

Blackwell Lane  
Melbourne, Derby, DE73 8EL

John   
German





# Blackwell Lane

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Price range £600,000 - £625,000

**A beautifully reimagined double-fronted Victorian home (2,000+ sq ft) in the heart of Melbourne Village, where period elegance meets modern living. Rich in character, with four king size bedrooms, two bathrooms, refined interiors, all moments from Melbourne Hall and Melbourne Pool.**

A handsome double-fronted Victorian semi-detached home extending to over 2,000 sq ft, enviably positioned in the very heart of the highly desirable Melbourne Village. Nestled within the conservation area close to Melbourne Hall and just a very short stroll from the picturesque Melbourne Pool, the property perfectly captures the charm and lifestyle this sought-after location is known for, with scenic walks, independent boutiques, and popular eateries all on the doorstep. Beautifully and sympathetically renovated, this elegant home seamlessly blends period character with modern refinement, offering generous and versatile accommodation ideally suited to family living.

Melbourne is widely regarded as one of South Derbyshire's most desirable location, celebrated for its rich heritage, strong sense of community and exceptional quality of life. At its heart lies the historic Melbourne Hall, surrounded by beautifully maintained gardens and parkland, while the nearby Melbourne Pool provides a picturesque setting for leisurely walks and outdoor enjoyment. The village itself offers an appealing blend of period architecture and everyday convenience, with an array of independent boutiques, artisan cafés, traditional pubs and highly regarded restaurants lining its charming streets. Despite its peaceful, semi-rural setting, Melbourne is exceptionally well connected. The nearby Derby, Nottingham and Leicester are all within easy reach, while excellent transport links, including the M1, A50 and East Midlands Airport, make it ideal for commuters.

Combining historic charm with modern convenience, Melbourne offers an enviable lifestyle in a truly picturesque village setting.

Entered via a classic panelled door with fanlight above, the welcoming hallway immediately sets the tone with its chequerboard black and white tiled flooring, high ceilings and restored architectural detailing, including ornate architraves, deep skirting boards and a striking staircase with stair runner and brass fittings. From here, the principal reception rooms unfold, including a charming sitting room featuring an exposed brick fireplace with log burner, slate hearth and ornamental carved timber mantle, complemented by sash windows with shutters and door providing direct access to the courtyard garden. The formal dining room is equally characterful, with exposed timber flooring and an impressive period fireplace featuring an intricately carved dark wood surround with ornate detailing and a large overmantel mirror. Complete with a decorative cast iron insert and tiled hearth, it forms a striking focal point rich in Victorian character..

To the rear, the family breakfast kitchen provides a more contemporary yet sympathetic space, fitted with shaker-style cabinetry, a range cooker and integrated appliances, all set beneath a pitched roof with twin Velux windows that draw in natural light. A stable door opens onto the garden, reinforcing the home's connection to its outdoor space. A practical cloakroom/WC completes the ground floor, incorporating utility provisions and additional storage.

The first floor offers two very generous king-sized bedrooms, both enjoying front-facing sash windows with shutters and original fireplaces, served by a beautifully appointed family bathroom featuring a traditional suite with roll-top bath, high-level WC and period-style fittings.

A second staircase rises to the upper floor, where two further king size bedrooms are found, both with useful eaves storage, along with an additional shower room, creating a flexible layout well suited to growing families or guest accommodation.

Also off the second floor is a large loft storage area that has lighting and electric points, accessed via a loft ladder.

Externally, the property benefits from a private, part-walled courtyard garden with mature planting, offering a peaceful and low-maintenance outdoor retreat with a sunny aspect. There is also a timber shed, log store and the added advantage of rear access leading to off-road parking set within the rear shared private courtyard. The property has two designated parking spaces and could accommodate three cars when needed.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** The property is set in a Conservation area.

The courtyard drive to the rear is shared with the immediate neighbours.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**Property construction:** Traditional

