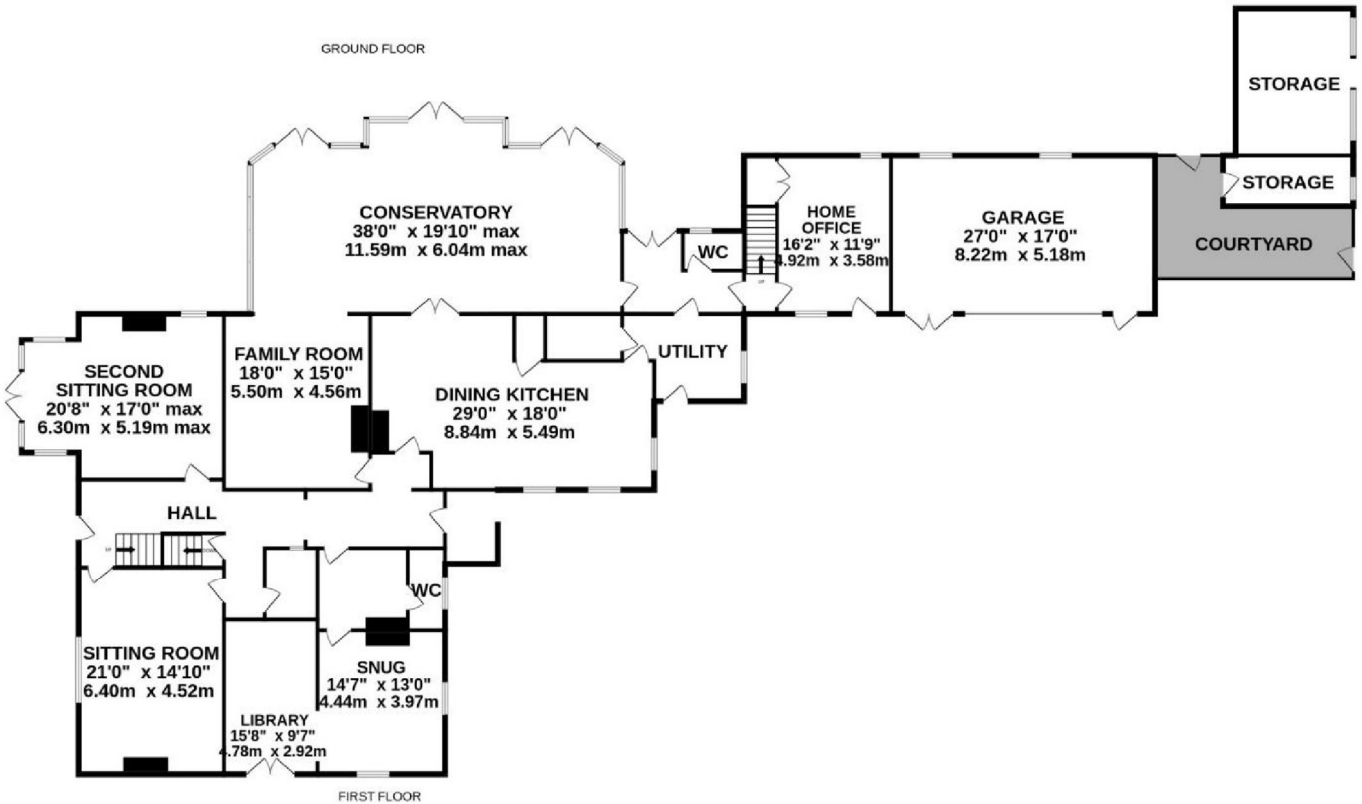
