

MELBOURNE
Sales & Lets

Church Street, Derby, DE73 8EJ
Guide Price £300,000

51 Church Street, Melbourne, Derby, DE73 8EJ

A Truly Unique Piece of Melbourne's History – Grade II Listed 18th-Century Cottage

We are delighted to bring to the market this truly exceptional Grade II listed stone and brick-built cottage, believed to date back to the 18th century, with further alterations understood to have taken place during the late 19th century. However, it is the property's remarkable history that really sets it apart. According to its historic building report, the living room features original tie beams believed to date back as far as the 14th century, which are also thought to have been salvaged and transported from Melbourne Castle. A fascinating piece of local history, quite literally, forms part of this one-of-a-kind home, ideally positioned in the very heart of Melbourne, just a stone's throw from the picturesque Melbourne Pool.

Upon entering, you will immediately appreciate the character, charm and surprisingly generous accommodation on offer, extending to approximately 750 sq ft. Accessed via a delightful private courtyard to the front, the property benefits from two separate entrance doors, one leading directly into the kitchen/diner and the other into the entrance hall. Throughout, the cottage showcases an abundance of original features, many of which have been carefully restored to retain their original character. Exposed ceiling beams, traditional materials and period detailing sit beautifully alongside a range of modern comforts, including underfloor heating to the kitchen/diner and shower room, gas central heating and a feature log-burning stove within the living room.







The accommodation briefly comprises an entrance hall, showcasing attractive original stone flooring and exposed stone walls, with access to the shower room, first-floor accommodation and useful understairs storage. The impressive living room measures approximately 14 ft x 14 ft and provides a wonderful space to relax, with its characterful beams and feature log-burning stove creating a particularly cosy atmosphere.

The kitchen/diner measures approximately 12 ft x 11 ft and is fitted with a comprehensive range of base units, providing ample storage and preparation space. Further benefits include an integrated Bosch washer/dryer, slimline dishwasher, foldaway NEFF oven, induction hob with extractor above, front-facing window and attractive wood flooring. The beautifully appointed three-piece shower room is situated on a split-level landing and comprises a low-level WC, wash hand basin and generously sized double shower cubicle. Finished with floor-to-ceiling tiling, an inset wall mirror and the added luxury of underfloor heating.

To the first floor are two well-proportioned double bedrooms, both retaining their original fireplaces and exposed ceiling beams, further enhancing the cottage's period charm. Bedroom one measures approximately 12 ft 8 in x 14 ft 4 in, whilst bedroom two measures approximately 13 ft 3 in x 11 ft 10 in, offering comfortable and versatile accommodation. One of the bedrooms also benefits from a loft hatch. The landing further provides a useful airing cupboard housing the gas central heating boiler.

Externally, the property enjoys a private front courtyard, accessed directly from Church Street. Offering a lovely degree of privacy, this charming outdoor space is ideal for enjoying a morning coffee, relaxing with a book or unwinding at the end of the day.

A property quite unlike any other! Combining centuries of fascinating history, an abundance of original character and a wealth of modern conveniences, this remarkable cottage offers a rare opportunity to own a genuine piece of Melbourne's heritage. Properties of this individual nature rarely come to the market, and an early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Contact us today for further information or to arrange your viewing.

Location & Amenities

Situated in the heart of the highly regarded historic Melbourne, Church Street enjoys a particularly desirable position, surrounded by an abundance of local amenities and places of interest. Melbourne offers a wonderful blend of independent shops, traditional public houses, cafés, restaurants and everyday conveniences, all within easy walking distance. The popular Market Place provides a great choice of places to eat, drink and socialise, whilst the nearby Melbourne Pool and beautiful grounds of Melbourne Hall offer attractive surroundings for leisurely walks and time outdoors.

Melbourne also benefits from well-regarded local schooling, including Melbourne Infant and Junior Schools, along with excellent road links providing convenient access to Derby, Ashby-de-la-Zouch, Castle Donington and the surrounding villages. East Midlands Airport and the M1, A50 and A42 are also within easy reach, making this an excellent location for commuters and those looking to enjoy village life without compromising on connectivity. A charming historic setting with everything you need close at hand.

Tenure MS

Freehold

Council Tax Band MS

South Derbyshire Council

Council Tax Band : C

Services MS

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 MS

If you have a property to sell please contact us to arrange your free valuation.
We can be contacted Monday - Friday 9am - 5pm or Saturdays 10am - 3pm.

Fixtures, Fittings & Appliances MS

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

Photographs MS

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

Measurements MS

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 MS

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 MS

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

Hours Of Business MS

Our office is open Monday to Friday 9am - 5pm

Saturday 10am - 3pm.



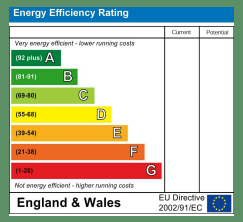







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