MELBOURNE
Sales & Lets

Derby Road, Derby, DE73 8FE
£750,000

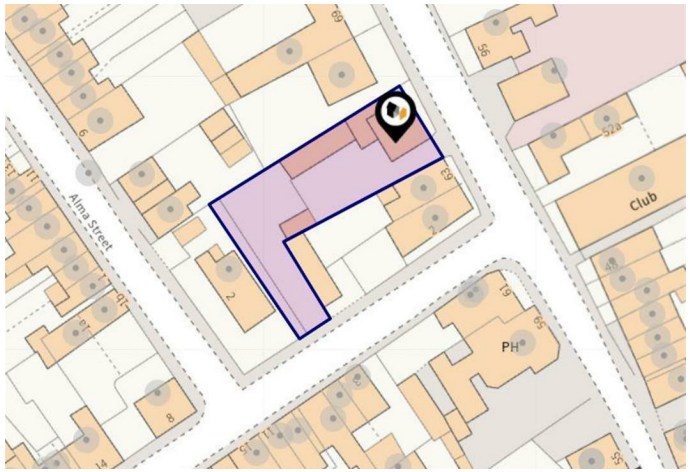
Warwick House, 65 Derby Road, Melbourne, Derby, DE73 8FE

Exciting opportunity for both homeowners and developers alike. In addition to the existing accommodation, the property benefits from potential development land with separate access from South Street, offering scope to create additional off-road parking or the potential to build a separate dwelling, subject to the necessary planning permissions. This is a rare opportunity to acquire a property with significant future potential in a desirable location.

Warwick House is a distinctive and characterful period home occupying a prominent position on Derby Road in the heart of historic Melbourne. Believed to date from the early nineteenth century, the property forms part of Melbourne's long-standing commercial and residential heritage and offers an appealing blend of period charm and spacious modern living. In recent years, a one-bedroom self-contained annexe has been added to the rear of the property.

Today, Warwick House it's self provides generous and flexible accommodation arranged over two floors, with two spacious reception rooms, a kitchen/breakfast room, three well-proportioned bedrooms, and a layout well suited to both family living and entertaining. Period features typical of properties of this era combine with later improvements to create a home that retains its historic character while offering practical modern comfort. Additionally, the property benefits from numerous pantries, storage areas, and a utility space. Original features have been carefully preserved over the years, allowing the home to retain much of the character from when it was originally built.

The self-contained annexe comprises a kitchen/diner and lounge, with stairs leading to the first-floor landing where there is a double bedroom and a shower room. The annexe benefits from its own independent heating system.



Outside
Externally, the property is enclosed to the front by wrought iron fencing and gates, which, when installed, won an award from the Melbourne Civic Society. These provide access to the front entrance of the property. Double gates to the side lead into the rear, where there is parking for up to five vehicles, access to two garages, and an outside store.

There is also access to a “secret garden”, a unique and charming space that truly needs to be seen to be fully appreciated. Local builders and developers may also find the property of particular interest, as there may be potential development opportunities, subject to the necessary planning permissions being obtained.

Location
Melbourne is ideally placed for commuting, with Derby, Nottingham and Leicester all within easy reach, while the nearby A50, M1 and East Midlands Airport provide excellent regional and national connections.

Warwick House therefore represents a rare opportunity to acquire a substantial period property with genuine local history, set in one of South Derbyshire’s most desirable market towns.

The property enjoys a central yet highly convenient location, within easy walking distance of Melbourne’s excellent range of independent shops, cafés, pubs and amenities. The town itself is renowned for its attractive Georgian architecture, strong sense of community and proximity to surrounding countryside.

Tenure
Freehold

Council Tax Band
South Derbyshire

Council Tax Band : D

Viewings
Please contact David, Julie 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 - 5pm or Saturdays 9am - 4pm.

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.

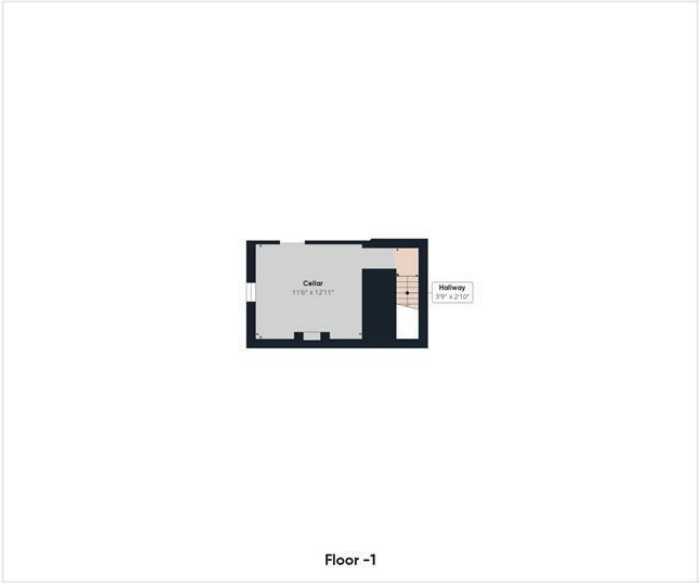
Measurements
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

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
Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.



Floor -1

Floor 0

Approximate total area(1)

2302 ft²

Reduced headroom

9 ft²

Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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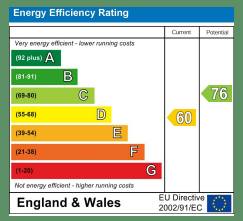

35 - 36 Market Place, Melbourne, DE73 8DS
T: 01332 419777 enquiries@melbournesalesandlets.co.uk