



Breedon Hall Main Street
Breedon-On-The-Hill Derby



Property Description

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A stunning late Georgian manor house situated behind high walls, in the centre of Breedon with car parking and turning for numerous vehicles and an extensive private and mature walled garden. The property is suitable for a variety of uses and has a wealth of period features which must be viewed to be fully appreciated. In brief the accommodation comprises, to the ground floor: - Entrance Hall, drawing room, dining room, snug, a range of useful dry cellars, inner hallway, office/study, WC two utility rooms, side lobby, spacious dining kitchen. To the first floor are two large double ensuite bedrooms and a private apartment area incorporating a spacious entrance area, a master bedroom suite with ensuite bathroom, two further ensuite bedroom and kitchen. to the second floor are three further bedrooms, two with ensuite facilities. Outside:-Set beyond ancient high walls the property has a stunning approach through pillared entrance along a tarmac driveway, having a circular turning point which is laid to lawn, in and out parking for multiple vehicles, side car park and glorious mature walled garden with shaped lawns flanked with mature shrub borders, orchard area, veg plots To the front is a large timber log store, stunning entrance area and to the opposite side is a useful utility comprising outside power sockets, further outside lighting, the tarmac continues to provide further useful parking for unloading etc.

Local Area

Breedon On The Hill is Ideally situated close to the border with Leicestershire, Nottinghamshire, and Derbyshire and enjoys all the convenience of excellent road, rail and air links. The nearby market towns of Castle Donnington, Ticknall, Staunton Harold Reservoir, Ashby De la Zouch offer a full range of amenities. Nottingham 14 miles / Leicester 19 miles / Derby 14.5 miles.

The area has array of sought after schools including:

Primary schools : Breedon, Melbourne infants and juniors, Fore Marke Repton Prep.
Secondary schools include, Ashby Grammer, Repton School, Castle Donnington.

Entrance

Front panelled entrance door leading to:-

Entrance Hall

Having tiled floor, high ceilings, deep cornice, two sash windows to front elevation, two radiators, door off to:-

Drawing Room

24' 1" max into chimney breast recess x 18' 3" (7.34m max into chimney breast recess x 5.56m)

A particular feature is the beautiful fireplace incorporating cast iron log burning stove on a stone hearth. Having two sash windows to the front elevation, two sash windows to the side elevation giving beautiful natural light, window seating, deep cornice, door off to:-

Snug

17' 6" x 9' 9" (5.33m x 2.97m)

Having two sash windows overlooking the garden to the rear, fireplace incorporating electric fire, two central heating radiators, carpeted flooring, panelled door off to :-

Dining Room

16' 1" x 14' 2" (4.90m x 4.32m)

Having two sash windows overlooking the walled garden to the rear, two central heating radiators, panelled door to an inner hallway.

Cellar Areas

Particularly useful with light and power and suitable for a variety of purposes comprising:-

Cellar Compartment One

22' 7" x 8' 7" (6.88m x 2.62m)

Vaulted cellar with central heating radiator, coat hanging hooks, quarry tiled flooring, door to the side giving access in turn to the garden and side driveway, one safe to be included.

Cellar Compartment Two

22' 5" x 8' 6" (6.83m x 2.59m)

This vaulted compartment incorporates the floor standing oil-fired boiler, quarry tiled flooring.

Further Compartments

One L Shaped, one is a through route in to:-

Cellar Area

9' 1" x 12' (2.77m x 3.66m)

A secure cellar area with lockable door

Inner Hallway

Having an opening to the beautiful open spindle staircase off to the first floor, having a study area in the inner hall area and panelled door leading to understairs store with fuse box, electric meter etc. The corridor continues and widens out:-

Office/Study

19' x 10' 10" max (5.79m x 3.30m max)

Double opening timber framed French doors to the rear giving access and beautiful aspect over the garden, further sash window to the side, radiator.

W/C

Two-piece white suite, tiled floor, inset lights to the ceiling, chrome heated towel rail, UPVC double glazed window to the side.

Utility Room

13' 10" x 9' 10" (4.22m x 3.00m)

Fitted with matching base and wall units, sink, window to the front elevation, UPVC double glazed window to the rear, integrated oven, hob, extractor.

Adjacent Smaller Utility Room

Having sink, shelving, tiled floor, window to the side, inset spotlights to the ceiling.

Side Lobby Area

With door leading to the side utility area to the property, window, radiator, door to:-

Kitchen

23' 10" x 16' 4" (7.26m x 4.98m)

Fitted with base and wall units, laminated work surfaces, industrial duty Everhot Range electric cooker, for domestic or commercial use, high ceilings, deep cornice, two sash windows to the front elevation with window seating, one sash window to the side, radiator, tiled splashbacks.

