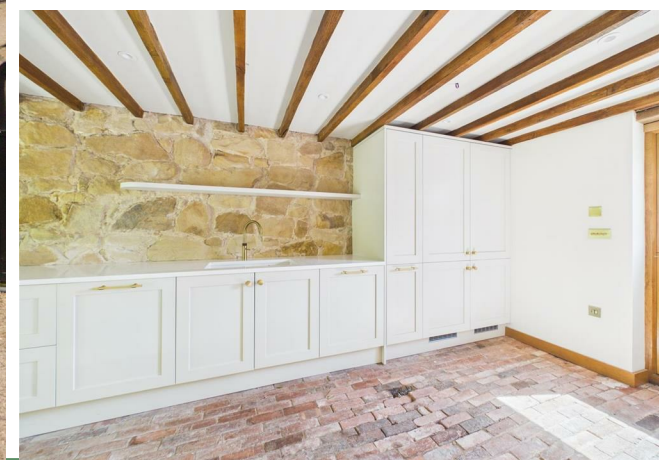
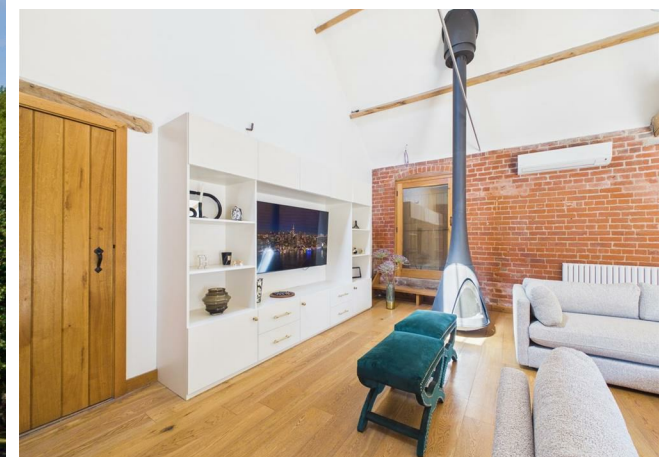




MELBOURNE
Sales & Lets

Short Hill, Derby, Derbyshire, DE73 8AF
£1,850,000

At the heart of the home lies a stunning open-plan family room and kitchen measuring approximately 27'9", creating a spectacular space for both everyday living and entertaining. Flooded with natural light and complemented by a striking mezzanine level overlooking the room below, this is undoubtedly one of the property's standout features.

The ground floor continues with an impressive 25'4" dining hall, a beautifully appointed formal living room, an elegant sitting room, a versatile office/snug, together with a separate breakfast kitchen opening into an additional dining area, providing exceptional flexibility for modern family life and larger gatherings. Two stairs cases lead to the first floor from each end of the home.

Completing the ground floor is a generous double guest bedroom benefitting from its own en-suite shower room, whilst adjoining the family room is an impressive dressing room, also enjoying the luxury of a private en-suite shower room.

To the first floor, a spacious landing gives access to four excellent double bedrooms. The superb principal suite enjoys en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom. There is a further dressing room of the landing.

Externally, Wilson House is approached via a charming pathway leading to the front entrance, bordered by beautifully maintained lawns and established planting. Double gates, together with a separate pedestrian entrance, open onto an extensive stone driveway providing generous off-road parking for numerous vehicles.

A substantial detached garage complex offers parking for up to four vehicles and is further enhanced by the addition of a vehicle lift, making it ideal for collectors, enthusiasts or those requiring extensive workshop space. The grounds are nothing short of spectacular. Extending to approximately 3.38 acres, they have been thoughtfully designed to provide both beauty and practicality. A mature lake forms an idyllic focal point and is complemented by a fully equipped lakeside house, creating a wonderful setting for entertaining, relaxing or simply enjoying the peaceful surroundings.

A traditional stable block, currently utilised as a home gym, storage facilities and wood store, offers excellent versatility and scope for a variety of future uses, subject to any necessary consents. The grounds are further enriched by an abundance of mature specimen trees, expansive lawns and productive vegetable gardens, creating a truly self-sufficient country lifestyle.

Wilson House represents an exceptionally rare opportunity to acquire a historic country residence of genuine distinction. Beautifully restored, thoughtfully modernised and occupying glorious mature grounds with outstanding lifestyle amenities, it offers an extraordinary blend of period elegance, contemporary comfort and rural tranquillity that is seldom found on the open market.

Grade II Listed
List Reference Number : 1099906 On The 16th January 1989.

Location & Amenities
Nestled within the picturesque hamlet of Wilson, Wilson House enjoys an enviable position surrounded by rolling South Derbyshire and North West Leicestershire countryside, offering an exceptional balance of rural tranquillity and everyday convenience. The nearby market town of Melbourne provides an excellent selection of independent shops, cafés, restaurants, traditional public houses and everyday amenities, whilst the villages of Breedon on the Hill and Castle

Donington offer further local facilities.

The property is ideally placed for commuters, with swift access to the A50, A42, M1 and M42, placing Derby, Nottingham, Leicester and Birmingham all within comfortable reach. East Midlands Airport and the East Midlands Gateway logistics hub are also just a short drive away.

Families are well served by a choice of highly regarded primary and secondary schools in the surrounding area, together with an excellent selection of scenic walking routes, country parks and leisure facilities, including the nearby Breedon Priory Health Club and Golf Centre, making this a superb location for those seeking an idyllic countryside lifestyle without compromising on connectivity.

Tenure
Freehold

Connected Person Notice
Please note that one of the vendors of this property is an employee of the selling agent. This is declared in accordance with the Estate Agents Act 1979.

Council Tax Band
North West Leicestershire

Council Tax Band : G

Viewings
Please contact Julie, Lauryn or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Services
Mains water, oil and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations
If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5:30pm or Saturdays 10am - 3:30pm.

Fixtures, Fittings & Appliances
The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs
Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business
Monday to Friday 9am - 5.30pm - Excluding Bank Holidays.

Saturday 10am - 3:30pm.