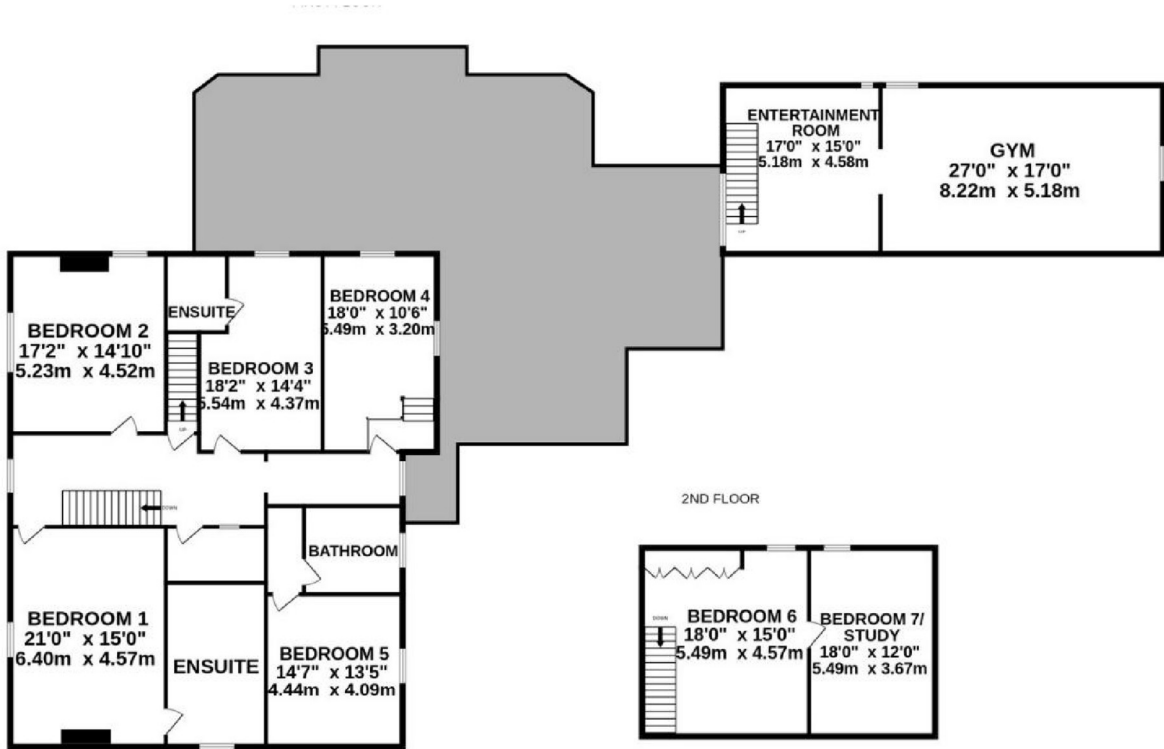




