

# A RARE COLLECTION OF RESTORED PERIOD PROPERTIES



## THE EAST WING

5 BED, DOUBLE GARAGE



## THE OLD HALL

5 BED, DOUBLE GARAGE



## THE WEST WING

4 BED, DOUBLE GARAGE



## THE OLD HALL

The Old Hall at Stephenson Gardens, built in 1891, is a striking Victorian manor designed by renowned local Arts and Crafts architect Alexander MacPherson. Standing proudly in the heart of Littleover, this distinguished residence has been a landmark of elegance and heritage for over a century.

In later years, The Old Hall served as the headquarters of Derbyshire Fire and Rescue Service, before closing its doors in 2018. With the vision of Ivygrove Homes and the expertise of architect Matthew Montague, this historic mansion is being carefully restored into three exceptional period residences.

Set within mature landscaped grounds, The Old Hall is being sympathetically transformed, with three large homes created by dividing the hall vertically to preserve the original character of the hall. The result is three substantial residences, each blending authentic Victorian character with contemporary living comforts.

The remaining grounds of the Old Hall have been thoughtfully developed to include fourteen new four, five, and six bedroom homes. All the homes are situated within the catchment area of Littleover Community School and are within walking distance of Derby High School and Derby Grammar School.

Ivygrove is a long-established, family-run business delivering quality commercial and residential developments across Derbyshire and the Midlands.

## THE RESIDENCES

### THE EAST WING

Five double bedrooms, detached double garage, and private rear gardens.

### THE OLD HALL

Five double bedrooms, detached double garage, and private rear gardens.

### THE WEST WING

Four double bedrooms, detached double garage, and private rear gardens.

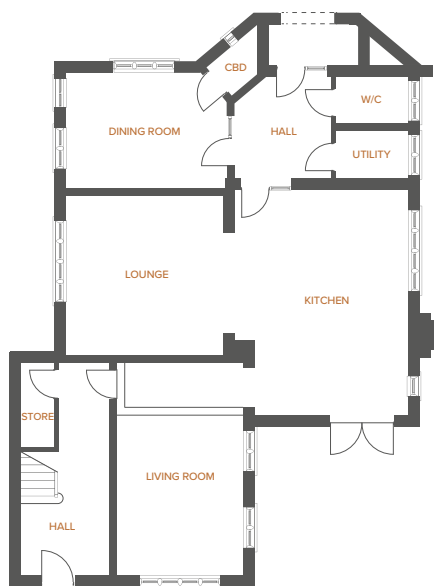


*Communal woodland setting, private lawned gardens, all south facing*



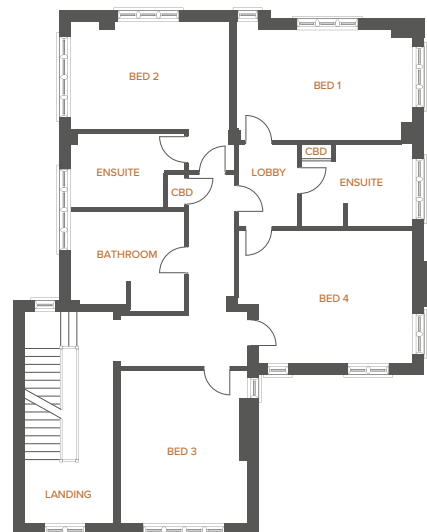






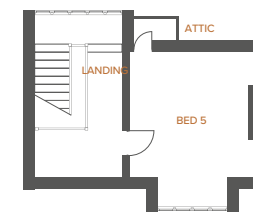
### GROUND FLOOR

Entrance Hall	3.0m x 2.5m	9'8" x 8'1"
Utility	1.8m x 2.7m	5'9" x 8'8"
W/C	1.2m x 2.5m	4'0" x 8'3"
Cupboard	1.5m x 1.0m	4'9" x 3'4"
Dining Room	3.5m x 4.8m	11'6" x 15'7"
Lounge	5.0m x 4.7m	16'3" x 15'6"
Kitchen	6.9m x 5.3m	22'6" x 17'4"
Living Room	6.5m x 3.8m	21'2" x 12'4"
Rear Hall	6.3m x 2.7m	20'7" x 8'8"
Store	2.7m x 1.0m	8'8" x 3'4"



