



The Church House  
Merlin Way | Mickleover | Derby | Derbyshire | DE3 0UJ

# THE CHURCH HOUSE



*This imposing Grade II former church has been converted to create a fabulous contemporary 5-bedroom family home measuring over 6,000 sq.ft. Set within 1 acre of grounds (stm) featuring beautiful lawned areas, mature trees and a stunning Victorian orangery.*



# ACCOMMODATION

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Set on the outskirts of the sought-after village of Mickleover is this imposing five bedroom converted Grade II listed Church. Access is via an electric gate leading to private parking for several vehicles. The property has been lovingly converted to create a fabulous family home measuring over 6,000 sq. ft with open plan areas, a mezzanine cinema room with glass floor bridge, and an impressive recreation space measuring over 47ft in length and 30ft wide.

## Ground Floor

The property is accessed via a large entrance hall with feature stone archway, brushed stainless steel radiator, stone flooring and glazed doors offering a glimpse of the first of the reception rooms. To the left of the hallway is a versatile room that is currently setup as a gym but could easily be a 6th bedroom or home office with its original stained-glass windows with stone mullions.

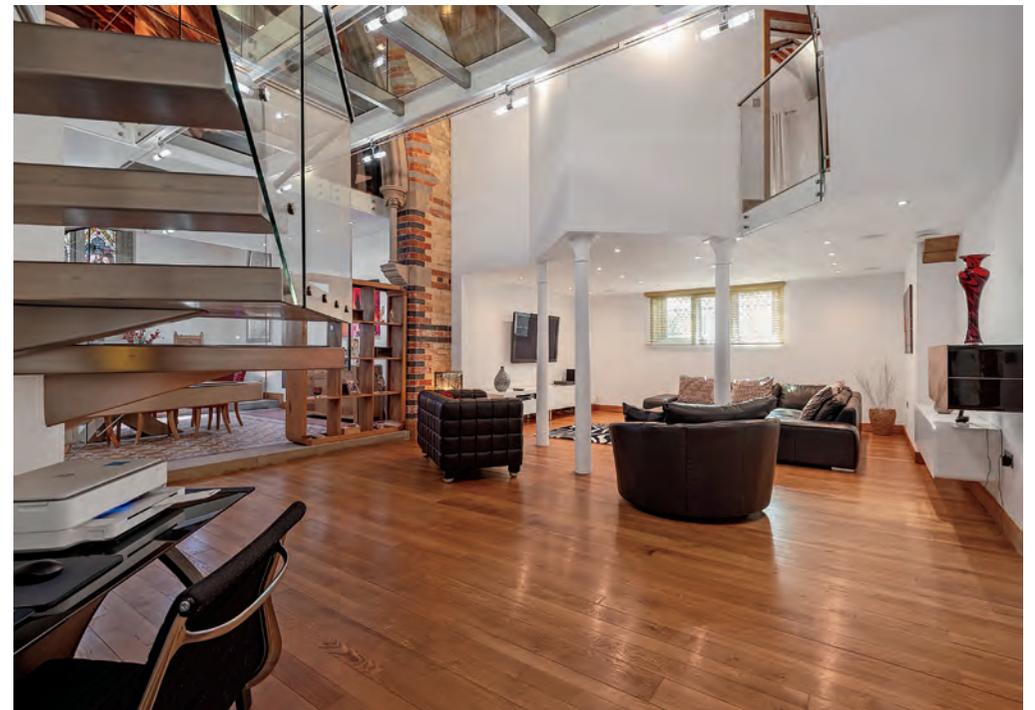
Leading off the entrance hall is the first of the reception rooms. This bright and spacious area offers high ceilings and lots of natural light from the array of beautiful stained-glass windows making this a lovely space to relax and unwind. The feature in this room is the modern floating glass and brushed stainless steel staircase with oak treads leading up to the first floor of the property. The room also features oak wooden floors and underfloor heating which is also found throughout the property. No expense has been spared with the quality of materials used in the restoration of this beautiful church with oak being used for all the skirting, doors and frames throughout the house.