The Cedars, High Street, Castle Donington, Derby, DE74 2PP





THE CEDARS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IN A BEAUTIFUL VILLAGE LOCATION, SAT IN APPROXIMATELY 2 ACRES, THIS VERY LARGE PERIOD HOME HAS A WONDERFUL STUDIO LODGE AND A BEAUTIFUL DETACHED HIGH QUALITY COTTAGE. IN A HIGHLY COMMUTABLE LOCATION, THIS GRADE II LISTED MUCH LOVED PERIOD HOME HAS A FABULOUS AMOUNT OF CHARACTER, BOTH INSIDE AND OUT.

It's six/seven bedroom accommodation includes such features as impressive entrance hallway, sitting room, second sitting room stroke cinema room, library/snug, family room adjoining the huge conservatory which itself adjoins the dining kitchen, utility room, home office, entertaining area and gym. Five bedrooms on the first floor level, a number of bathrooms. Two bedrooms on the top floor level. The studio is a fabulous place from which to work or entertain and enjoys views out over the gardens. The period style cottage has been fully renovated in recent times and provides elegant accommodation overlooking the mature grounds. Enjoying its own wonderful garden.

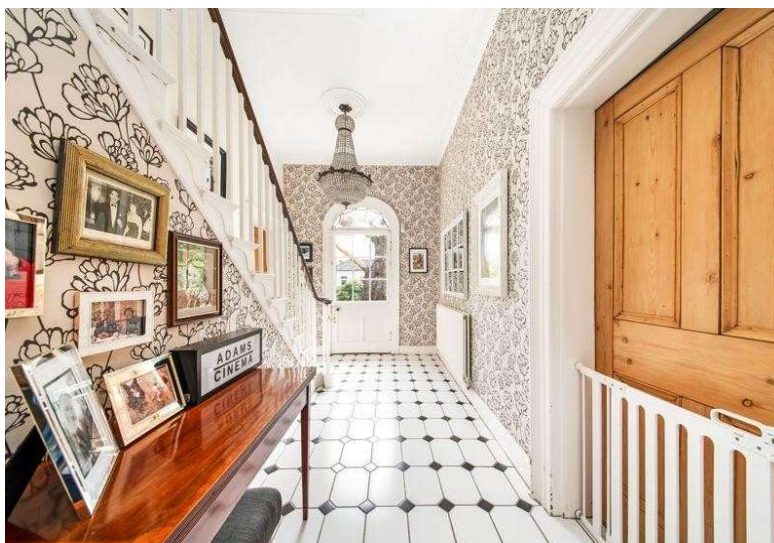
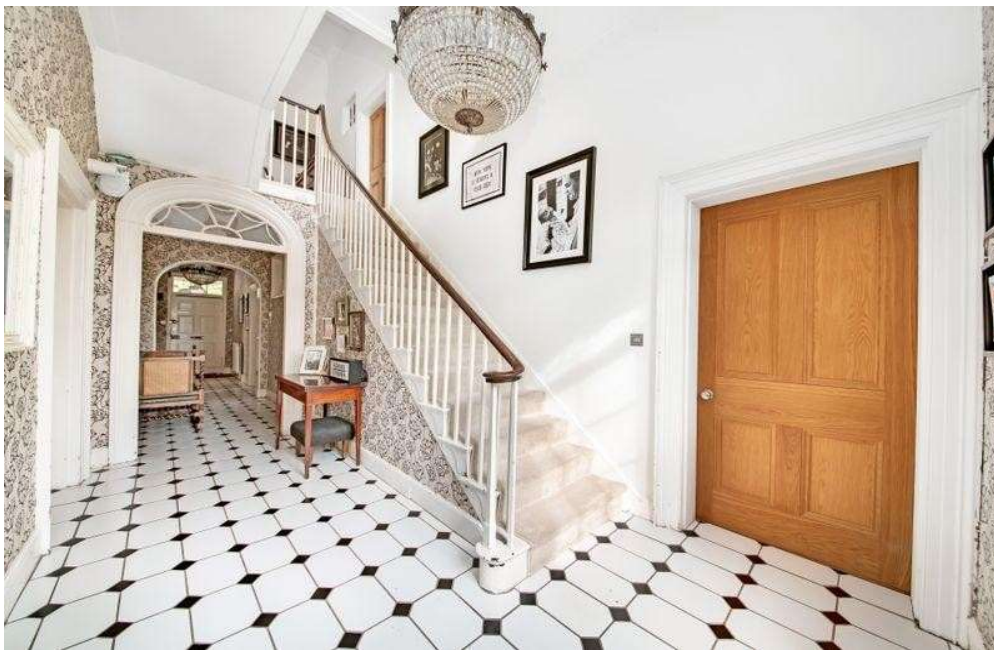
Castle Donington is very central with the M1, A46, and A50 roads all within easy reach.

Offers Around £1,200,000

GROUND FLOOR

Entrance Hall

Beautiful period style entrance door with the upper portion being glazed to give a lovely view out over the property's front gardens and delightful arched fan light above gives access through to the superb through hallway. This, as the photograph suggests, is of an exceptional size, it is the centrepiece of the house and provides the sense of style, taste and proportions that the house enjoys throughout. With wonderful flooring, high ceiling heights with chandelier point, the hallway has a beautiful period style spindle balustrade staircase. The further entrance door allows everyday family access to the courtyard driveway area and all is superbly decorated. Doorway leads through to the downstairs WC.