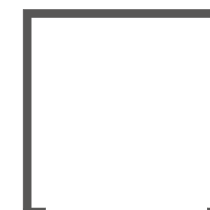
### FIRST FLOOR

Bed 1	3.4m x 5.3m	11'2" x 17'3"
Bed 1 & Bed 4 En-suite	2.7m x 3.4m	8'8" x 11'3"
Lobby	2.7m x 1.7m	8'7" x 5'5"
Bed 2	3.6m x 5.2m	11'6" x 17'0"
Bed 2 En-suite	2.2m x 2.9m	7'2" x 9'6"
Cupboard	1.0m x 0.4m	3'2" x 1'4"
Bathroom	2.9m x 3.5m	9'5" x 11'5"
Bed 3	4.6m x 3.8m	15'2" x 12'6"
Landing	6.0m x 1.5m	19'6" x 4'9"
Bed 4	4.0m x 5.3m	13'1" x 17'2"



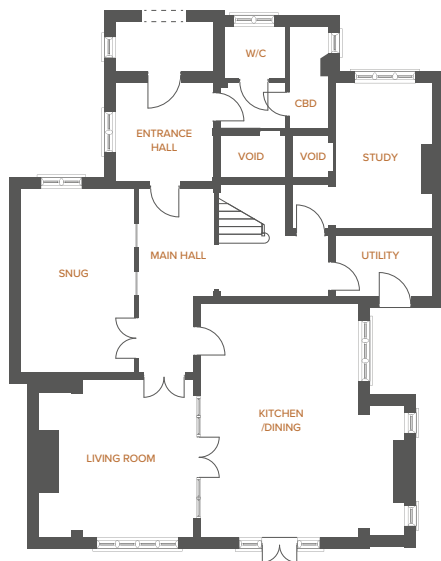
### SECOND FLOOR

Bed 5	4.5m x 3.8m	14'8" x 12'5"
Landing	2.7m x 1.4m	8'9" x 4'6"



<b>GARAGE</b>	5.69m x 5.94m
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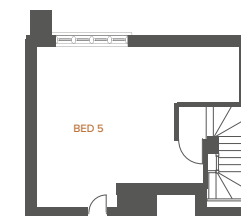
### GROUND FLOOR

Entrance Hall	2.9m x 2.9m	9'4" x 9'4"
Main Hall	5.9m x 2.0m	19'5" x 6'5"
Cupboard	2.0m x 1.3m	6'6" x 4'3"
W/C	1.4m x 2.0m	4'6" x 6'4"
Study	4.3m x 2.9m	14'2" x 9'4"
Utility	3.0m x 1.6m	9'8" x 5'2"
Kitchen / Dining	7.2m x 6.2m	23'5" x 20'3"
Living Room	4.7m x 4.9m	15'5" x 15'9"
Snug	5.6m x 3.2m	18'4" x 10'6"



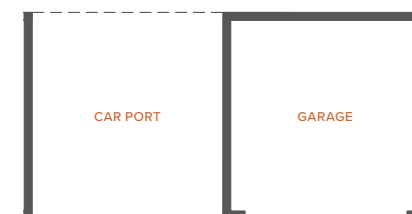
### FIRST FLOOR

Bed 1	4.5m x 6.0m	14'7" x 19'6"
Bed 1 En-suite	2.5m x 3.4m	8'2" x 11'3"
Cupboard	1.2m x 0.8m	3'9" x 2'6"
Bed 2	4.7m x 4.9m	15'5" x 15'9"
Bed 2 En-suite	2.8m x 2.6m	9'2" x 8'6"
Cupboard	1.2m x 0.6m	3'9" x 2'1"
Landing	5.6m x 2.4m	18'4" x 7'7"
Bathroom	2.9m x 3.6m	9'5" x 11'6"
Bed 3	4.8m x 2.8m	15'8" x 9'1"
Bed 4	4.3m x 2.7m	14'2" x 9'0"