Accessed off the main hallway are three good sized double bedrooms with fitted wardrobes of which one also features a fully tiled ensuite with shower. The other two bedrooms are serviced by a high-end family bathroom with his and hers sinks, a double jacuzzi bath, walk in shower, two brushed stainless-steel radiators, w/c and a bidet.

At the end of the hallway and accessed via glass and oak double doors is the breathtaking open plan living room and dining area that is ideal for entertaining friends and family. The living room with its oak wooden floors and steel columns has a warm and cosy feel, whereas the dining area located via the impressive stone and brick archway gives a huge sense of grandeur with stunning stained-glass window, original stone baptismal font and tiled flooring. The various split levels in this large open plan area give a purpose for each area with a mix of modern ceilings and double height ceilings showcasing the original hand carved roof.

The modern family high gloss bespoke kitchen is well positioned off the living and dining area and is well stocked with appliances that you would expect from a modern family home. This includes two Bosch ovens, microwave, warming draw, washer dryer and dishwasher. The kitchen also has a large central island with Corian countertops, induction hob with overhead extractor and ample storage space. Accessed off the kitchen is a useful utility room with separate access to the garden.





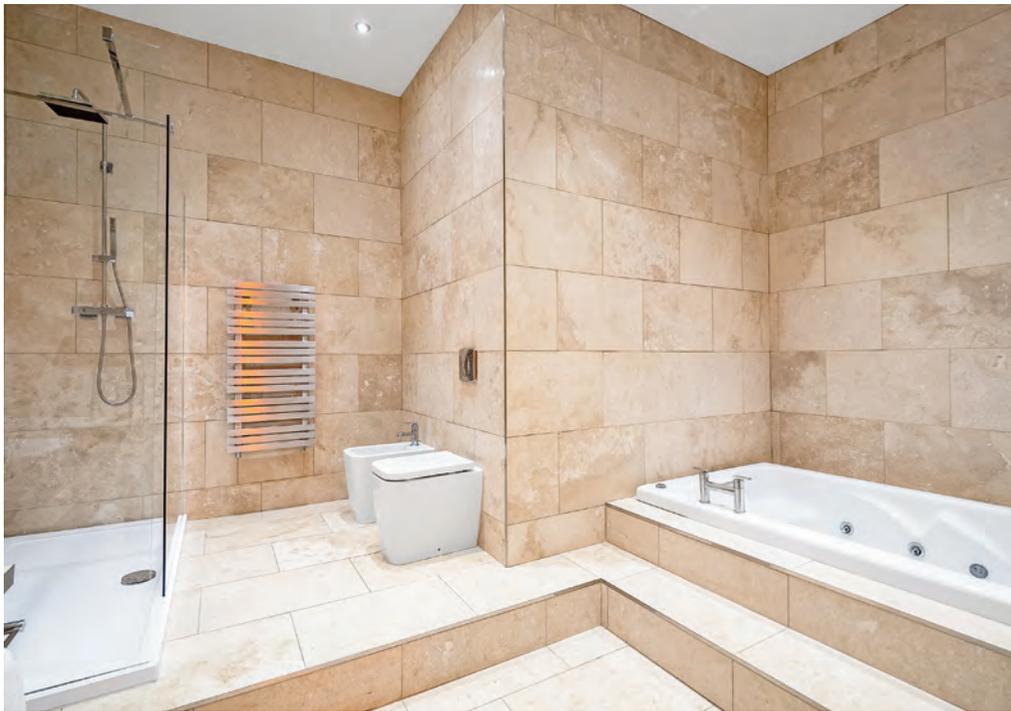












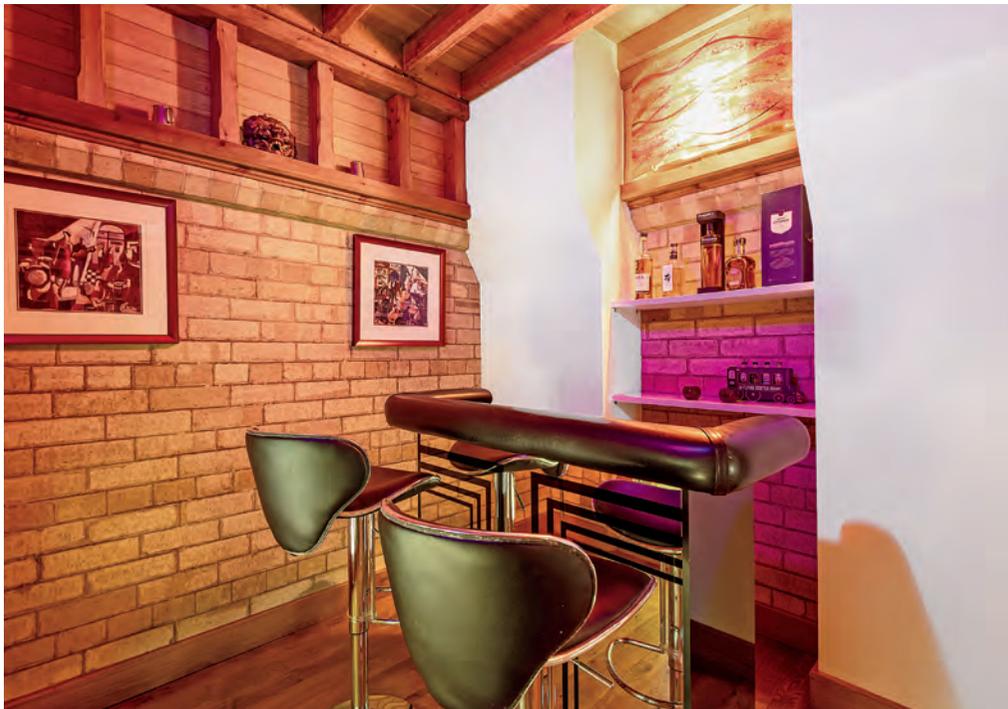
## First Floor

The modern glass and brushed stainless steel with oak treads staircase leads up to the first floor of the property. On this floor you have the stunning recreation room that is an impressive 47 ft long and 30ft wide. With its high ceilings and original wooden beams this space would be ideal for entertaining with its cosy bar located in the corner of this imposing space.

The first floor of the property also benefits from two further double bedrooms, both featuring built in wardrobes and ensuites with showers. The best feature of the entire property has to be the glass walkway with glass flooring looking down over the living room providing access to the mezzanine area which is currently setup as a spectacular cinema room with 8 electric leather reclining chairs and a projector screen that comes down over the stained glassed window making this a very special place to watch tv or movies.









# OUTSIDE

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The property sits within circa one acre of mature grounds (stm) with many established trees, shrubs and flowering plants. Enjoying a southerly open aspect with views overlooking the sports field and local golf club the grounds offer both privacy and a sense of open views. There are various seating areas perfect for alfresco dining and entertaining. The lawned gardens have well stocked flower beds and includes a stunning Victorian orangery with rainwater storage and paved flooring which makes this a special place to relax and unwind.