Sitting Room 21'0" x 14'10"

Sitting room positioned to the front of the home and having a beautiful large window which floods the room with natural light. This room has beautiful flooring, high ceiling height with central chandelier point, coving and picture rail. There's a fabulous fireplace with raised hearth and all being home for cast iron wood burning stove with glazed door.



Second Sitting Room 20' 8" x 17' 0"

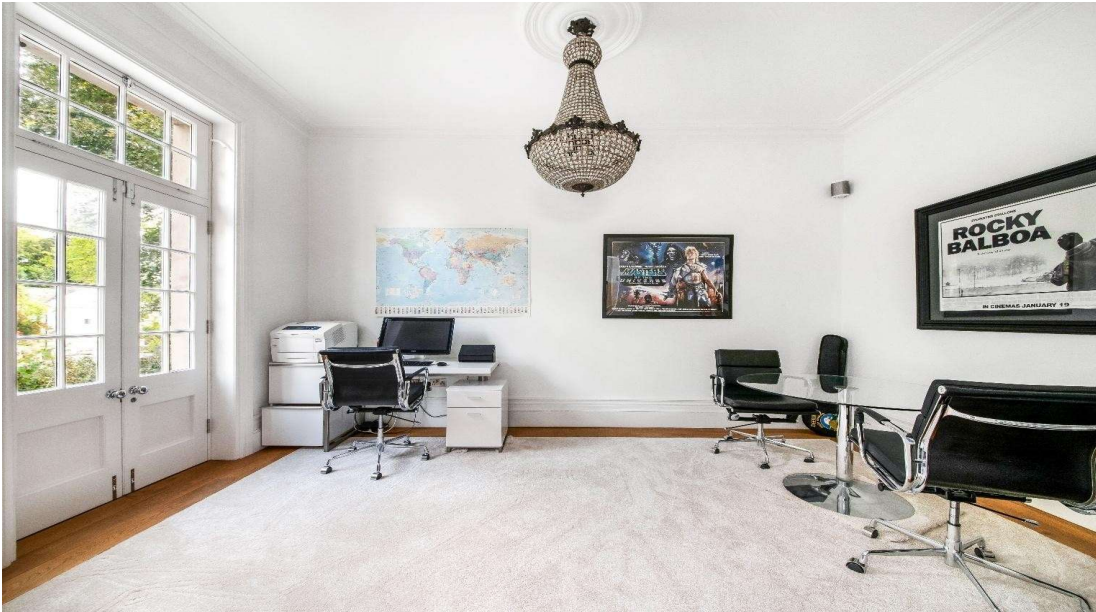
Across the hallway is the second sitting room, a most elegant and particularly large room, once again with a fabulous amount of glazing, giving a lovely view out over the property's front gardens. Indeed, this slightly elevated bay is a fabulous feature to the home. There's a further window to the side of the chimney breast with an attractive period style fireplace. The room is currently used as a second sitting room and cinema room.



Snug/Library 14'7" x 13'0" & 15'8" x 9'7"

Following in the lobby, the doorway gives access through to the snug stroke library. The combination of two rooms have been beautifully restored and have a delightful contemporary feel. They have windows to two sides enjoying lovely views out of the gardens and driveway. The room as photographed is superbly used as a home office stroke study and has an enormous amount of space. There are two beautiful chandelier points, a fabulous period style fireplace and superb decor. Last but by no means least, the library area also has twin glazed doors out to the property's gardens with glazing above.