### SECOND FLOOR

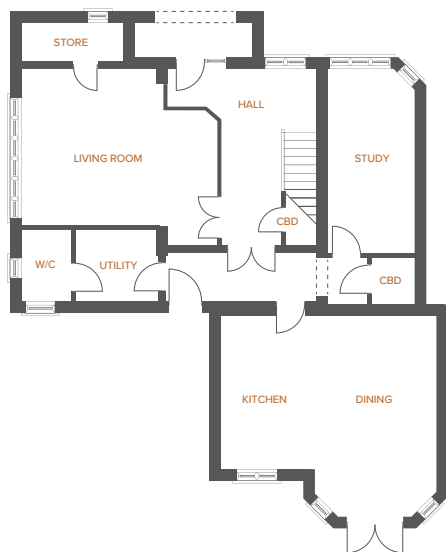
Bed 5	6.0m x 3.9m	19'7" x 12'8"
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GARAGE	5.69m x 5.94m
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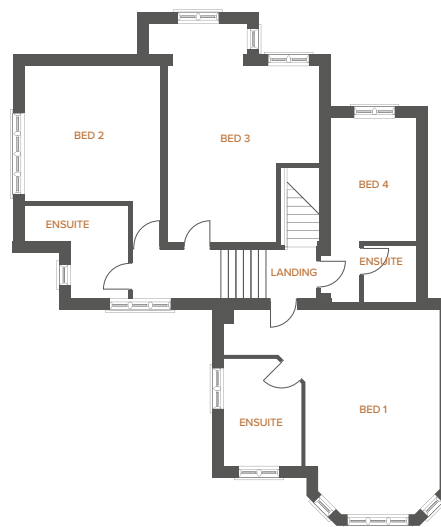
WEST WING  
4 BEDROOM





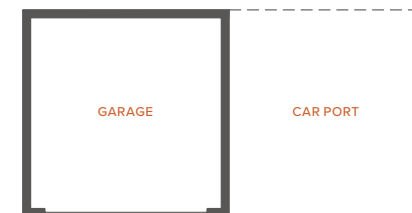
### GROUND FLOOR

Hall	7.2m x 2.2m	23'6" x 7'2"
Living Room	5.0m x 6.0m	16'4" x 19'7"
Store	1.0m x 3.0m	3'3" x 9'8"
Utility	2.8m x 1.9m	9'2" x 6'3"
W/C	1.0m x 1.2m	3'3" x 3'9"
Study	5.4m x 2.9m	17'7" x 9'5"
Cupboard	1.7m x 1.4m	5'6" x 4'7"
Kitchen / Dining	6.6m x 6.4m	21'7" x 20'10"



### FIRST FLOOR

Bed 1	6.2m x 4.1m	20'3" x 13'6"
Bed 1 En-suite	3.6m x 2.2m	11'7" x 7'2"
Cupboard	1.0m x 1.1m	3'3" x 3'5"
Bed 2	4.2m x 4.0m	13'7" x 13'0"
Bathroom	3.0m x 3.0m	9'7" x 9'8"
Landing	1.3m x 2.3m	4'3" x 7'5"
Bed 3	6.6m x 4.8m	21'7" x 15'6"
Bed 4	3.6m x 2.9m	11'7" x 9'4"
Bed 4 En-suite	1.8m x 1.9m	5'8" x 6'2"



**GARAGE** 5.69m x 5.94m



# SPECIFICATION – QUALITY AND STYLE

## KITCHENS

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Each residence features a bespoke, high quality, professionally designed kitchen by Victoria Roberts Kitchens. At the heart of the open plan living space, a generous kitchen island creates the perfect hub for both everyday life and entertaining. Every kitchen is fitted with premium integrated Neff appliances, including a double oven, hob, fridge, freezer and dishwasher. Finished with elegant quartz worktops as standard.

