



Bridge Farm Derby Road  
Swarkestone DERBY



## Property Description

A superb sympathetically refurbished, five bedroomed period detached farmhouse, set in grounds extending to over half an acre with river frontage, in a delightful location, with the additional benefit of affording excellent potential investment of five letting properties- approx £24,600 PA. The Farmhouse has the retention of many character features, and briefly comprises: -

Entrance Hall, Lounge, Dining Room, Farmhouse Breakfast Kitchen, Utility Room, and Cloaks/WC/Shower Room. First floor landing, Double Bedroom with En-Suite Shower Room, a further Two Double Bedrooms, and principal Bathroom. Second floor landing, Two Double Bedrooms, and Shower Room. Outside attached self-contained One-Bedroomed, two-story Cottage, further range of former brick-and-tile Outbuildings incorporating; Two One-Bedroomed units with En-Suites, and a potential Two Bedsits, together with Garage/Storeroom, ample parking to the rear, pleasant formal garden, and further gardens with River frontage.

### Main Farmhouse

Having the benefit of gas central heating, full double glazing throughout, the detailed accommodation comprises; -

### Entrance Hall

Having front entrance door, feature tiled flooring, period-style central heating radiator, and stairs to the first floor.

### Lounge

18' 9" x 14' ( 5.71m x 4.27m )

Having period-style fire surround with log burning stove, multi-pane double glazed sash window, two period-style central heating radiators, and multi-pane double glazed double French doors to the side opening to the garden and enjoying a southerly aspect.

### Dining Room

14' 5" x 13' 7" ( 4.39m x 4.14m )

Having period stone fireplace with inset log burner sitting on a tiled hearth, period-style central heating radiator, multi-pane double glazed sash window to the front, feature Amtico flooring continuing from the entrance hall and ceiling coving.

### Farmhouse Breakfast Kitchen

19' 11" x 13' 6" ( 6.07m x 4.11m )

Refitted with a range of high quality base and wall units plus breakfast bar island with granite work surfaces over and storage beneath together with integrated fridge freezer, dishwasher, microwave, ample granite work surfaces and splashback, one-and-a-half bowl single drainer sink unit, double glazed windows to the rear, tiled floor, central heating radiator, and rear entrance door.

### Utility Room

8' 9" x 8' 4" ( 2.67m x 2.54m )

Refitted to match the kitchen incorporating a range of base units with

granite work surfaces over, together with sink unit and drainer, central heating radiator, double glazed windows to the rear, plumbing for automatic washing machine, tiled floor, and walk-in store/pantry.

### Cloaks/Wc/Shower Room

Having white suite comprising; low-level WC, pedestal wash hand basin, and corner quadrant shower cubicle with shower unit, together with tiled floor, heated chrome towel rail, double glazed window, and extractor fan.

### First Floor Landing

Having central heating radiator, period oak hand rail and banister, period stripped-pine doors to all rooms, and stairs to the second floor.

### Bedroom One

18' 10" x 13' 3" max ( 5.74m x 4.04m max )

Having multi-pane double glazed sash window to the front, restored cast-iron period fire-grate, central heating radiator, and side window enjoying delightful views across the River.

### Ensuite Shower Room

Having white suite comprising; low-level WC, pedestal wash hand basin, and corner quadrant shower cubicle with shower unit, together with tiled floor, heated chrome towel rail, and ceiling extractor fan.

### Bedroom Two

14' 11" x 13' 6" ( 4.55m x 4.11m )

Having multi-pane sash window, period-style fire surround with fire-grate, and central heating radiator.

### Bedroom Three

14' x 13' 8" max ( 4.27m x 4.17m max )

Having period fire surround with inset cast-iron fire-grate, central heating radiator, and double glazed window to the rear.

### Walk In Box Room/Wardrobe

Having central heating radiator.