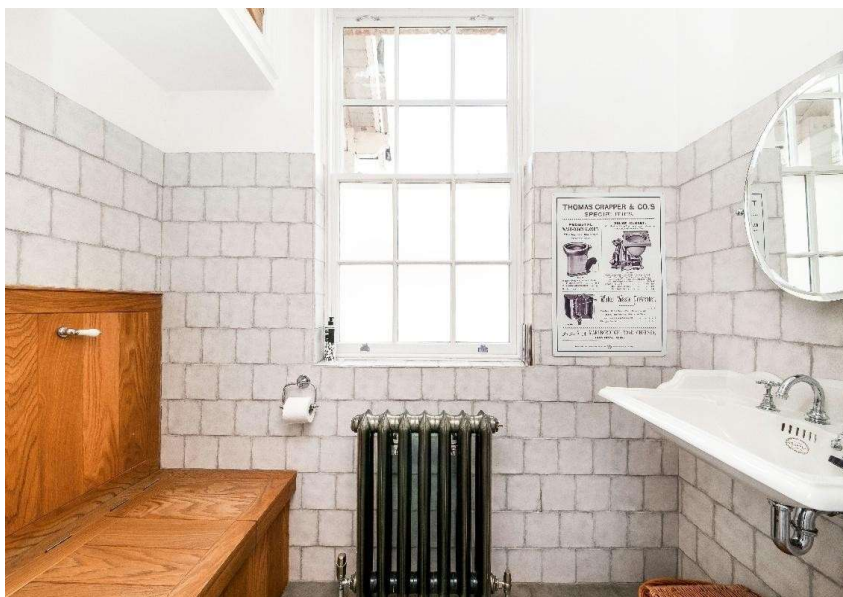


Hallway

A doorway from the principal hallway gives access through to a fabulous combination of rooms.

Downstairs WC

Superbly Appointed with period style fittings and delightful tiling



Dining Kitchen, Conservatory and Family Room 38'0" x 19'10"

As the photograph suggests, these work superbly well together. They are enormous in size and are truly blessed with a fabulous view out over the property's delightful mature gardens. The dining kitchen also has windows giving views out over the courtyard driveway and gardens beyond.



The Cedars, High Street, Castle Donington



Family Room

18'0" x 15'0" Family room, currently used extensively as a playroom, is a fabulous addition to this much-loved family home.

From the dining kitchen, doorway leads

through to a utility stroke lobby with further adjoining WC and doors out to the garden. A doorway

leads through to the home office with a window and door directly out to the courtyard.



Dining Kitchen 29'0" x 18'0"

First of the rooms is the dining kitchen having a wealth of units, polished timber boarded floor, inbuilt appliances of high-quality manufacture, period style ceramic sink and fabulous aga. Broad glazed doors lead through to the conservatory.