## BATHROOMS & EN-SUITES

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Each residence offers a beautifully appointed family bathroom and two en-suites, one serving the principal bedroom and another adjoining bedroom two. All bathrooms are finished to an exceptional standard, featuring contemporary white sanitaryware, sleek chrome fittings, and heated towel rails. Generous walk-in showers and stylish ceramic tiling complete the look.

## ELECTRICAL & SECURITY

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Each home is equipped with electrical sockets and lighting thoughtfully positioned throughout the main living areas and bedrooms. Smoke detectors to all floors. For extra security an advanced alarm security system is fitted as standard, all external doors have a multi point locking system. The detached garages have electrically operated sectional insulated steel garage doors.

## FLOORING

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The ground floor showcases ceramic tiling to the kitchen and hallway, paired with Ted Todd wooden herringbone flooring in the main living areas. Upstairs has luxurious wool carpets throughout the bedrooms and landing.

## INTERNAL FINISHES

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At the heart of each home is a spacious open-plan living kitchen and family area, where aluminium patio doors open onto the south facing rear private gardens. The high ceilings, leaded windows, deep skirting boards and architraves add to the rich heritage of the hall. Interiors are finished in a timeless palette, with soft off-white emulsion to the walls and crisp white satin woodwork.

## GARDEN & EXTERNAL FEATURES

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Each home is approached through a feature entrance door with canopy, complemented by wall-mounted lighting. To the rear, generous patio areas provide the perfect setting for outdoor dining and relaxation. The mature grounds have been thoughtfully landscaped and divided, ensuring every residence enjoys its own private garden.

## EFFICIENT CENTRAL HEATING

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Each home is fitted with an efficient gas-fired central heating system, featuring a system boiler and traditional style column radiators with thermostatic radiator valves for full control. For added convenience, smart thermostat controls are installed to both the ground and first floors.



