

Vere Lodge

Twyford Road, Willington, Derby, DE65 6DE

John German





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£800,000

This very special one-of-a-kind property has been fully restored to its original glory, retaining as many of the original Victorian features as possible but with a modern twist, creating a glamorous home full of character but with all the convenience of a modern high-end build.

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Victorian architecture is known for its elaborate decoration and rich textures, notable throughout this stunning home which boast high ceilings, decorative cornices and a decorative stained glass great window. Extra care and attention has been paid to restoring that Victorian detail, with replica door furniture to the interior and exterior, bespoke double glazed wooden sash windows crafted to compliment the period character, as well as the introduction of period style bathrooms throughout the property.

Located on Twyford Road, just a stone's throw from the centre of the village, the property is easily recognisable and locally admired. Built in the 1860s by Penelope Every, daughter of Sir Henry and Lady Every of Egginton Hall, the house carries a rich sense of history and character, reflecting the charm and craftsmanship of its period. Willington is a fantastic location for busy families with an excellent range of amenities, including a doctor's surgery, dentist, supermarket, pharmacy, popular public inns with eateries, and cafe. The village is further serviced by a good primary school, train station, church, and a public bus service. There's a pleasant walk along the canal in the nearby Mercia Marina, which offers a further range of boutique shops and eateries. The nearby village of Repton offers excellent independent schooling at all ages and excellent travel links via the A50 and A38 to Stoke-on-Trent, Derby, Nottingham, Birmingham, Lichfield, and Leicester.

Occupying a generous plot, the property offers exceptional potential to extend, remodel or further develop, subject to the necessary planning permissions and building regulations.

The property is accessed via an imposing front entrance door which opens into an entrance lobby featuring deep skirtings and moulded coved ceilings, which repeat throughout the property, and a polished stone floor running through into an impressive double height central hallway, with a handsome staircase leading to the galleried landing. The space is filled with natural light coming from the huge stained glass stairwell window. The original service bells are mounted above part glazed double doors leading into the kitchen. Additional internal doors lead to the remaining ground floor living areas.

The guest WC is located off the main hallway and has been fitted with a period style suite comprising low flush WC and pedestal wash basin, with lovely green Victorian inspired tiles and a window to the side. The hallway leads around to a utility room, having space for appliances and a worktop over with inset sink, wall mounted cupboard and a window to the front.

Further on, there is a wonderful boot room positioned at the side of the house, with its own entrance door, quarry tiled flooring, window to the front, plenty of hanging space, a built-in storage cupboard and a separate boiler cupboard. There are a set of redundant stairs leading to the first floor, where the exit has been blocked by the creation of a cupboard. There is also access down to the cellar.

Moving back through the house to a comfortable sitting room, with an original quarry tiled floor and built-in cupboards. There is also a flexible snug/home office, with room for a sofa and a desk.

The large open plan living/dining kitchen overlooks the garden and is perfect for cooking, eating and relaxing, as well as social occasions, leaving plenty of space for dining and soft furnishings. Bi-fold doors open onto the outdoor patio and there is a feature fireplace at one end. The kitchen area is fitted with an abundant range of kitchen cabinetry with under unit lighting, quartz worktops, double Belfast sink with Quooker boiling and cold water tap, range cooker with extractor hood over, integrated dishwasher, fridge and freezer, eye level microwave and under counter wine fridge.

On the first floor, stairs lead to a magnificent galleried landing which looks out onto the beautiful leaded and stained-glass window. There are four bedrooms in total; three fabulous double bedrooms, each with en-suite shower rooms, fitted with luxury period style suites, and a master suite. The master bedroom benefits from a huge walk-in wardrobe and a stunning period style en-suite bathroom, featuring an incredible free-standing bath with mixer taps and a hand shower, a large double shower, low flush WC, and elegant his-and-hers pedestal wash basins.

Outside, the extensive lawned gardens wrap around the property with Laurel hedging, ornamental beds and borders with specimen trees and box hedging. Adjacent to the house is a lovely, paved patio with plenty of room for outdoor seating, creating the perfect space for outdoor entertaining. Tucked away in the corner of the garden is a large workshop/home gym, which could be utilised in a number of ways.

Accessed via a shared walled and gated entrance, the property benefits from ample off-road parking for at least four vehicles, with scope to create additional parking if desired.

The rear garden has previously benefited from planning permission for the construction of a detached bungalow, demonstrating the site's outstanding development potential. Buyers should make their own enquiries with the local planning authority regarding the status of any previous permissions and future applications.

In addition, the neighbouring property may also be available by separate negotiation, presenting a rare opportunity to acquire a larger combined site with significant potential for redevelopment, multi-generational living or investment, subject to the appropriate consents.

