



Breedon Hall Main Street  
Breedon-On-The-Hill Derby



## Property Description

A stunning late Georgian manor house situated behind ancient high walls, in the centre of Breedon Village with car parking and turning for numerous vehicles and an extensive private and mature walled garden. The property is suitable for a variety of uses and has a wealth of period features which must be viewed to be fully appreciated. In brief the accommodation comprises, to the ground floor: - Entrance Hall, drawing room, dining room, snug, a range of useful dry cellars, inner hallway, office/study, WC two utility rooms, side lobby, spacious dining kitchen. To the first floor are two large double ensuite bedrooms and a private apartment area incorporating a spacious entrance area, a master bedroom suite with ensuite bathroom, two further ensuite bedrooms and kitchen. to the second floor are three further bedrooms, two with ensuite facilities. Outside:-Set beyond ancient high walls the property has a stunning approach through pillared entrance along a tarmac driveway, having a circular turning point which is laid to lawn, in and out parking for multiple vehicles, side car park and glorious mature walled garden with shaped lawns flanked with mature shrub borders, orchard area, veg plots etc. To the front is a large timber log store, stunning entrance area and to the opposite side is a useful utility comprising outside power sockets, further outside lighting, the tarmac continues to provide further useful parking for unloading etc.

### Entrance

Front panelled entrance door leading to:-

### Entrance Hall

Having tiled floor, high ceilings, deep cornice, two sash windows to front elevation, two radiators, door off to:-

### Drawing Room

24' 1" max into chimney breast recess x 18' 3" ( 7.34m max into chimney breast recess x 5.56m )

A particular feature is the beautiful fireplace incorporating cast iron log burning stove on a stone hearth. Having two sash windows to the front elevation, two sash windows to the side elevation giving beautiful natural light, window seating, deep cornice, door off to:-

### Snug

17' 6" x 9' 9" ( 5.33m x 2.97m )

Having two sash windows overlooking the garden to the rear, fireplace incorporating electric fire, two central heating radiators, carpeted flooring, panelled door off to :-

### Dining Room

16' 1" x 14' 2" ( 4.90m x 4.32m )

Having two sash windows overlooking the walled garden to the rear, two central heating radiators, panelled door to an inner hallway.

### Cellar Areas

Particularly useful with light and power and suitable for a variety of purposes comprising:-

### Cellar Compartment One

22' 7" x 8' 7" ( 6.88m x 2.62m )

Vaulted cellar with central heating radiator, coat hanging hooks, quarry tiled flooring, door to the side giving access in turn to the garden and side driveway, one safe to be included.

### Cellar Compartment Two

22' 5" x 8' 6" ( 6.83m x 2.59m )

This vaulted compartment incorporates the floor standing oil-fired boiler, quarry tiled flooring.

### Further Compartments

One L Shaped, one is a through route in to:-

### Cellar Area

9' 1" x 12' ( 2.77m x 3.66m )

A secure cellar area with lockable door

### Inner Hallway

Having an opening to the beautiful open spindle staircase off to the first floor, having a study area in the inner hall area and panelled door leading to understairs store with fuse box, electric meter etc. The corridor continues and widens out:-

### Office/Study

19' x 10' 10" max ( 5.79m x 3.30m max )

Double opening timber framed French doors to the rear giving access and beautiful aspect over the garden, further sash window to the side, radiator.

### W/C

Two-piece white suite, tiled floor, inset lights to the ceiling, chrome heated towel rail, UPVC double glazed window to the side.

### Utility Room

13' 10" x 9' 10" ( 4.22m x 3.00m )

Fitted with matching base and wall units, sink, window to the front elevation, UPVC double glazed window to the rear, integrated oven, hob, extractor.

### Adjacent Smaller Utility Room

Having sink, shelving, tiled floor, window to the side, inset spotlights to the ceiling.

### Side Lobby Area

With door leading to the side utility area to the property, window, radiator, door to:-

### Kitchen

23' 10" x 16' 4" ( 7.26m x 4.98m )

Fitted with base and wall units, laminated work surfaces, industrial duty Everhot Range electric cooker, for domestic or commercial use, high

ceilings, deep cornice, two sash windows to the front elevation with window seating, one sash window to the side, radiator, tiled splashbacks.