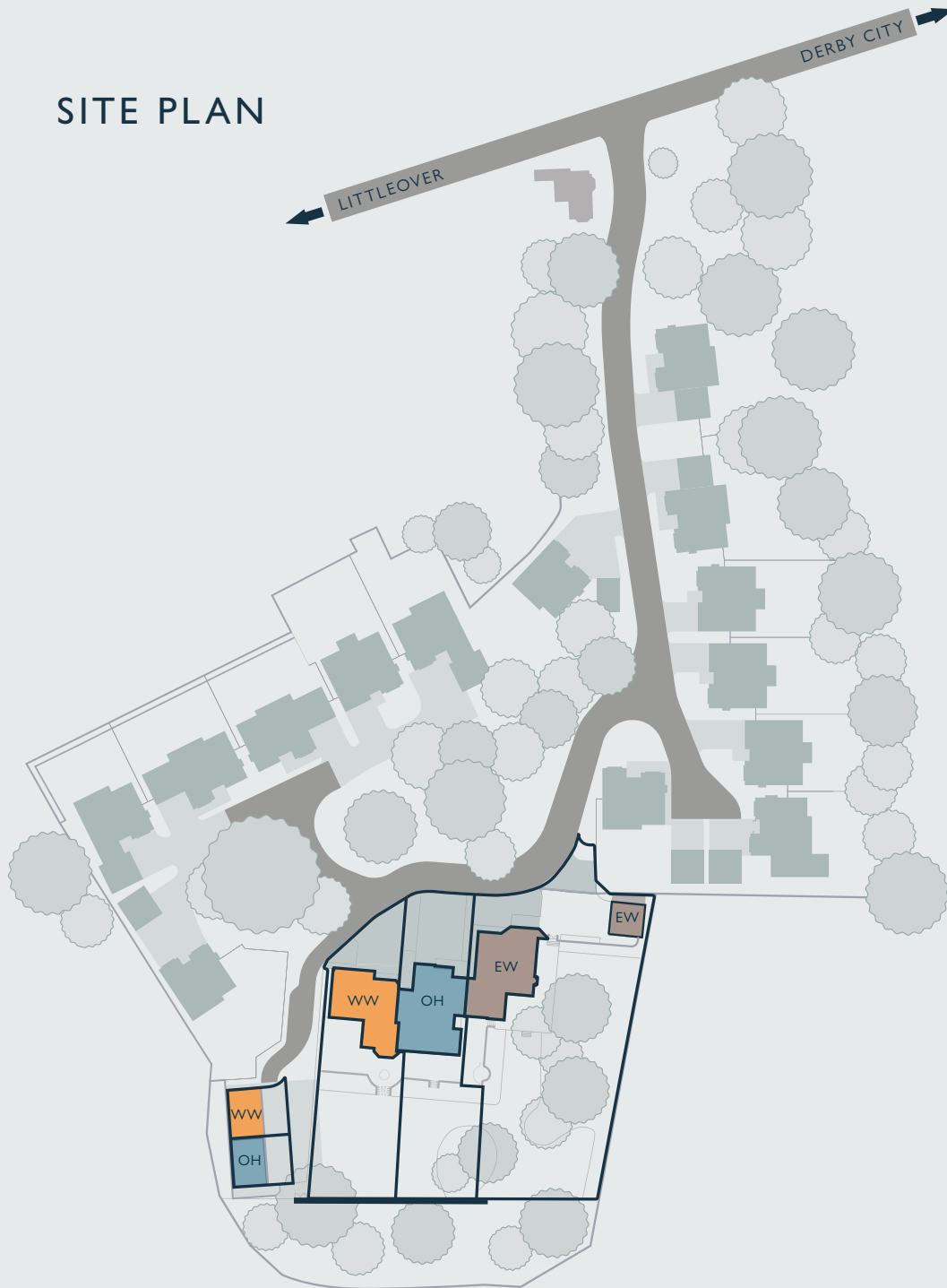




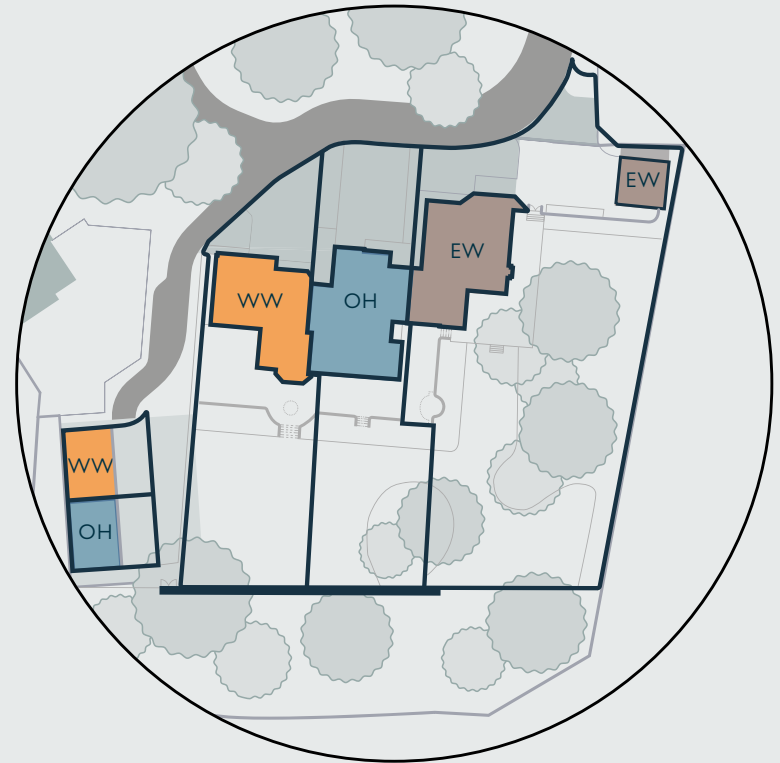
# LOCATION



# SITE PLAN



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02	THE OLD HALL 5 BEDROOM	PAGE 06
03	WEST WING 4 BEDROOM	PAGE 08





FOR FURTHER ENQUIRIES

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