The property benefits from Cat 6 cabling throughout the house.

Agents note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band F

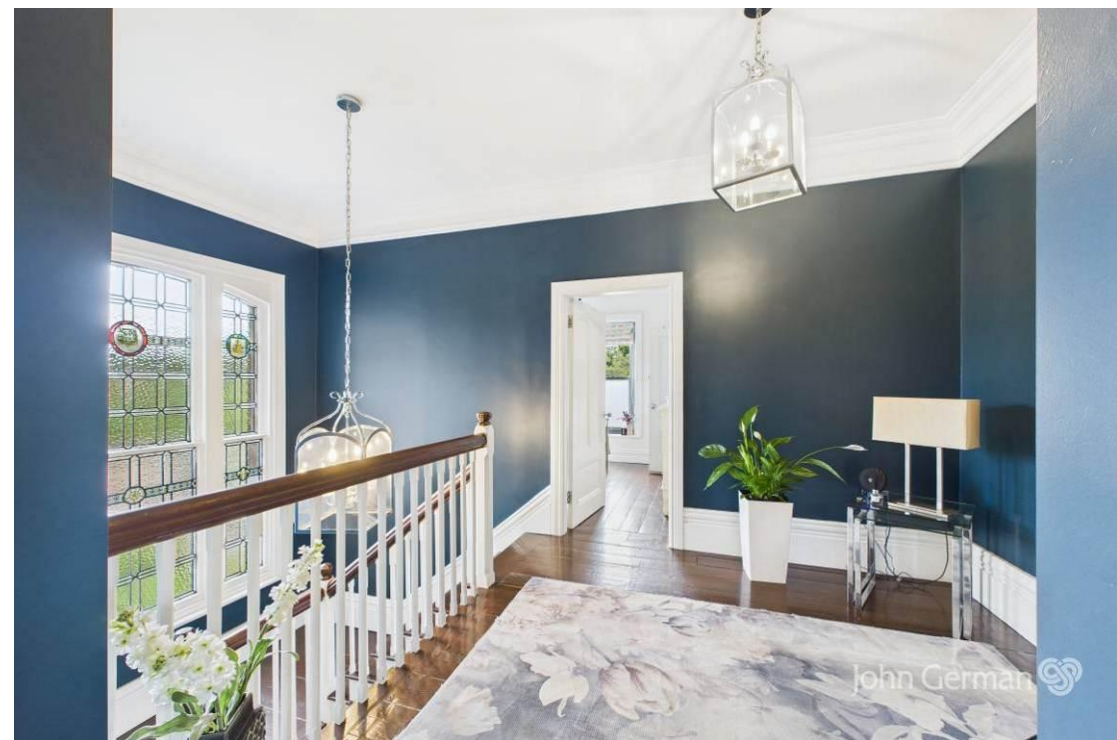
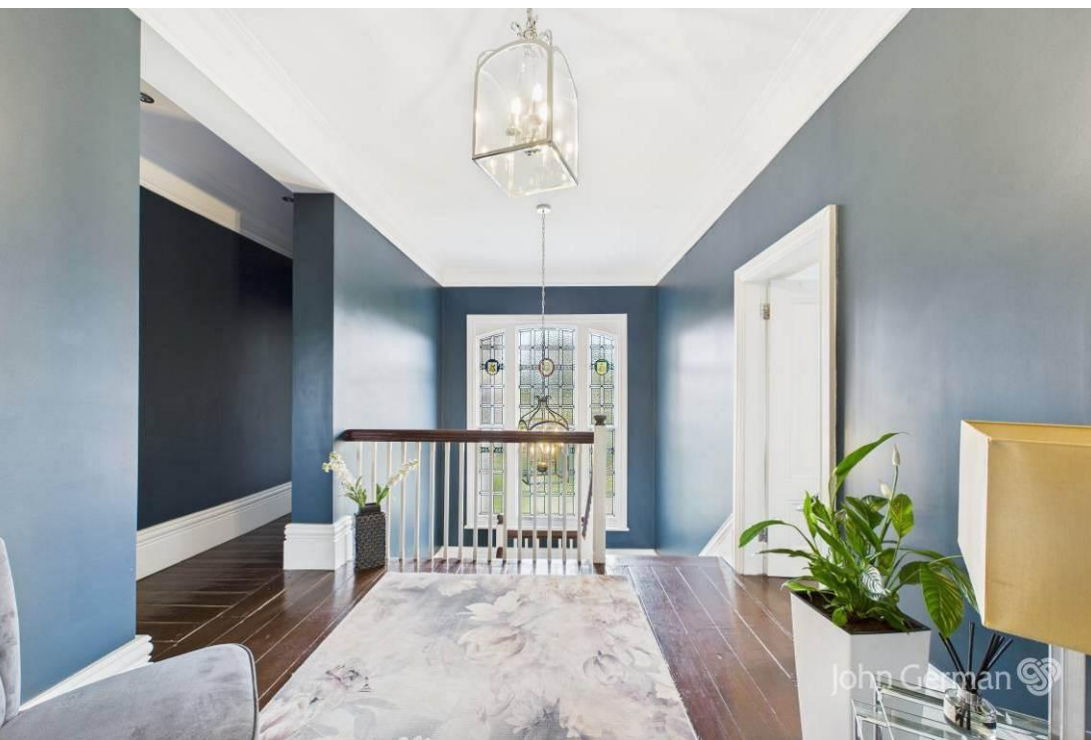
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

