



Main Street
Hemington Derby



Property Description

A substantial detached three storey farmhouse originally built in 1650 situated in the heart of this South Derbyshire village. The property has been fully upgraded and modernised throughout and has a wealth of period features. The property is situated on an approx one acre plot and briefly comprises:- Reception hall, ground floor w.c. off and door to the cellar Drawing room, sitting room/snug, living/dining kitchen and games/family room The first floor landing leads to three double bedrooms with an en-suite to the main bedroom and family bathroom. To the second floor are two further bedrooms. Outside car parking area to one side and rolling lawned gardens to the far side The property contains many original features but has a layout and design to suit today's style of living Hemington is a beautiful village which is easily accessible to East and West Midlands towns and cities. Outside:-The property has a gravelled courtyard to the front providing an extensive parking area for several vehicles. To the side is an adjoining brick outbuilding which provides an ideal storage area. To the rear is a stunning private and mature garden with shaped lawns flanked with borders inset with a variety of mature trees shrubs and a selection of fruit trees providing privacy to the garden boundaries.

Entrance

Having original wood panelled front door with a leaded glazed pane above leading to:-

Reception Hall

Having parquet flooring, cornice to the floor and ceiling, stairs with feature balustrade leading off to the first floor, central heating radiator, built-in cupboard which houses the Worcester Bosch boiler providing domestic hot water and central heating, original wood panelled door leading to the cellar with light and power, original wood panelled door leads to:-

Cloaks/Wc

Having parquet flooring continuing from the hall into the first part of the cloakroom having a central heating radiator, original wood panelled door leading to the WC, having a Yorkshire glazed sash window, low level WC, wash hand basin with tiled splashback, two wall lights, central heating radiator and tiled flooring.

Drawing Room

20' 2" narrowing to 15' 1" x 16' 9" (6.15m narrowing to 4.60m x 5.11m)
Having a Georgian glazed sash window to the front and double opening Georgian glazed French doors leading out to the side elevation which are set into a bay with Georgian glazed panels to either side of the doors, log burning stove set within a Minton fireplace with hearth, cornice to the wall and ceiling and two feature cast iron central heating radiators.

Dining Room

16' x 15' 2" approx (4.88m x 4.62m approx)
Having Georgian glazed sash windows to the front and side elevations, feature open fireplace with Adam style surround, cast iron inset and hearth, two central heating radiators, pine flooring, cornice to the wall and ceiling and picture rail to the walls.

Sitting Room/Snug

16' 8" x 11' 6" approx (5.08m x 3.51m approx)
This additional sitting room/snug is positioned in the middle of the property and has Yorkshire sash windows to two sides, a log burning stove incorporating a feature brick chimney breast with a wooden mantle over and a slabbed hearth, beams to the ceiling, three wall lights and a feature cast iron central heating radiator.

Dining/Living Kitchen

33' narrowing to 21' 6" x 19' 2" (10.06m narrowing to 6.55m x 5.84m)
Reducing to 9'8
The kitchen area within this large open plan

living space has matching cream Shaker style units and comprises a one and a half bowl sink set in a an L shaped work surface with a two drawer dishwasher, cupboards and drawers below, Belling cooking Range with work surfaces to either side with the one on the left having cupboards beneath and the one to the right being L shaped with further cupboards beneath, central island/breakfast bar providing seating for two people having drawers beneath, space for a fridge/freezer, hood and exposed brick wall to the cooking area, further work surface with double cupboard beneath, Yorkshire sash windows to two sides, full height Georgian glazed door leading out to the garden at the rear, beams to the ceiling which extend across into the dining area, cast iron central heating radiator, stable style door with inset glazed panel leading out to the courtyard at the side of the house, fitted storage cupboard by the back door and recessed lighting to the ceiling.

Step down to the dining area having two Yorkshire sash windows to the side, feature cast iron central heating radiator, exposed brick work to one wall, tiled flooring, wall light and recessed lighting to the ceiling.

Cloakroom

The cloakroom is situated between the living/dining kitchen and games room and has coat hanging, tiled flooring and there are steps leading to:

Utility Area

14' 9" x 5' 7" approx (4.50m x 1.70m approx)

The utility area is fitted with a stainless steel sink set in an L shaped work surface with space for an automatic washing machine and other appliances beneath, two eye level windows, shelving to one wall, tiling to the floor, hanging/clothes dryer and central heating radiator.