**Parking:** Designated parking to rear

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/28042026

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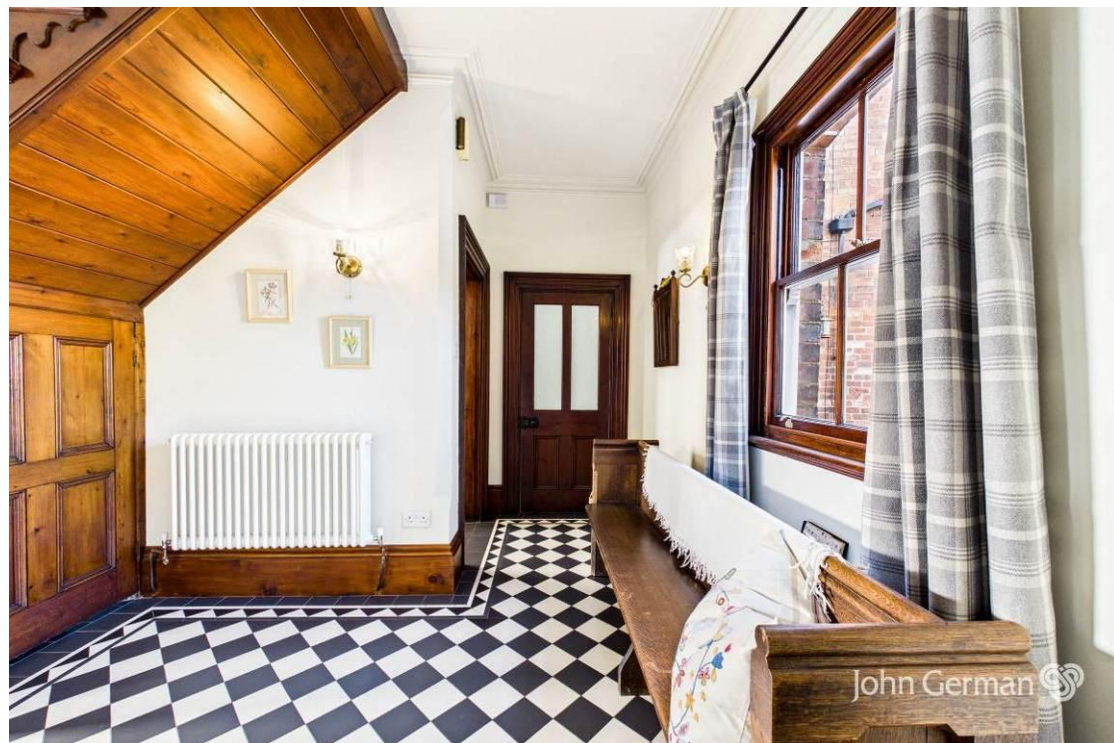
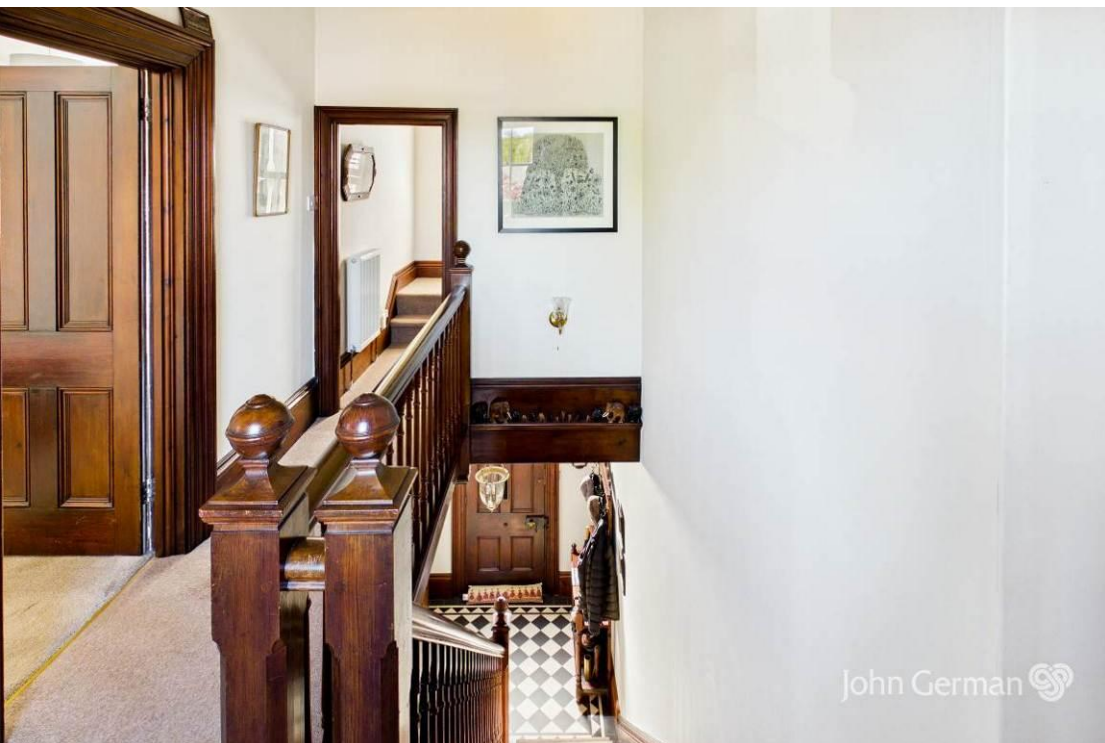
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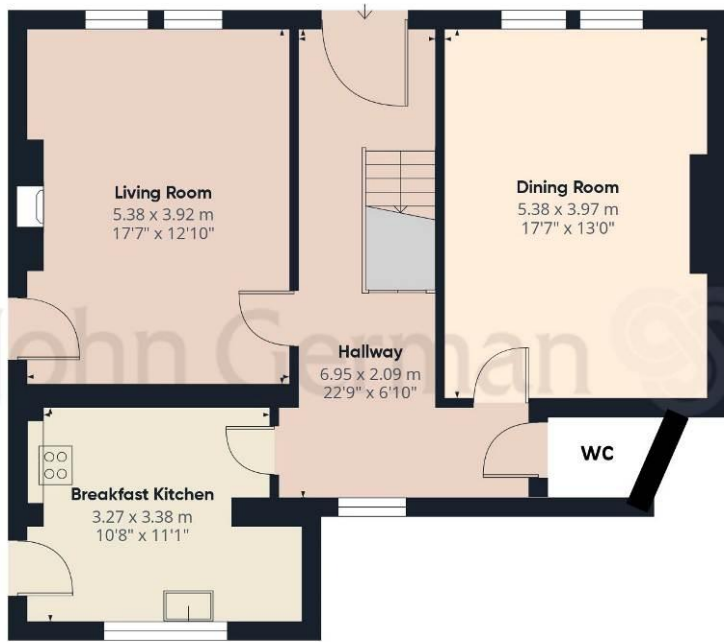
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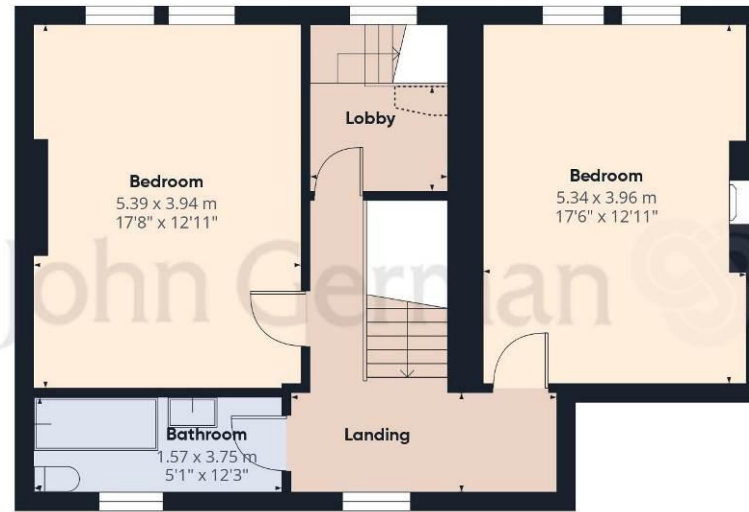
