Robert Ellis

look no further...

The Old Post Office, The Village, West Hallam, Derbyshire DE7 6GR

A FOUR BEDROOM TWO BATHROOM DETACHED COTTAGE SITUATED IN THE HEART OF THIS DESIRABLE DERBYSHIRE VILLAGE.

Offers Over £425,000 Freehold

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ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET ONE OF THE OLDEST PROPERTIES SET WITHIN THIS POPULAR DERBYSHIRE VILLAGE, HISTORICALLY THIS WAS THE VILLAGE POST OFFICE AND BEFORE THAT FOR MUCH OF THE 20TH CENTURY THE VILLAGE SHOP, WHICH IS NOW A FOUR BEDROOM, TWO BATHROOM DETACHED COTTAGE THAT WOULD MAKE AN IDEAL HOME FOR ANYONE LOOKING TO RESIDE IN A VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, spacious living room with multi fuel fire, inner lobby, generous conservatory, breakfast kitchen, inner and rear lobbies, ground floor study, bedroom, shower room and utility room. The first floor landing then provides access to two generous first floor double bedrooms (one of which benefits from an en-suite), as well as a separate two piece WC situated at the top of the landing.

With minor modification, the ground floor bathroom, front bedroom, study and utility could create an ideal self contained living area, if required.

A particular feature of this is its advanced green technology. The property is all electric with a Samsung Air Source heat pump providing the property's heating (installed in 2022), as well as solar panelling with battery back-up system with 14 South facing panels, offering a reduction in energy costs, as well as an income stream (also fitted in 2022).

The property also benefits from an extensive, private, south-facing, walled garden with outbuildings/storage ideal for keen gardeners.

Originally two separate cottages, believed to date back to the early 1820's, this centrally located property offers easy reach to the nearby village amenities, as well as easy access to ample outdoor countryside, as well as good transport links out of the area and beyond towards Ilkeston train station, Derby, A610 and motorway junctions.

We believe the property would be ideally suited to those looking to reside within a rural setting, yet remain within easy reach of excellent nearby local amenities.

Due to the overall size and character of this conservation area property, we would highly encourage an internal viewing to fully appreciate.

ENTRANCE HALL
12'2" x 7'9" (3.71 x 2.38)
Front panel entrance door, wall light points, router point, original beamed ceiling, turning staircase rising to the first floor, radiator. Door access leading through to the living room and inner lobby.

LIVING ROOM
18'8" x 16'9" (5.71 x 5.13)
A bright and airy dual aspect room with two double glazed windows to the front and a large additional hardwood framed double glazed window to the rear looking through to the full width conservatory. Original beamed ceiling, radiator, wall light points, feature full width stone fireplace with quarry tile base incorporating central multi-fuel burner.

INNER LOBBY
8'11" x 3'8" (2.72 x 1.12)
Access through to the kitchen, double glazed window to the rear, uPVC panel and double glazed door leading through to the conservatory.

CONSERVATORY
19'0" x 11'7" (5.80 x 3.54)
Two sets of sliding double glazed patio style doors opening out to the rear garden with double glazed windows to both sides and the rear. Radiator, wall light points, ample space for both living and dining room furniture.

BREAKFAST KITCHEN
17'8" x 10'0" (5.40 x 3.07)
Equipped with a matching range of fitted base and wall storage cupboards and drawers with square edge laminate style work surfaces incorporating porcelain one and a half bowl sink unit with draining board and central swan neck mixer tap. Decorative tile splashbacks, double glazed windows to both the side and the rear, in-built four ring induction hob with extractor over and oven beneath, plumbing and space for dishwasher, space for full height fridge/freezer, ample space for dining table and chairs, radiator, spotlights, door leading through to the side lobby.

SIDE LOBBY
5'5" x 2'8" (1.66 x 0.83)
Doors to the ground floor shower/bathroom, opening through to the utility room, opening through to the inner side lobby.

SHOWER/BATHROOM
11'6" x 5'5" (3.51 x 1.67)
Luxury four piece suite comprising a freestanding roll top style claw foot bath with central mixer tap and handheld shower attachment, wash hand basin, low flush WC, separate corner shower cubicle with glass sliding screen/door with mains shower attachment. Panelling to dado height, decorative butterfly boarded ceiling with inset spotlights, double glazed window to the rear, extractor fan.

UTILITY ROOM
11'2" x 5'8" (3.42 x 1.73)
Equipped with a matching range of fitted base and wall storage cupboards with square edge laminate style work surfacing (matching the kitchen) with plumbing for a washing machine, space for tumble dryer, additional space for further under-counter kitchen appliance. Double glazed window to the side (with fitted blinds).

