

# Fletcher & Company

## Hollies Lodge Spondon Road, Dale Abbey, Derbyshire, DE7 4PQ

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Offers Around £575,000

Freehold

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- Converted & Extended Detached Barn
- Plot Extending to approximately 3/4 of an Acre
- Entrance Hall & Ground Floor Shower Room
- Fabulous Open Plan Living Kitchen
- Two Ground Floor Bedrooms
- Two First Floor Bedrooms Both with En-Suite Shower Rooms
- Ample Off-Road Car Parking
- Potential for Development of Land to Front (Subject to Planning Permission)
- Fabulous Far-Reaching Views
- No Upward Chain





## Summary

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A newly converted and extended, two storey, four bedroom, detached barn occupying a fabulous plot measuring approximately 3/4 of an acre and affording fabulous field views and generous fore-garden. The property is sold with the benefit of no upward chain and has been completely upgraded to now provide a turn-key property ideal for a range of discerning purchases including residential location.

The property is double glazed and LPG heated and comprises entrance hall, fabulous light and airy living kitchen with three aspects to the east, west and south, fitted kitchen with a full range of built-in appliances, two sets of bifold doors leading on to the rear garden, two ground floor bedrooms and a superbly appointed shower room. The first floor accommodation comprises a landing leading to a generous principle bedroom with vaulted ceiling and en-suite shower room and a further bedroom with en-suite shower room.

The property is positioned down a track owned by the property and this culminates in ample car standing space with potential for the erection of a garage (subject to planning permission). The front of the plot consists of a long strip of lawn which also offers further potential for a pony paddock, hobby farmer or glamping pods (again all subject to planning permission). To the rear of the property there is an enclosed rear garden with terrace and particularly impressive views to the southern aspect over neighbouring fields.

# F&C

## The Location

The property is located off Spondon Road, close to the very popular Stable View café and offers fabulous walks in the surrounding open countryside. Further amenities include schooling at Dale Abbey and further walks to Monks Cave. Neighbouring Spondon offers facilities including shops, restaurants, pubs and easy access to Derby along the A52. The property is also close to Ilkeston and the M1 motorway.

## Accommodation

### Ground Floor

#### Hallway

8'7" x 8'4" (2.63 x 2.55)

A quality entrance door provides access to hallway with feature high ceiling, staircase to first floor and wood effect herringbone pattern floor covering which continues throughout the ground floor (minus the shower room).



### **Fabulous Open Plan Living Kitchen**

19'8" x 16'8" (6.00 x 5.09)

A fabulous light and airy space with windows/bifold doors and impressive views to front over the long stretch of lawn with an easterly elevation through the double glazed windows. There are bifold doors to the southerly aspect offering fabulous field views and bifold doors to the westerly aspect, also with field views, as well as overlooking the enclosed garden.



### **Spacious Lounge/Dining Area**

A spacious lounge/dining area with central heating radiator.



## Kitchen Area

A high specification kitchen comprising quartz worktops with matching upstands, inset stainless steel sink unit with mixer tap, stylish fitted base cupboards and drawers, complementary wall mounted cupboards and integrated appliances including fridge freezer, oven, electric hob, washing machine and dishwasher.



### **Bedroom Three**

12'1" x 8'0" (3.70 x 2.44)

Having a central heating radiator and double glazed window.



### **Bedroom Four**

8'7" x 8'5" (2.63 x 2.58)

With central heating radiator and double glazed window to front.



### **Superbly Appointed Shower Room**

8'0" x 3'10" (2.46 x 1.18)

Partly floor and wall tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, walk-in shower cubicle with hand shower attachment and rain shower head over, chrome towel radiator, and sealed unit double glazed window.



**First Floor Landing**

8'4" x 2'9" (2.56 x 0.84)

A feature galleried landing overlooking the hall beneath with feature balustrade and sealed unit double glazed Velux window to front.



## Principle Bedroom

16'11" x 16'7" (5.17 x 5.08)

A fabulous room with feature high ceilings, four sealed unit double glazed Velux windows and further double glazed window which combine to offer light from three elevations as well as the window providing fabulous south facing views over neighbouring fields. There is also a central heating radiator, storage cupboard and panelled door to en-suite.