### Family Bathroom

Being an extremely spacious room, having suite comprising; feature free-standing bath with brass taps and shower mixer, pedestal wash hand basin, low-level WC, and walk-in shower enclosure with shower unit, together with period-style central heating radiator, double glazed window, and tiled floor.

### Second Floor Landing

Having central heating radiator, and original pine latch-doors to all rooms.

#### Bedroom Four

13' 8" x 10' 2" ( 4.17m x 3.10m )

Having double glazed window enjoying River views, central heating radiator, and access to large, useful boarded loft space.

#### Bedroom Five

13' 2" x 12' ( 4.01m x 3.66m )

Having double glazed window, central heating radiator, and access to large, useful boarded loft space.

#### Shower Room

Having white suite with rope-effect detailing, comprising; pedestal wash hand basin, low-level WC, and corner quadrant shower cubicle with shower unit, together with heated chrome towel rail, tiled floor, Velux double glazed rooflight, and part-tiled walls.

#### Outside

#### Attached Cottage - The Hayloft

#### Living Dining Kitchen

15' 9" x 11' 10" ( 4.80m x 3.61m )

Having feature exposed brickwork, entrance door, period stone fire surround with raised brick display plinth, central heating radiator, and kitchen area with modern white fittings comprising; four single base units, drawers, and two double wall units, together with electric hob, electric oven, stainless steel sink unit with single drainer, feature exposed brick-and-stone walling, and stairs to the:

#### First Floor

#### Mezzanine Double Bedroom

12' 4" x 9' 10" max into eaves plus recess ( 3.76m x 3.00m max into eaves plus recess )

Having exposed timber purlins, double glazed window, and central heating radiator.

#### Ensuite Shower Room

Having white suite comprising; low-level WC, pedestal wash hand basin with tiled splashback, and shower cubicle with shower unit, together with heated chrome towel rail, and ceiling extractor fan.

#### Integral Garage/Workshop

Housing two gas central heating boilers providing domestic hot water and central heating, with ample parking for mobile home, caravan, or similar to the front.

#### Single Storey Outbuildings

Of brick-and-tile construction, comprising: -

#### Unit Seven - Comprising:-

#### Sitting Room

11' 4" x 11' 2" ( 3.45m x 3.40m )

Having front entrance door, exposed purlins, central heating radiator, timber double glazed window, and arch to the: -

#### Bedroom Area

11' 11" x 7' 3" plus recess ( 3.63m x 2.21m plus recess )

Having exposed purlins, central heating radiator, and double glazed window.

#### Ensuite Shower Room

Having white suite comprising; low-level WC, pedestal wash hand basin, and recessed shower cubicle with shower unit, together with part-tiled walls.

#### Unit Eight - Comprising:-

#### Sitting Room

11' 4" x 11' 2" ( 3.45m x 3.40m )

Having front entrance door, exposed purlins, central heating radiator, timber double glazed window, and arch to the: -

#### Bedroom Area

11' 11" x 7' 3" plus recess ( 3.63m x 2.21m plus recess )

Having exposed purlins, central heating radiator, and double glazed window.

#### Ensuite Shower Room

Having white suite comprising; low-level WC, pedestal wash hand basin, and recessed shower cubicle with shower unit, together with part-tiled walls.

#### Unit Four (bedsit) Comprising:

#### Living/Bedroom Area

11' 1" x 8' ( 3.38m x 2.44m )

Having front entrance door, double glazed window, central heating radiator, and fitted wardrobe.

#### Ensuite Shower Room

Having suite comprising; low-level WC, pedestal wash hand basin, and shower cubicle with shower unit.

#### Unit Five (bedsit)

This unit is currently utilised as a Garden Room to the main Farmhouse and comprises:-

#### Living/Bedroom Area

Having front door, and multi-pane glazed double French doors to the rear.

#### Ensuite Shower Room

Having white suite comprising; low-level WC, pedestal wash hand basin, and shower cubicle with shower unit and tiled floor, together with heated chrome towel rail.