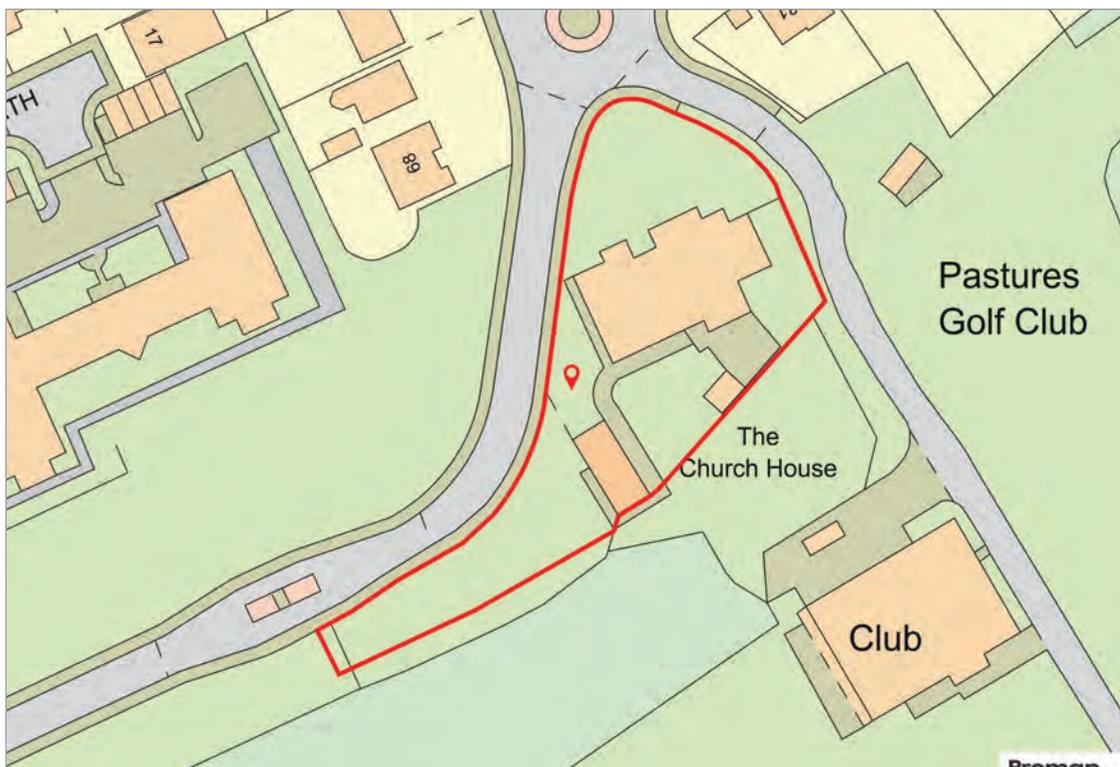
# LOCATION

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Situated on the outskirts of the vibrant village of Mickleover the area boasts local amenities including an array of independent shops, cafes, bars and restaurants as well as larger supermarkets and social spaces.

For those looking to commute the property lies within commuting distance of Derby (6 miles), Nottingham (20 miles) and The M1 (J24a) motorway is within 20 minutes, while Derby, Loughborough and Nottingham Train Stations offer services to London St Pancras taking approximately 1.5 hours.

East Midlands airport is 25 minutes away whilst Birmingham airport is approximately an hour away.



### Services, Utilities & Property Information

Utilities - The property is believed to be connected to mains electricity, water, drainage and gas.

Mobile Phone Coverage - 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - FFTP - Ultrafast Broadband Speed is available in the area; we advise you to check with your provider.

Tenure - Freehold

Directions - Postcode: DE3 0UJ | what3words ///upgrading.achieving.overnight

The property is located next to Mickleover Country Park Football Club and Pastures Golf Club.

Local Authority: South Derbyshire District Council  
Council Tax Band: G

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973888

### Website

For more information visit Fine and Country Derbyshire

### Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 4945 sq ft, 459 m2  
 OPEN TO BELOW/LOW CEILING: 529 sq ft, 48 m2  
 ORANGERY: 580 sq ft, 54 m2

**OVERALL TOTALS: 6054 sq ft, 574 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 29.05.2025





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## KELLY RHODES

PARTNER AGENT

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As a seasoned expert and developer in the property industry, with over a decade of experience, I specialised in transforming houses into luxurious family homes in the top tier of the market. My foresight in anticipating and overcoming any potential obstacles, combined with my exceptional negotiation skills, enables me to deliver the best possible outcome in every situation.

From meticulous project planning to seamless execution, I have a proven track record of successfully navigating every stage of the property buying or selling process. My extensive local, national, and international exposure, coupled with the exceptional presentation and service offered by Fine & Country, make me the perfect choice for anyone seeking a property consultant to work with.

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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