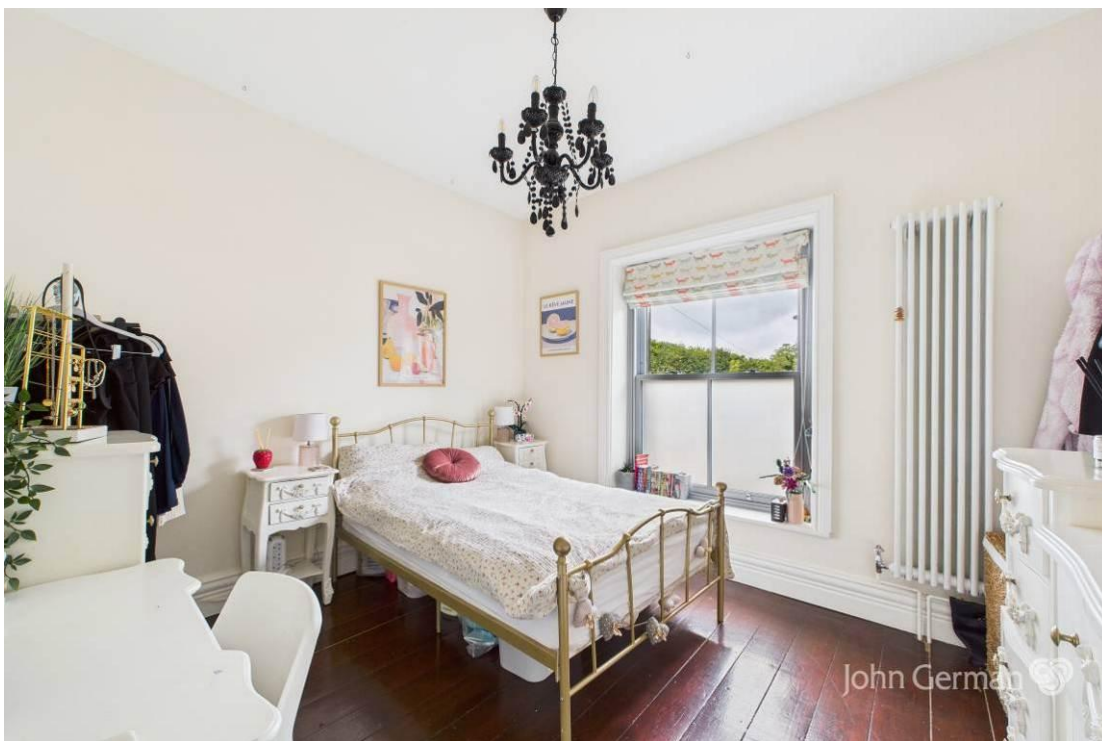
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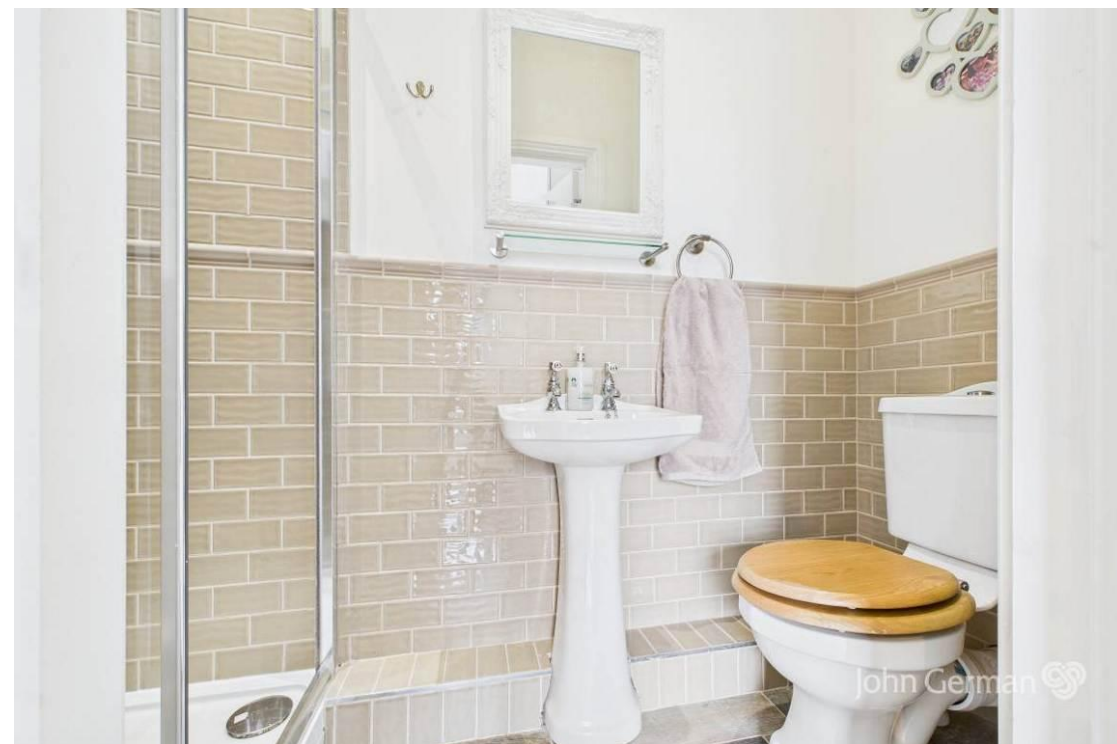
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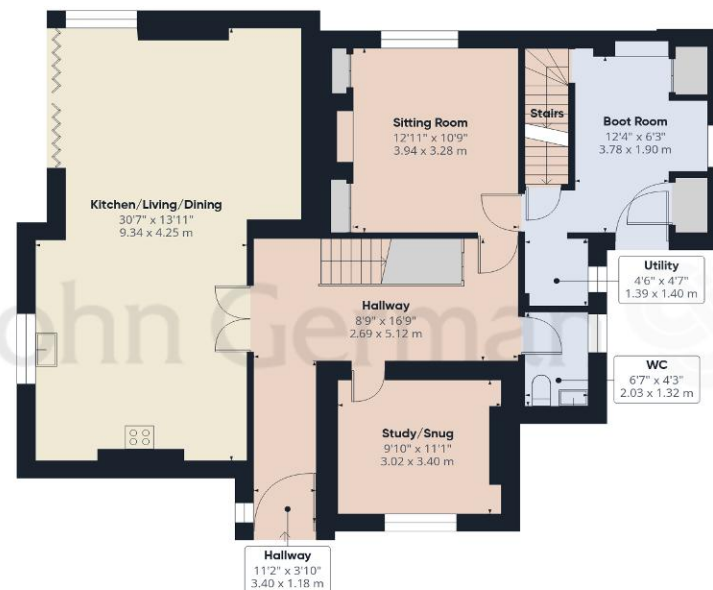