The Cedars, High Street, Castle Donington

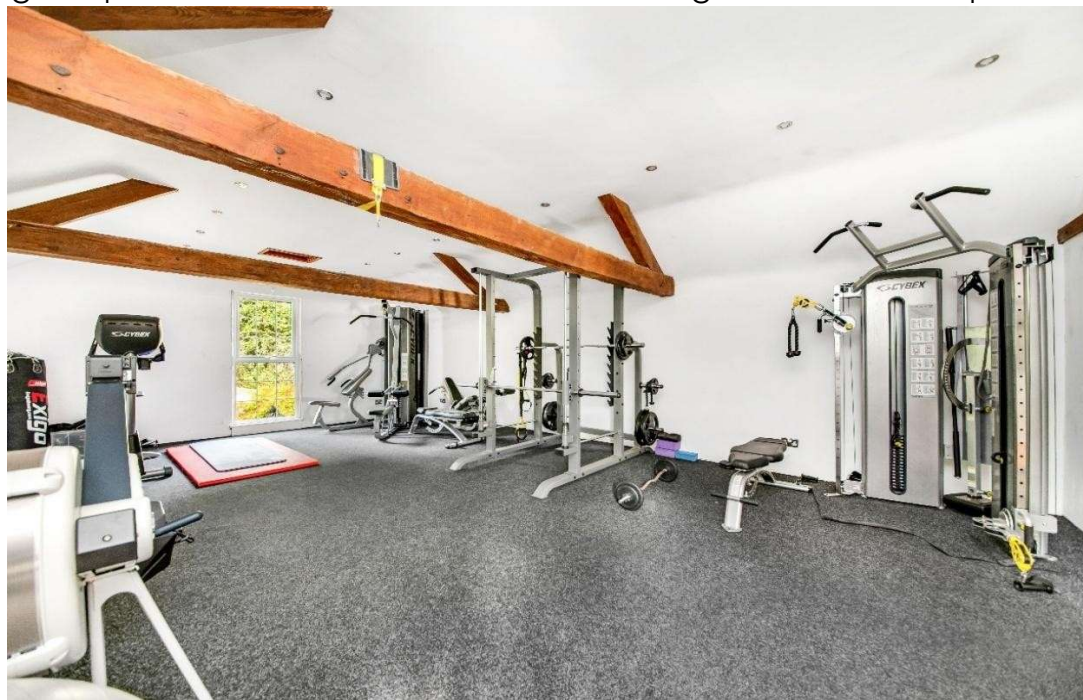


The Cedars, High Street, Castle Donington



Entertainment Room/Gym 17'0" x 15'0" & 27'0" x 17'0"

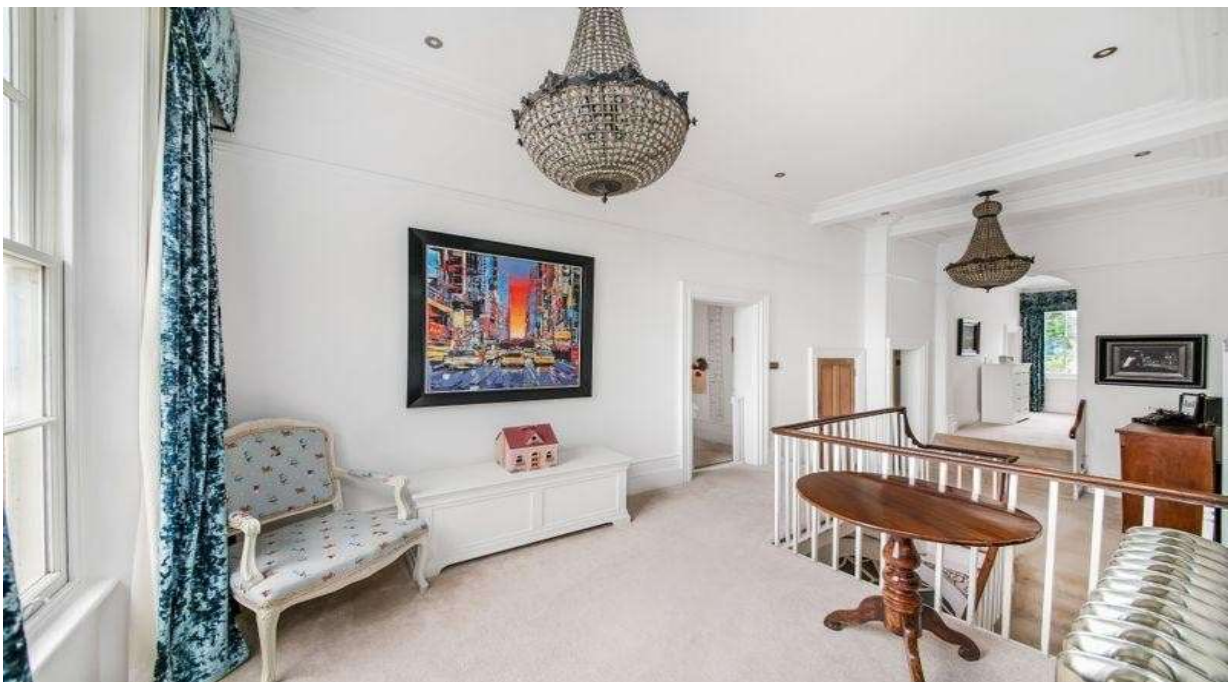
Superbly presented and has a variety of windows, beams on display, inset spotlight into the ceiling, it is presented with two areas both with a good amount of space.