### **Superbly Appointed En-Suite Shower Room**

8'6" x 3'11" (2.60 x 1.21)

Partly floor and wall tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, walk-in shower cubicle with hand shower attachment and rain shower head over, chrome towel radiator, shaver point and sealed unit double glazed Velux window to rear.



### **Bedroom Two**

9'11" x 8'8" (3.03 x 2.66)

With central heating radiator, sealed unit double glazed window to front offering a view over the large strip of land to the front of the park and panelled door to en-suite.



### **Superbly Appointed En-Suite Shower Room**

8'6" x 3'11" (2.60 x 1.21)

Partly floor and wall tiled with a contemporary white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, walk-in shower cubicle, hand shower attachment with rain shower head over, shaver point, chrome towel radiator and sealed unit double glazed window to rear.



## Outside

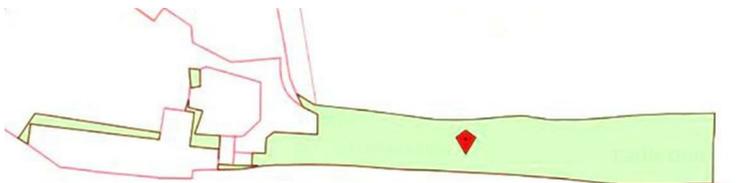
To the rear of the property there is an enclosed garden featuring a terrace/patio and lawn bounded by walls and hedging. There is access down the side of the property which leads to the front, low maintenance garden and gravelled driveway. There is an additional generous lawn section which stretches to a wall at the tip of the fore-garden. This area of land offers potential for development and could lend itself to a detached double garage with office over or glamping pods subject to necessary planning consents. Equally the area could be used as a well-established fore-garden to complement the rear garden.

