



Ground Floor

On entering the property, you are welcomed into an expansive entrance hall which provides access to the principal living accommodation and staircase to the first floor.

The impressive open-plan kitchen/diner provides a fantastic social and entertaining space, with the generous proportions making it ideal for both everyday family life and entertaining guests. From the kitchen/diner, there is access to the impressive 19'11" living room, which features a door opening directly onto the rear garden. The ground floor is further complemented by a useful shower room.

First Floor

The first floor hosts three spacious bedrooms, providing excellent flexibility for families and guests. One bedroom benefits from a three-piece en-suite bathroom, while another enjoys its own en-suite shower room. The remaining bedroom provides further versatile accommodation and could also be utilised as a guest bedroom, depending on individual requirements. A further staircase leads from the first-floor landing to the second floor.

Second Floor

The second floor provides a further spacious bedroom with an adjoining dressing room, together with an additional versatile room which could be utilised as a fifth bedroom, home office, nursery or additional living space, depending on the needs of the purchaser.

Outside

The property benefits from a sizeable, private and low-maintenance rear garden, providing an excellent outdoor space for relaxing and entertaining.

To the front is a private courtyard area, together with access to a private brick-built storage shed. The property also benefits from allocated off-road parking to the front.

A Truly Individual Home

Offering over 2,000 sq. ft. of accommodation, impressive high ceilings, generous entertaining spaces and a highly versatile four/five-bedroom layout, this is a truly individual home that combines the character and charm of a historic mill with the convenience of modern living. Its private yet central Melbourne position means that the village's amenities are all within comfortable walking distance, making this an exceptional opportunity for those seeking a spacious and characterful home in one of Melbourne's most convenient locations.

Location & Amenities

The property occupies a superb position on Castle Street, within the heart of the highly regarded and historic market town of Melbourne, South Derbyshire. Melbourne offers an excellent range of everyday amenities, including independent shops, cafés, restaurants, public houses, supermarkets and professional services, all within easy walking distance of the property. The area also benefits from a number of well-regarded schools, with Melbourne Junior School and Melbourne Infant School both situated within approximately half a mile.

For commuters, the property is well placed for access to the A50, A42 and

M1, providing convenient connections towards Derby, Nottingham, Leicester and the wider East Midlands. The nearby towns of Castle Donington and Ashby-de-la-Zouch are also readily accessible, while East Midlands Airport is within easy reach. With its combination of excellent local amenities, attractive historic surroundings and convenient transport links, Melbourne provides an ideal setting for both families and professionals alike.

Tenure
Freehold

Council Tax Band
South Derbyshire Council

Council Tax Band : D

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, gas 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.

