

Derwent Manor | Derby Road | Draycott | Derbyshire | DE72 3PA

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RESIDENTIAL



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Porch

Fully enclosed porch having an entrance door with inset glazed panels and double glazed windows to the front and side, wall light, parquet flooring and door with two inset glazed panels leading to:

Reception Hall/Sitting Room

152' x 147' approx (4.62m x 4.45m approx)
Double glazed window to the side overlooking the gardens, radiator, feature open fireplace with an ornate Adam style surround and hearth.

Living Room

15' x 14'5 approx (4.57m x 4.39m approx)
Double glazed windows to the front and side, feature Adam style fire surround with hearth, beams to the ceiling and a radiator.

Inner Hallway

Stairs with hand rail leading to the first floor and door to the cellar.

Study

13'5 x 8'4 approx (4.09m x 2.54m approx)
Double glazed window overlooking the garden, range of built-in cupboards, radiator, Stiltz lift which provides access to bedroom 3 having a seat and hand rail.

Dining Room

14'6 x 14'7 approx (4.42m x 4.45m approx)
Double opening doors and inset glazed panels leading into the sun room, radiator, beams to the ceiling, feature open fireplace with a grate, wooden Adam style surround and a tiled hearth.

Sun Room

20' x 14'2 approx (6.10m x 4.32m approx)
Having double opening, double glazed French doors leading out to the gardens, double glazed windows, two radiators, pine ceiling with a Velux window and a tiled roof, exposed brickwork to the walls and tiled flooring.

Open Plan Living/Dining Kitchen

28'9 x 11'7 approx (8.76m x 3.53m approx)
The kitchen area within this large open plan living space has Shaker style units and includes a ceramic sink with a mixer tap set in a work surface which extends to three sides with cupboards, an integrated dishwasher and drawers below, an integrated upright fridge/freezer, low level five ring gas hob with double cupboard beneath, matching eye level wall cupboards with lighting below and a hood to the cooking area, tiling to the walls by the work surface areas, double oven with a shelved drawer below and cupboard above, double glazed windows to the front and side, beams with lighting to the vaulted ceiling and tiled flooring. The sitting area has a double glazed window overlooking the rear garden, panelling to the lower parts of the walls, two radiators, beams to the vaulted ceiling which has a Velux window and the electric consumer unit is housed in a wall mounted fitted cupboard.

Hall

14'5 x 6'10 approx (4.39m x 2.08m approx)
Composite doors with inset opaque glazed panels to the front and rear, tiled flooring, double upright storage cabinet, vaulted ceiling with beams, feature vertical radiator and panelling to the lower parts of the walls.

Utility Room

11'7 x 7'9 approx (3.53m x 2.36m approx)
With a stainless steel sink set in a work surface with cupboard and space for a washing machine below, fitted shelving to one wall, space for an upright fridge/freezer, double glazed window to the rear and two radiators.

Ground Floor w.c.

Having a low flush w.c.

Bedroom 7

12'8 x 12'10 approx (3.86m x 3.91m approx)
Having a half opaque double glazed door leading out to the front of the property with double glazed windows to the front, radiator, Karndean style flooring, recessed lighting to the ceiling and two radiators. At the rear of the room there are two double built-in wardrobes and a door leads through to the main house, double glazed window to the rear, recessed lighting to the ceiling and a radiator.

Wet Room/w.c.

The wet room has a large walk-in shower with a mains flow shower system, tiling to the walls, hand basin and a low flush w.c., chrome ladder towel radiator, recessed lighting to the ceiling, an extractor fan and a built-in shelved cupboard.

First Floor Landing

A door leads to the stairs that takes you to the second floor and original panelled doors lead to:

Bedroom 1

14'8 x 14'7 approx (4.47m x 4.45m approx)
Double glazed window with views over the open countryside, beams to the ceiling and a radiator.

Bedroom 2

14'7 x 14'7 approx (4.45m x 4.45m approx)
Double glazed window overlooking the courtyard, radiator, beams to the ceiling and a double built-in wardrobe providing shelving and hanging space.

Bedroom 3

12'9 x 8'7 approx (3.89m x 2.62m approx)
Double glazed window with views over open fields, built-in wardrobes with cupboards over, radiator and the Stiltz lift taking you to the ground floor is accessed from this bedroom.

Bathroom

The split level bathroom has a low level bath with hand rails, a corner mixer tap and tiling to two walls, large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, panelling to two walls, a glazed sliding door and protective screens, pedestal wash hand basin with a mixer tap, tiling to the walls and floor, double glazed window overlooking the gardens, feature cast iron style radiator, beams and lighting to the ceiling, extractor fan, feature radiator and towel rail, electric shaver point, mirror to the wall above the sink, a wall mounted shaving mirror and off the bathroom there is a large walk-in airing/storage cupboard which houses two recently fitted Ideal Logic boilers, there is a radiator and shelving within this storage area. There is a separate w.c. area within the main bathroom that has a low flush w.c., tiling to the walls and floor and a feature circular double glazed window.