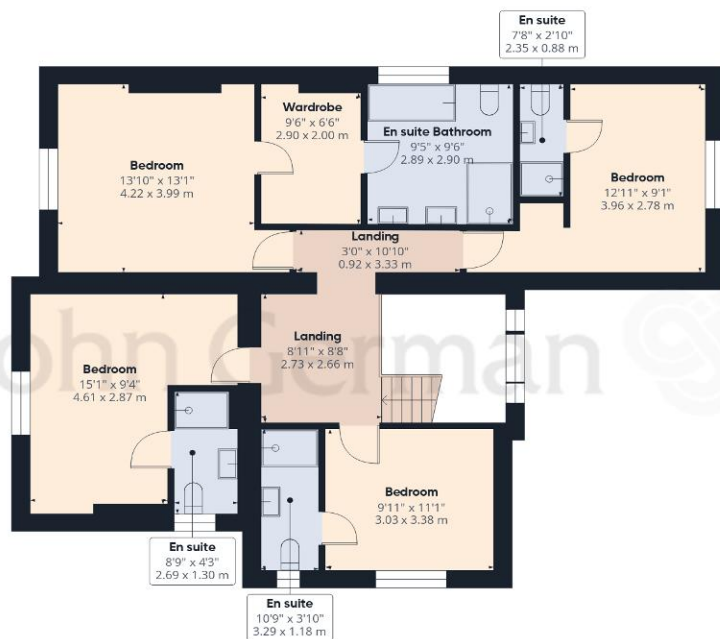




Floor -1



Ground Floor



Floor 1

Approximate total area⁽¹⁾

2246 ft²

208.5 m²

(1) Excluding balconies and terraces

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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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