Garage/Storage Room 27'0" x 17'0" Externally accessed and to be discussed later in the brochure, there is a very large integral garage enclosed further courtyard with storeroom and good sized open fronted storage room attached, all offer further scope should it be desired. There is also a staircase leading down to extensive cellars to the front of the property.

First floor landing

As the photographs suggest, the beautiful staircase rises up to the first floor landing. Once again, a fabulous feature to the home with windows to two ends and centrally located staircase with beautiful balustrade. There is a sitting area giving a lovely view out to the front and once again all is well presented with chandelier points and inset spotlighting. A staircase rises up to the first floor landing.



The Cedars, High Street, Castle Donington

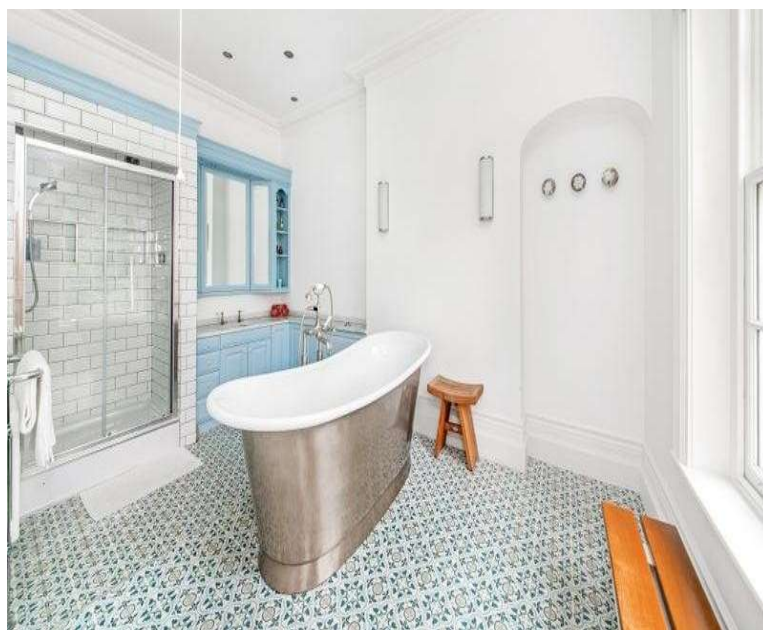
Bedroom One 21'0" x 15'0"

Delightful period room with wonderful views out over the property's front gardens. High quality decor, coving to the ceiling, picture rail, delightful fireplace, chandelier point and inset spotlighting and en suite of a particularly impressive size.



En Suite Bathroom

The en suite has a lovely outlook to the side, fabulous feature standalone bath with Victorian style handheld mixer tap/shower unit over, large shower and other high quality fittings, delightful flooring and inset spotlighting to the ceiling.



Bedroom Two 17'2" x 14'10"

Occupying a lovely position, this has windows to two sides, period style fireplace, chandelier point, inset spotlighting to the ceiling and other period features.



Bedroom Three 18'2" x 14'4"

The most interesting room often used as a guest bedroom with a lovely outlook over the property's gardens. This has beams and timbers exposed to the ceiling.



En Suite to bedroom

three

A delightful en suite area with twin wash hand basins, attractive flooring and adjoining shower/steam room of high quality.



Bedroom Four 18'0" x 10'6" Yet again an interesting room with steps down and balustrade, windows to two sides and period style cupboards.



Bedroom Five 14'7" x 13'5"

Once again, a lovely, elegant room with super views out over the property's gardens courtesy of twin windows and having insert spotlight into the ceiling and chandelier point.



House Bathroom

The house bathroom has a three-piece suite that comprises of good sized shower, a low level WC and a stylish wash hand basin. Staircase rises from the first floor landing up to the top floor level.



Second Floor Landing

A staircase rises up to the top floor level which has two adjoining rooms, both of which have lovely views out over the gardens. They are classified as bedroom six and seven and separate access could be made to bedroom seven if so desired.