Second Floor Landing

The balustrade continues from the stairs onto the landing, roof light window, pine doors to the bedrooms and panelled door to the bathroom and a radiator.

Bedroom 4

14'7 x 14'6 approx (4.45m x 4.42m approx)
Double glazed window to the front, hatch to loft and a radiator.

Bedroom 5

14'7 x 14'6 approx (4.45m x 4.42m approx)
Double glazed window to the side with views over open fields and a radiator.

Bedroom 6

13'5 x 8'6 approx (4.09m x 2.59m approx)
Double glazed window to the side with views over the open fields, built-in wardrobes with cupboards over and a radiator.

Shower Room

Having a shower enclosure with a mains flow shower system having boarding to two walls, a glazed door and protective screens, pedestal wash hand basin with tiled splashback and a mirror fronted cabinet above, low flush w.c., electric shaver point and light, radiator and a double cupboard housing the hot and cold water tanks.

Outside

The sweeping driveway leads to a courtyard with a central circular feature bed and parking for several vehicles. Landscaped lawns, mature hedging, ornamental lighting and pathways surround the property, with gated access to the extensive rear gardens. The rear gardens feature generous lawns, established borders, a patio, raised beds, pergolas, fruit trees, two greenhouses, and a patio with an ornamental pond, creating a variety of attractive outdoor spaces. A wrought iron gate leads from the gardens to the picturesque lake. The lake, complete with a central island and willow tree, is surrounded by lawns, natural screening and peaceful seating areas.

Garage 1

15' x 11'9 approx (4.57m x 3.58m approx)
The single garage has an electrically operated up and over door to the front, stairs take you to the room above the garages, power and lighting is provided.

Garage 2

23' x 16' approx (7.01m x 4.88m approx)
Electric up and over door to the front, window and wooden stable door to the rear, work bench and power and lighting is provided.

Room Over Garages

43'2 x 15' approx (13.16m x 4.57m approx)
This large room could be further converted into accommodation and has windows to the front and side and lighting is provided.

Greenhouse 1

9' x 6' approx (2.74m x 1.83m approx)
This greenhouse has slatted flooring, shelving and a water supply.

Greenhouse 2/Potting Shed

7'10 x 7' approx (2.39m x 2.13m approx)

Potting Shed

10'6 x 6'4 approx (3.20m x 1.93m approx)
Having a tiled roof, a door and window to the front, lighting and power points are provided.

Directions

Proceed out of Long Eaton along Derby Road and through the villages of Breaston and Draycott. Once passing through village centre and Gypsy Lane on the right hand side, Derwent Manor and Derwent Grange can be found on the right hand side.
8786AMMP

Council Tax

Erewash Borough Council Band F

Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 21mbps
Phone Signal – EE, 02, Vodafone, Three
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Agents Notes

There is a further paddock, approx. 4 acres which is available by separate negotiation.

This property can also be purchased in conjunction with



Derwent Manor is an impressive detached period residence set within a countryside setting, surrounded by open fields and enjoying exceptional privacy. Originally forming part of the historic Elvaston Estate, the property retains elements dating back to the 1700s, combining heritage and character with generous family accommodation. Its extensive grounds include formal landscaped gardens, a picturesque lake with an island, garages, and an attractive courtyard approach.

Arranged over three spacious floors, the house offers highly versatile accommodation suited to modern family living, multi-generational occupation, or those seeking flexible work-from-home space. The ground floor comprises a welcoming reception hall, living room, study, dining room, a substantial sun room overlooking the gardens, a well-appointed Shaker-style kitchen, utility room, WC, and a ground-floor bedroom with wet room. The upper floors provide six further double bedrooms, a family bathroom, and a separate shower room.

Externally, the property continues to impress with beautifully maintained gardens, patios, mature planting, greenhouses, a brick potting shed, and the tranquil lake, creating an idyllic setting. Double and single garages are complemented by a





substantial room above, offering excellent potential for conversion into ancillary accommodation, a home office, studio, or gym, subject to any necessary consents. Derwent Manor presents a rare opportunity to acquire a significant historic home with exceptional space, flexibility, and scope for future enhancement.

Although the property is situated in a rural setting, it is close to the local facilities offered by Draycott and Borrowash where there is a Co-op store, a quality butchers, fishmongers and a Bird's bakery, there are excellent shopping facilities in Long Eaton which includes an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there is an Asda at Spondon and Sainsbury's at Pride Park where there is also Costco and other retail outlets. There are schools for younger children in Draycott and Breaston, with schools for older children being found in Sandiacre where there is the Friesland School and Long Eaton where the Wilsthorpe Academy and the highly regarded Trent College and The Elms independent schools are located, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and many other East Midlands towns and cities.





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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.