

# Woodhouses

Melbourne, Derby, DE73 8DN

John German





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£925,000

A wonderful brick and stone barn conversion offering 2120 sq.ft of stylish and character living space coupled with a superb location on the outskirts of Melbourne. It lies on a plot of circa 0.25 acres behind a long gravelled driveway approach with beautiful mature gardens beyond.

Converted in 2005, this brick and stone three storey barn conversion has been sympathetically converted into a spacious family home full of character that enjoys a superb location in a small hamlet close to open countryside. Across the road is Staunton Harold reservoir with its many walks, sailing club, children's play park and National Trust café, and Calke Abbey is also just a short drive away. A footpath from the back garden gate takes you across the fields on a most pleasant short walk to Melbourne and Melbourne Pool where you can sit beneath the shade of the vast amount of trees and take into the views across the water. The Pool was originally a medieval mill pond but was enlarged in the 19th century and is home to an array of wildlife.

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. The area is well served by highly regarded schools including Chellaston Academy Secondary School and a number of schools in Melbourne. Private schools include Repton School, Repton Prep, Derby Grammar and Derby High.

**Accommodation** - You approach the property through a five bar gate and across a long gravelled driveway approach which culminates at a detached double garage with parking to the front and side. A pathway takes you around the property to a feature entrance door set beneath a sheltering canopy porch. Step inside and you are greeted by an amazing hallway with terracotta floor, full height oak framed picture windows overlooking the gardens and along the glazed corridor there is a door taking you straight out onto the walled and gravelled patio garden beyond.

Arranged around this hallway there is an array of living space including a useful guest's cloakroom, a family room/study with beams to the ceiling and a wonderful sitting room with exposed timber floor underfoot. This delightful room has mirroring full height internal windows matching the hallway and offering picture frame views across the garden.

The main living room is another character room with dual aspect windows, exposed beams and floorboards. The focal point of the room is without doubt the reclaimed brick full height fireplace with inset log burning stove. A glazed door takes you outside to the patio area.

Last but definitely not least we have the open plan living kitchen and dining room with its high vaulted ceiling and exposed roof trusses. This freestanding character kitchen has a large four oven Aga at its warming centre point flanked by bespoke handmade kitchen cabinets, granite countertops and inset Belfast style sink. Within the kitchen there is space for a sofa and family dining table. Leading off is a useful boot room/utility.

Moving upstairs you will find on the first floor there are two double bedrooms all with views of the surrounding countryside. The principal bedroom has the additional benefit of a private en suite shower room and also on this floor is a spacious fully tiled family bathroom finished in white with bath, pedestal wash hand basin, WC and a separate corner shower.

From the first floor landing there is a galleried landing above with stairs winding up to the two feature large double bedrooms set within the attic space. Both have windows to the side and inset roof skylights.

**Outside** - The gardens to the rear comprise a walled gravelled garden which gives an almost Mediterranean feel surrounded by mature planting. The main gardens are laid to lawn flanked by trees and enjoy views between across the fields to the rear.

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

**Property construction:**

**Parking:** Driveway & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Sewerage treatment works

**Heating:** Gas

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

**Broadband type:** 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 G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13052024

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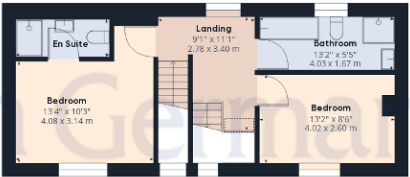




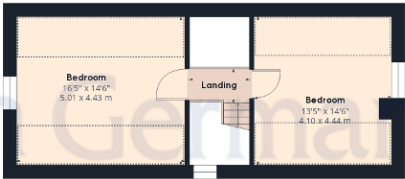




Ground Floor



Floor 2



Floor 3

Approximate total area<sup>(1)</sup>

2120.72 ft<sup>2</sup>  
197.02 m<sup>2</sup>

Reduced headroom

230.4 ft<sup>2</sup>  
21.4 m<sup>2</sup>

(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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**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             |         |           |
| 69-80 | C             | 73 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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