Bedroom Six 16'0" x 15'0"

Once again a good-sized room, with pleasant views out over the gardens and is currently used as storage.

Bedroom Seven 18'0" x 12'0"

Is currently used as a storeroom/study and is of a particularly good size. Further accommodation can be found across the courtyard in the studio/garden room.



**The Cottage, The Cedars
(two bed Cottage with gardens)**

The cottage is positioned to the right when coming through the entrance gateway and has its own driveway area, providing a good amount of parking. A two-storey property with its facade facing onto the roadside. With a substantial amount of garaging, automatic gates. This home occupies a lovely position in the village and without doubt has superb commutability with easy access to the local main routes and airport full.

Offers Around £300,000

The Cedars, High Street, Castle Donington

Entrance

The entrance door is of a stable door design. Doorway leads through to bedroom two.

Dining Kitchen 17'0" x 11'6"

As the photograph suggests, there is a full array of appliances, a breakfast bar area and a feature brick chimney breast fireplace with cast iron glaze fronted wood burning stove. There is high quality flooring, inset spotlighting to the ceiling, and beautiful period windows to the front.



The Cedars, High Street, Castle Donington

Bedroom Two 9'9" x 6'6"

This ground floor bedroom is currently used as a games room and has a window is used as a games room. Staircase rises to the first-floor level.



Lounge 19'6" x 11'9"

Positioned to the rear of the home is the superb lounge. This with fabulous, polished timber board and flooring has a full bank of bi-fold doors that give access out to the cottage's own delightful gardens with terrace before it. There are two Velux windows, further window to the side and inset spotlighting. All is superbly presented.



Bedroom One 11'6" x 10'0"

A characterful room with inbuilt wardrobes, two windows and the cottage is served by two delightful shower rooms, both well fitted and presented.



Shower Room

The shower room has a white three-piece suite with low level WC, hand wash hand basin with mixer tap and storage below and shower cubicle. There is a heated towel rail and inset spotlights to the ceiling.





Studio/Garden Room

A beautiful, reasonably recent addition to the home which is in excellent order and is of an enormous size. Please see separate floor layout plan. It has wonderful views out over the gardens, a delightful high-quality feel and has an outdoor dining/entertaining area, once again with lovely views out over the gardens. This enormous space offers a great amount of party/entertaining space and could be considered suitable for home office/studio or simply a space to store one's hobbies.



The Cedars, High Street, Castle Donington



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Gardens

As the photographs demonstrate, the cedars sits in approximately 2 acres of beautiful, mature gardens and grounds that are without doubt a surprise. The extent of the gardens, both with the main house and also with the cottage, is particularly impressive. They are relatively level, beautifully managed and have had a huge amount of infrastructure and considered planting throughout the years. The cedar tree is within the front garden from which the property is named. The home has many delightful sitting out areas to the front, to the side from the conservatory and beyond, surrounding the principal house and also adjoining the studio. The cottage itself, as demonstrated, has a very large garden which can be either used by itself or the principal home. The meandering driveway is gravelled and is beautifully in keeping with the style and taste of the home. It passes through the gardens with glimpses of the house as one approaches and gives access to a large courtyard area leading through to the integral garaging and further detached garaging. The property sits back from the road, beautifully encased by the mature gardens, trees and shrubbery. The street scene is particularly pleasant with other characterful, high-quality properties, and the local shops and other facilities are just a short distance away.

Located near the integral garaging, there is a further detached garage with garden storeroom behind.













The Cedars, High Street, Castle Donington



The home has been renovated in recent times to the majority. There is some work still to do, particularly the rendering of the exterior and other tidying up works externally. The home has had much money spent in recent years and this will be apparent when the property is viewed. Carpets, curtains and certain other extras may be available by simple negotiation.

PLEASE NOTE THE PROPERTY IS GRADE II LISTED

East Midland Parkway railway station is five minutes away by car and from there it only takes around an hour and a half to get into London.

VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878.

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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