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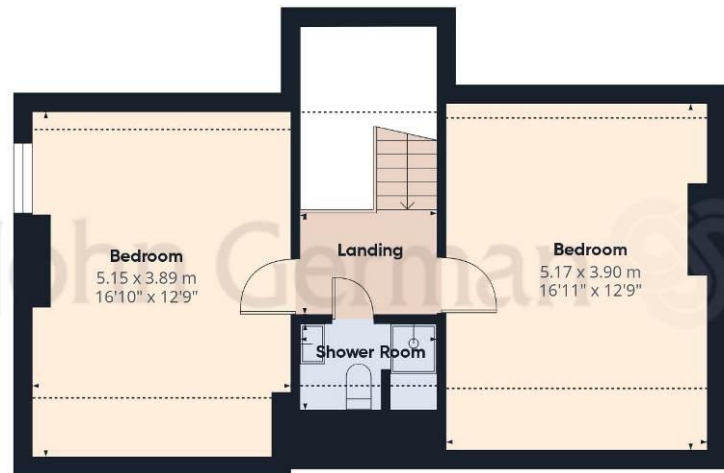




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

177.9 m<sup>2</sup>

1916 ft<sup>2</sup>

**Reduced headroom**

9.3 m<sup>2</sup>

100 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Melbourne Hall

### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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Melbourne Pool