#### First Floor Landing

Having open spindle staircase off to the second floor, loft access, laminate flooring, roof light and door to:-

#### Meynell Room

24' 1" x 16' 5" ( 7.34m x 5.00m )

Having two sash windows to the front elevation with far reaching views, radiator with fitted radiator cover, window seating, door to:-

#### Ensuite Shower Room

Having shower cubicle, wash hand basin, WC

#### Quorn Room

22' 10" x 18' 1" ( 6.96m x 5.51m )

Having two sash windows to the front elevation, window seating, high ceilings, deep cornice, two radiators with fitted covers, panelled door to:-

#### Ensuite Bathroom

Having roll edged bath, part panelled walls, inset spotlights, high ceiling, deep cornice, sash window to the front.

#### Private Apartment Area

Accessed via a door off the half landing area. This could be converted to flats as it has several sections to it:

#### Entrance Area

15' 10" x 8' 5" ( 4.83m x 2.57m )

Having double door fronted full height fitted wardrobes shelved out for ease of storage, further double door fronted cupboard on the opposite side. Opening leading to passageway with a panelled door leading to the exterior at ground road level at the side of the property providing separate exit.

#### Bedroom

11' 2" x 10' 6" ( 3.40m x 3.20m )

Having double glazed window to the rear, aspect over the garden, loft access, arch opening to:-

#### Ensuite

With access from the passageway also having three-piece suite comprising shower cubicle, WC, wash hand basin further double-glazed window to the rear, tiled flooring.

#### Kitchen Area

7' 1" x 7' 5" ( 2.16m x 2.26m )

Having stainless steel sink unit, double glazed window to the side, double door fronted base unit, plumbing for a washing machine, space for a tumble dryer, tiled flooring, inset spotlights, walls with shelving.

#### Master Bedroom

22' 3" x 16' 2" ( 6.78m x 4.93m )

A beautiful feature of the room is the three sash windows to the rear giving aspect over the garden. Having two double door fronted fitted wardrobes with single door shelved out stores either side, cornice to the ceiling, three central heating radiators, two wall light points.

#### Bathroom

Having ball and claw foot roll top bath beneath the sash window giving aspect

over the garden, double width glazed shower cubicle with chrome shower, part panelled walls, wash hand basin fitted to marble top antique vanity unit with matching mirror with lighting, inset spotlights to the ceiling, passageway with radiator and carpeted flooring leading to:

#### Bedroom

10' 3" x 10' 4" ( 3.12m x 3.15m )

Having sash window to the rear, aspect over the garden, radiator, coving, opening to:

#### Ensuite Shower Room

Shower cubicle, wash hand basin fitted to vanity unit, double glazed window the side, tiled floor, inset spotlights to the ceiling, door giving access to:

#### Second Floor

#### Belvoir Room

23' 3" x 16' 2" ( 7.09m x 4.93m )

Having two sash windows to the front elevation, radiator, exposed vaulted truss beams to the ceiling, double door fronted built in wardrobes, door off to:-

#### Ensuite Bathroom

His and Hers sinks, panelled bath with shower over, WC, sash window to the rear giving beautiful aspect over the walled garden.

#### Atherstone Room

10' 11" x 10' 6" ( 3.33m x 3.20m )

Beams to the ceiling, coving, sash window to the rear overlooking the garden, door to :

#### Ensuite Shower Room

Wash hand basin, WC, chrome heated towel rail, shower cubicle off the bedroom.

#### Fernie Room

14' 1" x 10' 4" ( 4.29m x 3.15m )

Sash window to the rear, aspect over the garden, open truss beams to the ceiling, door to walk in boiler room having pressurised hot water cylinder, timber double doors giving access to the roof, further door to :-

#### Outside

Set beyond ancient high walls the property has a stunning approach through pillared entrance along a tarmac driveway, having a circular turning point which is laid to lawn, in and out parking for multiple vehicles.

The driveway is flanked with lawned borders inset with established trees and the boundary walling which encompasses the hall and feature walled garden with outside security lighting, stone edged retaining borders to a raised lawned garden flanked with borders inset with a variety of mature trees and shrubs, gravelled stone edged path leads down the garden to an orchard area with fruit trees, vegetable patch area with raised beds, timber gate to the rear of the garden which gives access to the rear road. There is external access to the cellar from the side driveway having a wrought iron balustrade to steps. To the front is a large timber log store, stunning entrance area and to the opposite side is a useful utility comprising outside power sockets, further outside lighting, the tarmac continues to provide further useful parking for unloading etc.





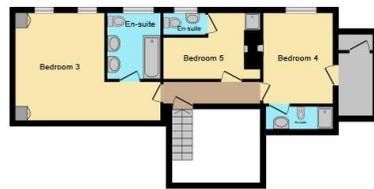




**Ground Floor**



**First Floor**



**Second Floor**

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