

The Horse Shoes

Hemington, Derby, DE74 2SZ

John 
German





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£650,000

Simply stunning village home set over three floors with 1764 sq.ft of stylish living space with a clever use of reclaimed materials offering all the charm of a period property with all the benefits of a modern home. It offers 4 double bedrooms, 2 bathrooms, living room and a wonderful open plan kitchen/dining/family room.

This splendid detached family home is nestled on a private road in the picturesque village of Hemington. It is a fine example of master craftsmanship and has been designed to appear of an older age than it truly is with its wide use of reclaimed materials including Melbourne stone. Presented to a high standard throughout, there are character features abound including reclaimed timbers, gothic arch and internal doors, open fire and at the heart of the home is a gorgeous open plan social kitchen with a part vaulted ceiling having a stunning bowed reclaimed roof truss.

We approach the property along a shared private drive into an exclusive courtyard location of just four similar homes. Number 1 is an impressive looking property having two parapeted dormer gables with a centre gabled entrance porch and a tudor style old English entrance door beneath. This takes you into a central reception hallway with oak staircase leading off. Set within the hall is a useful guest's cloakroom with a contemporary white suite.

To your left the spacious living room is entered via gothic style glazed doors that has oak revealed beamed ceilings and a superb feature stone open fireplace with log store display recess to either side. Leading off is a wonderful oak framed conservatory which has views over the garden and a glazed door takes you directly outside.

Next we move into the dining/family room with handmade terra cotta tiled floor running underfoot and oak beamed ceiling above. There is a double glazed window to the front aspect and a gothic arched style glazed door with matching side screens opening out onto the sunny south facing patio area.

The kitchen is open plan to the dining room and has bespoke fitted units including black granite work surfaces, recess traditional Belfast deep white sink with mixer tap over and further cupboards beneath. To match there is a central breakfast island with extra storage space. Additionally there is space for a range oven within the chimney breast recess and pantry cupboards to either side with reclaimed doors. A special feature is undoubtedly the high vaulted ceiling with its exposed beams and reclaimed bow roof truss.

Ascend to the first floor and from the semi galleried landing a further staircase rises to the second floor. On the first floor there are two double bedrooms, the principal bedroom has a beautiful en suite shower room which is accessed through a disguised panel door set between the panelled built in wardrobes.

The second bedroom has a central revealed beam, feature shelf display recess and dual aspect windows overlooking the gardens below.

The luxury family bathroom includes a three person sauna with music system and lighting, a large walk in shower, freestanding Victorian roll top bath tub, WC and wash hand basin.

Continue on up to the second floor where there are two further double bedrooms. Each bedroom has a skylight window with very pleasant views and both have access to eaves storage space.

Outside - Opposite the house is a fanned cobblestone two car standing area and access to the garage, constructed with reclaimed brick with concrete floor, plastered ceiling, lighting and a trap door to loft access in addition to a window to the side and twin polished wood entrance doors.

To the rear are beautiful landscaped gardens with flowering borders, a real oasis enjoying a sunny southerly aspect alongside great privacy and perfect for entertaining.

Notes:

The property is set in a conservation area.

It sits on a private drive setting with approx. charges between £250-£300 per annum for gardening and electricity of communal areas.

We understand from the vendors that the oak framed conservatory was installed by previous owners under permitted development. We would advise interested parties to seek verification from their legal representative.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Stone & brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

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: North West Leicestershire District Council / Tax Band F

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

Our Ref: JGA/01082024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







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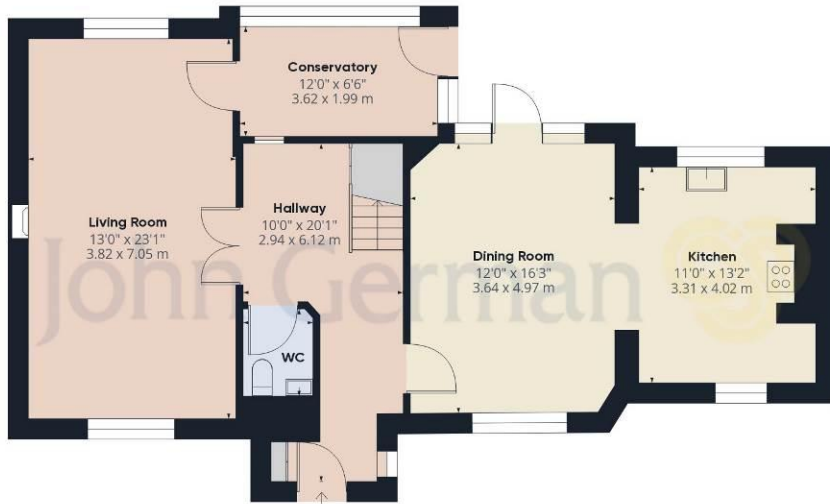
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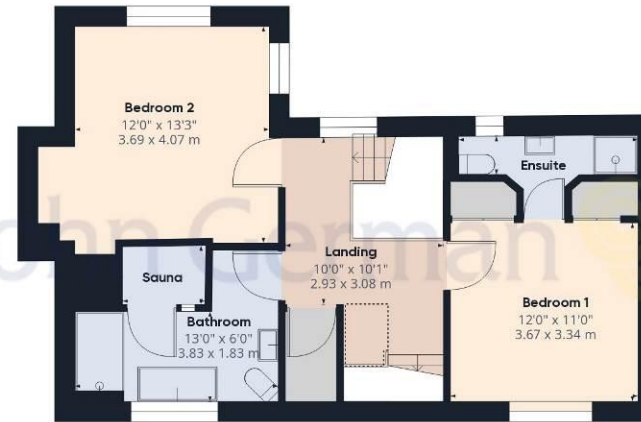
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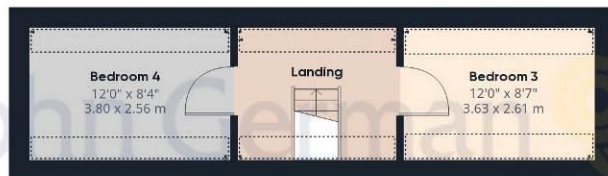
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1764.31 ft²

163.91 m²

Reduced headroom

106.67 ft²

9.91 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 | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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