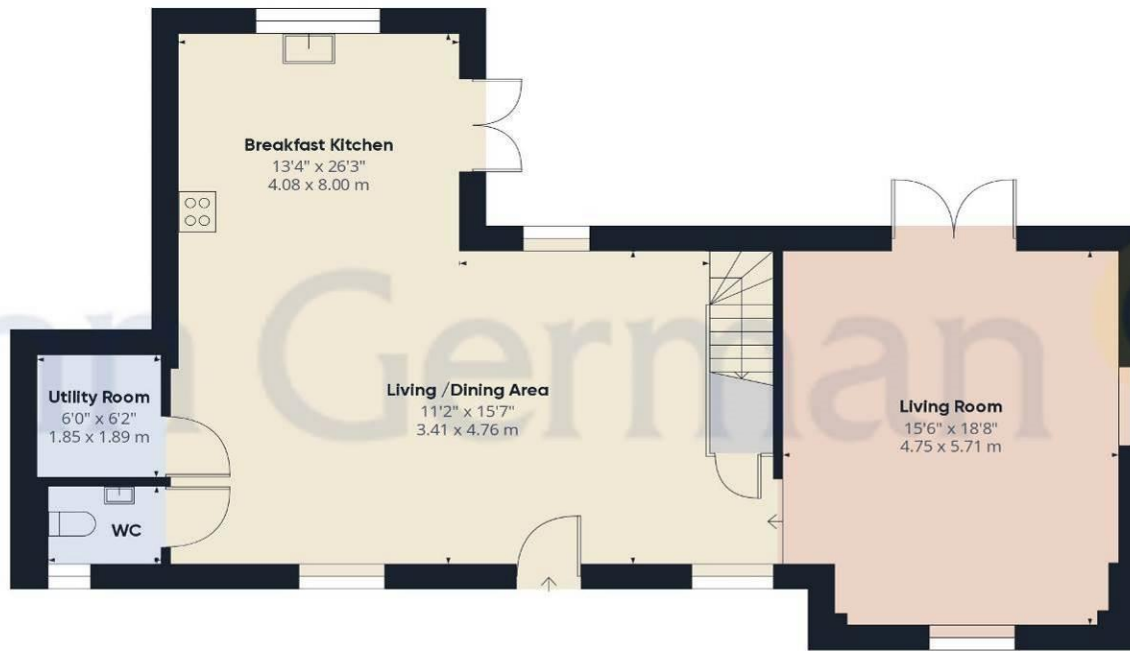












Ground Floor



Floor 1

Approximate total area⁽¹⁾

1760.61 ft²

163.57 m²

Reduced headroom

41 ft²

3.81 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

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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