Games/Family Room

20' 3" x 15' 2" (6.17m x 4.62m)

X 11'10

Having a vaulted ceiling with exposed beams, three original windows to one side and double opening Georgian glazed French doors

leading out to the garden at the other side with a further window overlooking the garden, two feature cast iron central heating radiators, wooden flooring, fitted seating to one wall providing additional storage, aerial point and power point for a wall mounted TV, feature cast iron staircase leading to a mezzanine floor which could be used as an office, further seating area or become part of an independent annex at the rear of the property. There is also a door with an inset glazed panel leading out to the side of the property.

First Floor Landing

The balustrade continues from the stairs onto the main landing with a further flight of stairs taking you to the second floor, Georgian glazed sash window to the front with further window to the side, three radiators, original wood panelled doors leading to all the rooms of the landing and there are steps leading down to the main bedroom area at the rear of the house.

Bedroom One

20' 3" plus hallway x 18' 2" (6.17m plus hallway x 5.54m)

Having a vaulted ceiling with exposed beams, Yorkshire sash windows to both sides, range of fitted wardrobes with cupboards over and a further range of low level wardrobes with hanging space and shelving, two central heating radiators, four wall lights and a copper lagged cylinder housed in an airing/storage cupboard.

Ensuite Bathroom

The en-suite to the main bedroom has a cast iron bath set in a marble surround with wood panelling to two sides, separate walk-in shower with a mains flow shower system which has a rainwater shower head and hand held shower, tiling to two walls, glazed doors and protective screens, twin hand basins with mixer taps having vanity drawers beneath, tiled wall with a mirror above the sink area, low flush w.c., upright shelved vanity cupboard, feature cast iron radiator, Yorkshire sash window, tiled flooring and exposed beams to the ceiling and wall.

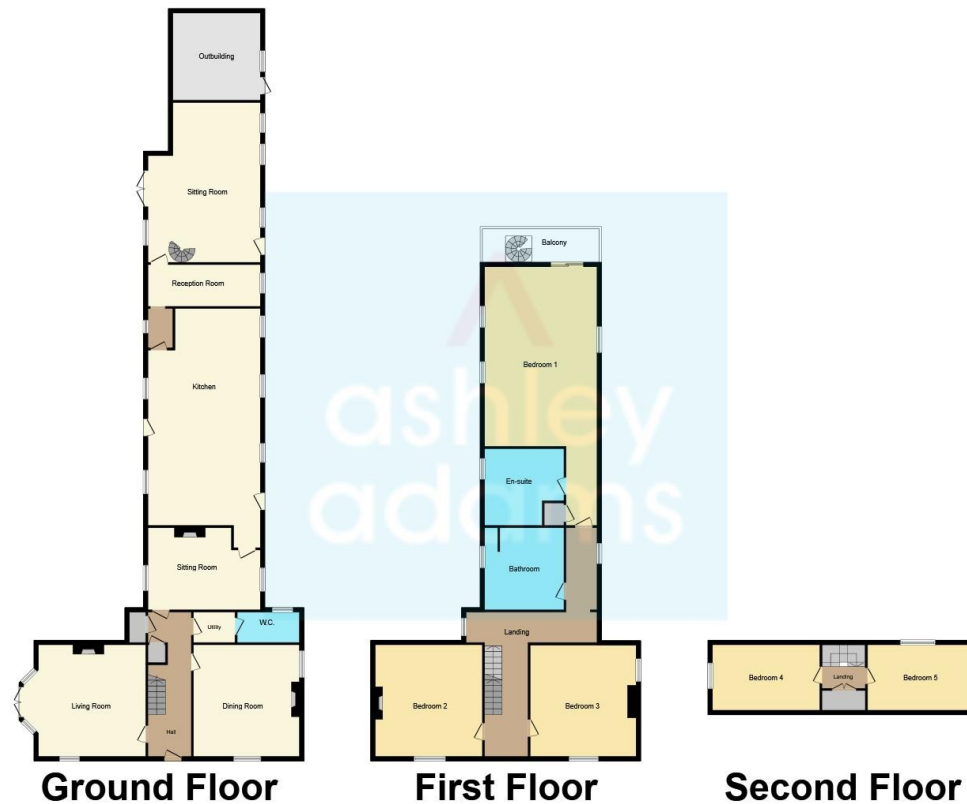
Bedroom Two

16' x 15' 2" approx (4.88m x 4.62m approx)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

Property Ref: MEL205697 - 0007

Tenure:Freehold EPC Rating: E Council Tax Band: G

view this property online ashleyadams.co.uk/Property/MEL205697



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

See all our properties at www.ashleyadams.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MEL205697 - 0007