#### Boiler Room

Housing the modern Worcester, wall-mounted gas central heating boiler providing domestic hot water and central heating to the Cottages.

#### Grounds

The property is approached via a sweeping driveway, which leads to the rear of the property and provides ample parking for the Farmhouse and Cottages, together with mobile home/caravan parking/standing.

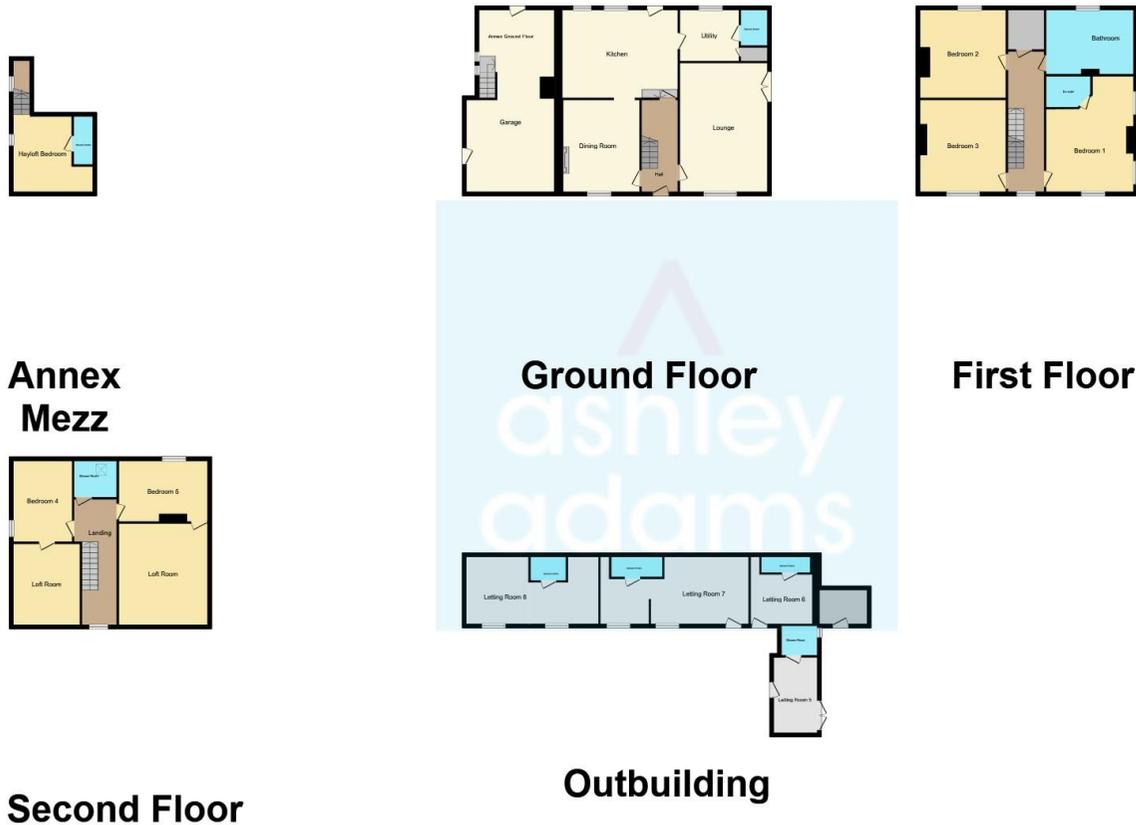
#### Formal Garden

Delightful formal garden area, enclosed by stone walling with railings over, incorporating; lawn, well-stocked shrub borders, raised paved patio, ornamental fishpond, and a gate to the side leading to an extensive grassed area, which leads to the River frontage.









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To view this property please contact Ashley Adams on

**T 01332 865 568**  
**E [melbourneinfo@ashleyadams.co.uk](mailto:melbourneinfo@ashleyadams.co.uk)**

39 Market Place Melbourne  
 DERBY DE73 8DS

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