First Floor Landing

Having open spindle staircase off to the second floor, loft access, laminate flooring, roof light and door to:-

Meynell Room

24' 1" x 16' 5" (7.34m x 5.00m)

Having two sash windows to the front elevation with far reaching views, radiator with fitted radiator cover, window seating, door to:-

Ensuite Shower Room

Having shower cubicle, wash hand basin, WC

Quorn Room

22' 10" x 18' 1" (6.96m x 5.51m)

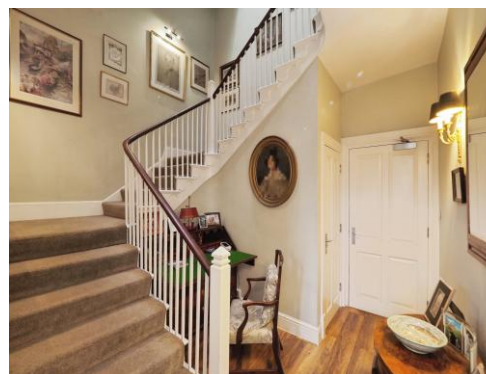
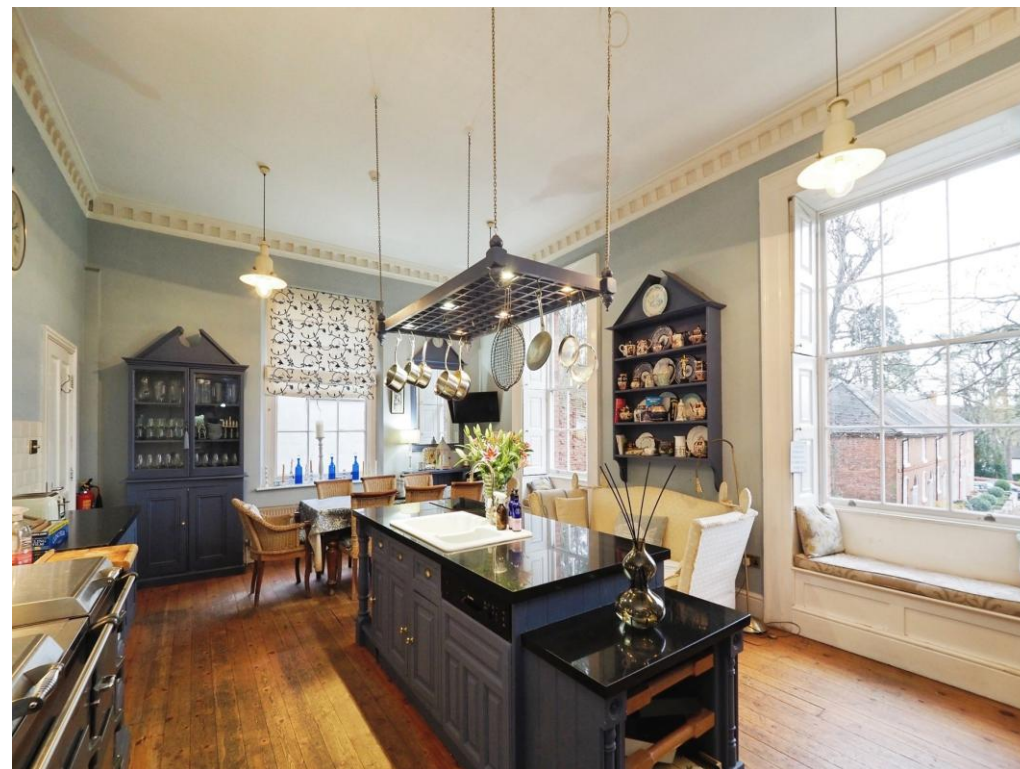
Having two sash windows to the front elevation, window seating, high ceilings, deep cornice, two radiators with fitted covers, panelled door to:-

Ensuite Bathroom

Having roll edged bath, part panelled walls, inset spotlights, high ceiling, deep cornice, sash window to the front.

Private Apartment Area

Accessed via a door off the half landing area. This could be converted to flats as it has several sections to it:





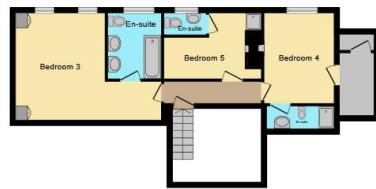




Ground Floor



First Floor



Second Floor

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.propertybox.io



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Property Ref: MEL205757 - 0008

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

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