INNER SIDE LOBBY
Doors to the study and ground floor bedroom. Sensor lighting.

STUDY/BEDROOM FOUR
8'8" x 9'3" (2.66 x 2.83)
Radiator, double glazed window to the side (with fitted roller blind). Retains original post counter as an inner window with obscured single glazed panel.

GROUND FLOOR BEDROOM
20'7" x 10'11" (6.29 x 3.35)
A substantial sized room with double glazed bow window to the front, two radiators, ancient exposed beamed ceiling, two floor to ceiling fitted wardrobes with full size stripped wood doors.

FIRST FLOOR LANDING
Doors to both double bedrooms, fitted storage closet, additional double sized fitted wardrobe, double glazed window to the front (with fitted blinds). Loft access point.

BEDROOM ONE
16'7" x 12'0" (5.08 x 3.68)
A dual aspect room with double glazed windows to both the front and the rear, radiator, decorative wooden beam to the ceiling, fitted two sets of double size fitted wardrobes, original wooden latched door to en-suite bathroom.

EN-SUITE BATHROOM
11'9" x 3'10" (3.60 x 1.18)
Three piece suite comprising reduced size sunken bath with mixer tap and Triton electric shower over, low flush WC, wash hand basin with mixer tap with storage cabinets beneath. Decorative marble style butterfly boards, double glazed window to the rear, radiator, spotlights, extractor fan.

BEDROOM TWO
18'0" x 12'2" (5.50 x 3.71)
Another good size dual aspect double bedroom with two double glazed windows to the front (with fitted roller blinds), additional double glazed window to the rear overlooking the rear garden, radiator, decorative wooden beam.

FIRST FLOOR WC
9'2" x 4'3" (2.80 x 1.30)
Two piece suite comprising a low flush WC, wash hand basin with mixer tap, tiled splachbacks, storage cupboard beneath. Two wall mounted bathroom cabinets, contrasting tile splashbacks, part panelling, double glazed window to the rear.

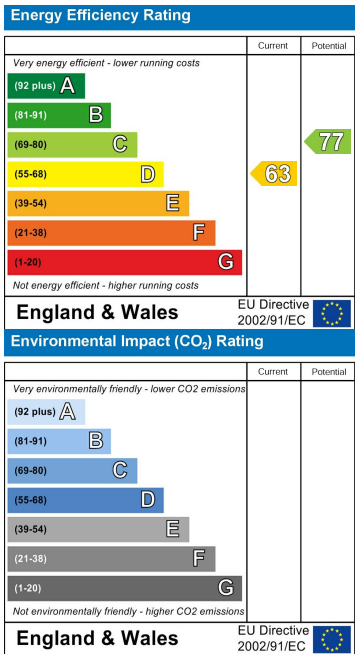
OUTSIDE
To the front of the property there is stepped access which then provides access to the front entrance door with planted front flowerbeds housing a variety of bushes and hedgerow to the boundary line. Lowered kerb entry point to a driveway which in turn leads to the garage.

GARAGE
Heavy wood barn style entrance doors, light and power, with extensive wood shelving, equipment for the air source heat pump and solar panels, battery storage system, power and lighting points.

TO THE REAR
SOUTH FACING - There are twin side access gates. The rear garden is split into various sections with a side patio area accessed directly from the conservatory patio doors with timber pagoda, adjoining via the side gate a brick and timber log store. This patio area then opens out to the rear where there is a further good size seating space with a continuation of the pathway then providing access to the other side access gate leading back to the front. Within the garden there is an external water tap and lighting point, with stone steps leading up past a well established rockery to the main part of the garden. This features extensive landscaped raised beds with stone edging, planted with a mix of dwarf trees, shrubs and plants, a pond, with adjoining potting shed and a large lawned area. To the right hand corner of the plot, there are several garden sheds and storage areas which also have the benefit of having an external power source. The upper garden has a power point. The rear garden is boundaried to the South by an old brick wall of great character, believed to date back (in part) to when the last West Hallam Hall was situated. The garden enjoys a high level of privacy and tranquility in which to enjoy the garden and village life.

DIRECTIONAL NOTE
On entering West Hallam having come through Ilkeston, take a left hand turn to St Wilfred's Road and continue along, veering right into the centre of the village. The property can be found on the left hand side, identified by our For Sale board.

REF:9550NH



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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