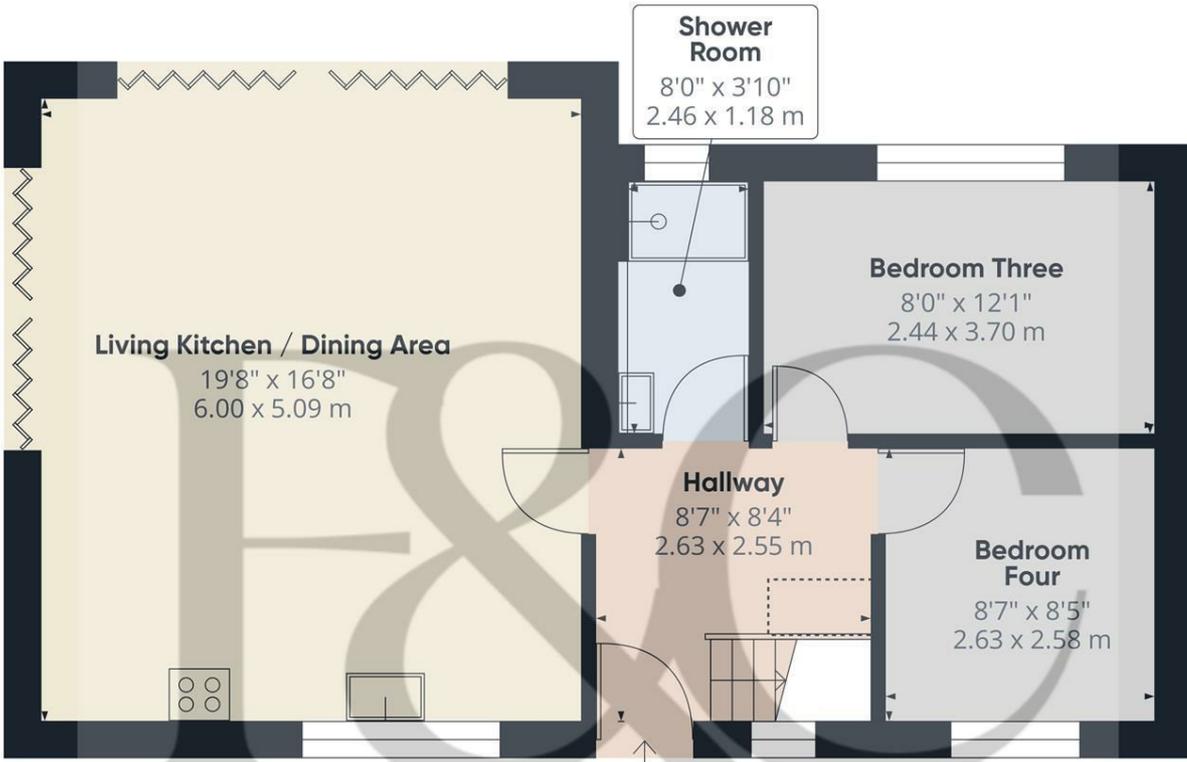


**Council Tax Band A**



**Plot Area**  
For illustrative purpose only, not to be used for conveyancing purposes.





Floor 0

**Approximate total area<sup>m</sup>**  
633 ft<sup>2</sup>  
58.9 m<sup>2</sup>

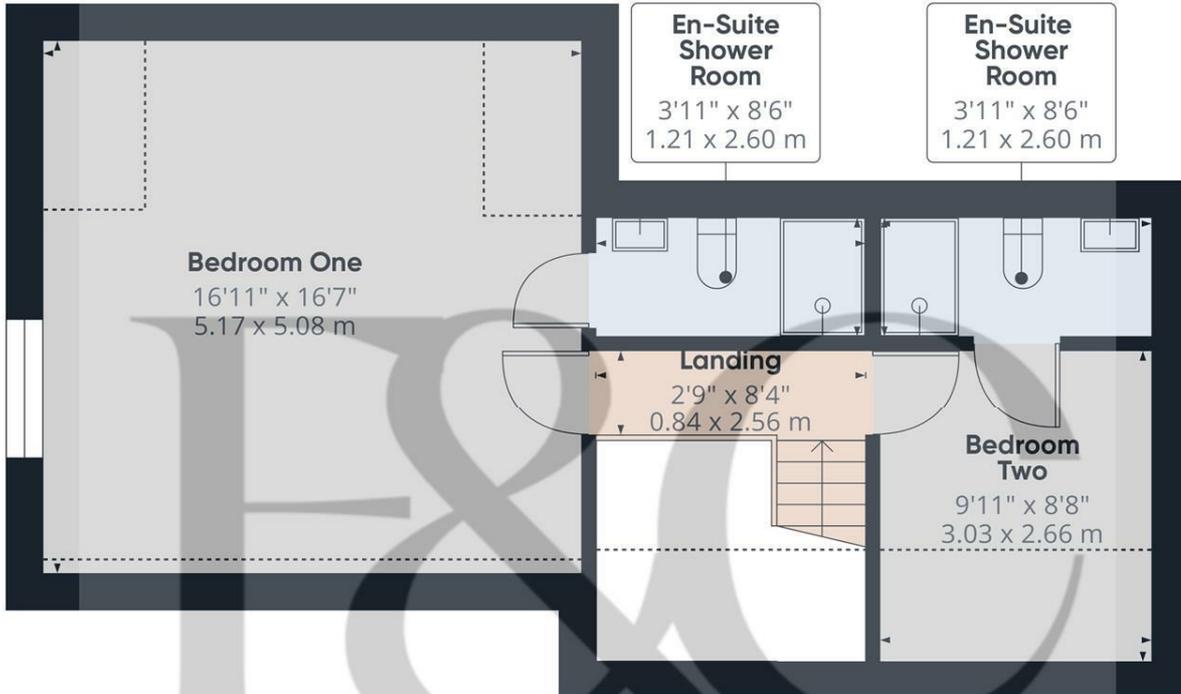
**Reduced headroom**  
5 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

**Approximate total area<sup>m</sup>**  
458 ft<sup>2</sup>  
42.6 m<sup>2</sup>

**Reduced headroom**  
68 ft<sup>2</sup>  
6.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Hollies Lodge Spondon Road  
Dale Abbey  
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DE7 4PQ

Council Tax Band: A  
Tenure: Freehold



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	