



Blackwell House Blackwell Lane  
Melbourne Derby



# Blackwell House Blackwell Lane Melbourne Derby DE73 8EL

for sale  
**£625,000**



## Property Description

A rare and unique opportunity to acquire a well-proportioned double fronted Victorian four-bedroom semi-detached family home, set over 2000 square feet and located in the very heart of the desirable Melbourne Village, nestled within the conservation area close to Melbourne Hall and the picturesque Pool, with scenic walks, popular eateries and boutique shops. With its sought-after location, this property has also been tastefully and lovingly renovated and upgraded to a high level and must be seen to fully appreciate.

Briefly comprising; Entrance hall, lounge, dining room, family dining kitchen, downstairs cloakroom/WC, two large double bedrooms on the first floor with family bathroom, second staircase leading to a further two double bedrooms and bathroom. All internal doors are handsomely restored with architrave and high skirting boards throughout. To the side of the property there is a well-maintained courtyard garden, shed and parking to the rear.

## Entrance Hall

Entrance into a stunning hallway via a hardwood front door with fan light over, sash window to the rear elevation, two horizontal three column Victorian radiators, the flooring is laid with beautiful Victorian tiles. The hallway leads to a lounge, cloakroom, dining room and kitchen. It has beautiful high ceilings and feature brass and glazed wall lighting. There is a useful downstairs cupboard and the original ornate staircase has a balustrade and a stair runner with brass fittings.

## Lounge

With stunning log burner, exposed bricks, ornate timber mantle, slate hearth, ceiling rose, feature wall lighting, high ceilings, three column style Victorian radiator, French shutters, timber and part glazed door leading to the courtyard garden.

## Dining Room

With exposed wood flooring, sash windows with fitted French shutters to the front elevation, radiators to the front and side of the room, ceiling rose, dado rails and plinths. It has an ornate carved fireplace with timber surround and tiled hearth.

## Kitchen

With a range of base, wall and tall shaker style units with feature wine unit, with laminate worktops over, natural limestone/travertine tiled flooring, inset range gas cooker, space for fridge, integrated dishwasher, wall tiled splashback, ceramic one and a quarter sink and drainer, chrome mixer tap over, double glazed timber windows to the rear elevation, timber stable door, central heating radiator, pitched roof and two Velux windows.

## Cloakroom

With the continuation of the Victorian tiled floor from the hall, the cloakroom has a timber high window to the rear elevation and a part tiled wall. It has a wall hung sink with chrome mixer tap over, low level wc, radiator, plumbing and space for a washing machine, high level storage cupboards in a cream shaker style.

## First Floor Landing

This is a beautiful light and spacious full carpeted landing with a timber balustrade. It has a single glazed sash window to the rear elevation, matching feature brass and glazed lights, feature wall lighting, radiator. The landing leads to: -

## Bedroom One

With sash windows with French shutters to the front elevation, radiator, handsome cast iron open grate fireplace with cast iron surround and tiled hearth.

## Bedroom Two

Bedroom two has sash windows with French shutters to the front elevation, radiator and a feature period fireplace with cast iron original fireplace and tiled inset hearth.

## Family Bathroom

With tiled granite floor the bathroom has part tiled walls with a Victorian bathroom suite comprising pedestal 'Savoy' wash hand basin with chrome taps, high level Victorian wc, free standing single ended ball and claw roll top bath with chrome Victorian style mixer tap with shower attachment, electric shower, radiator, sash window to rear elevation.

## Second Floor Landing

Reached via a dog leg galleried staircase with timber balustrade and useful understairs storage. The second floor leads to bedroom three, four and a bathroom. It has a sash single glazed windows with fitted French shutters to the front elevation, radiator, loft hatch with substantial loft storage area.

## Bedroom Three

With deep eaves storage, radiator and double-glazed safety window to rear roof line.

## Bedroom Four

Eaves storage, radiator, timber double glazed window to the side elevation.

## Outside

Beautiful part walled garden with mature shrubs. There is side access to parking at the rear of the property and gated access to a timber log store











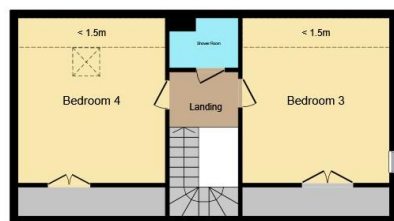




**Ground Floor**



**First Floor**



**Second Floor**



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Tenure:Freehold EPC Rating: Awaited Council Tax Band: D

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