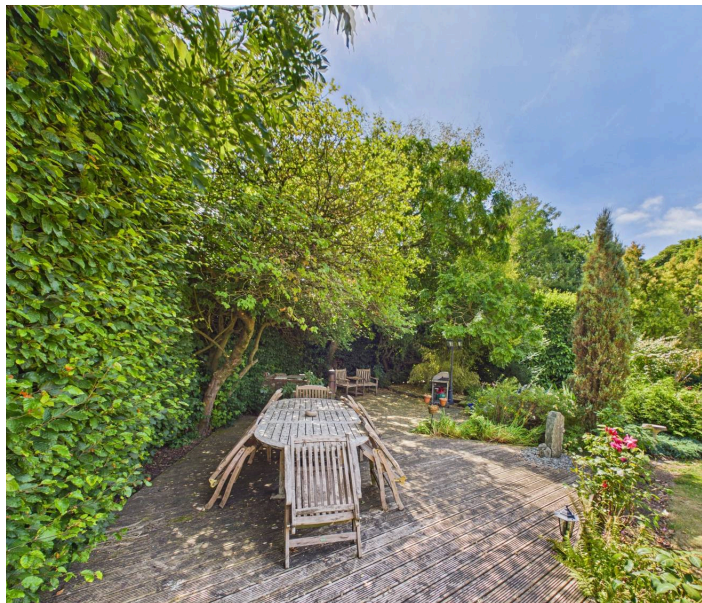




Hill Top Mink Farm Hayes Lane, Swanwick - DE55 1AT
£695,000

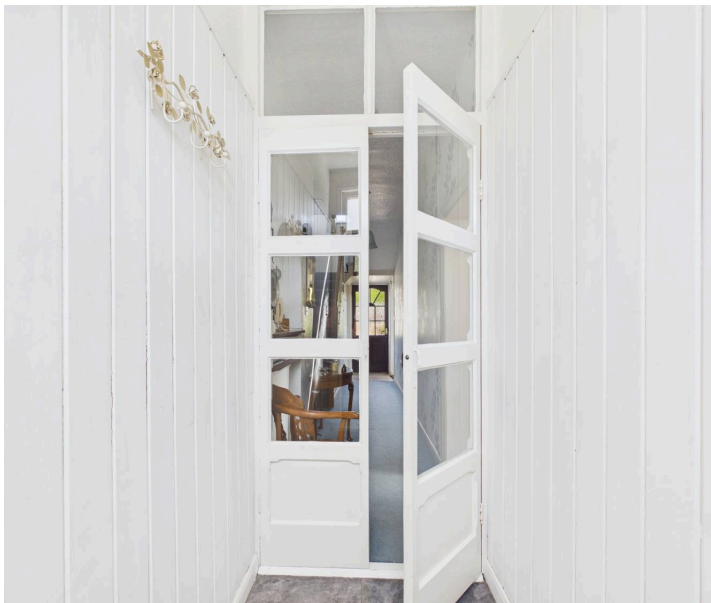


HILL TOP MINK FARM HAYES LANE

Swanwick, Alfreton

Grant's of Derbyshire are delighted to offer for sale this substantial and beautifully presented five-bedroom, three-bathroom detached Victorian property, occupying a generous plot within the sought-after village of Swanwick. The property benefits from a private driveway providing off-road parking for multiple vehicles and enjoys beautifully landscaped gardens with far-reaching views across the surrounding farmland and open countryside. Conveniently situated close to the bustling town centre of Alfreton, the location provides easy access to a range of everyday amenities, as well as excellent transport links including Alfreton Railway Station, the A38 and M1. East Midlands Airport is also within easy reach. Arranged over three floors, this impressive family home offers spacious and versatile accommodation. The ground floor comprises a welcoming entrance porch and hallway, a sitting room, an open-plan lounge/dining room and a particularly spacious dining kitchen. The first floor features three generously proportioned double bedrooms, including the impressive principal bedroom with its own separate dressing area, together with a well-appointed family bathroom. The second floor provides two further double bedrooms, both thoughtfully designed with their own en-suite shower rooms and separate snug areas. These versatile spaces would make ideal bedrooms for children or teenagers, or could be adapted to suit a variety of other uses.

- Five Bedroom Detached Period Property
- Expansive private garden
- Surrounded by Far-Reaching Countryside Views
- Spacious Driveway with Off-Road Parking for Multiple Vehicles
- Thoughtfully Arranged Over Three Floors
- Open-Plan Living and Dining Area
- Ideally Positioned With Easy Access to Alfreton Railway Station, East Midlands Airport, the A38 and M1
- Brick-Built Outbuilding with Utility Facilities



HILL TOP MINK FARM HAYES LANE

Swanwick, Alferton

The property showcases a wealth of original and decorative features including exposed brickwork, decorative arches and exposed timber beams. Large windows throughout flood the home with natural light, while an abundance of built-in storage enhances its practicality. Externally, a useful outbuilding with light and power provides additional storage and a utility area. The generous gardens lie to the front of the property and have been beautifully landscaped with well-maintained lawns, mature fruit trees and a choice of patio seating areas, creating the perfect setting for outdoor dining and entertaining. The gardens also enjoy far-reaching views across the surrounding farmland and open countryside. Viewing is highly recommended.

Virtual Tour Available.

DIRECTIONAL NOTES:

From Alferton Town Centre, take the B600 towards Somercotes. Continue straight ahead through two mini-roundabouts. At the third mini-roundabout, take the second exit onto High Street (B6017), which continues as Leabrooks Road and then Swanwick Road (B6016). Continue along Swanwick Road until you reach the junction near Swanwick School and Sports College. Take the very sharp left turn onto Hayes Lane. Follow Hayes Lane past the row of houses and continue along the lane until you reach the driveway for Hill Top Mink Farm.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Entrance Porch

6' 5" x 3' 8" (1.96m x 1.13m)

The property is accessed through a part-glazed wooden entrance door, opening into the entrance porch. From here, further part-glazed doors lead into the welcoming entrance hallway.

Hallway

20' 6" x 3' 11" (6.26m x 1.19m)

This entrance hallway provides access into the living room, kitchen and sitting room, with a further door opening onto the rear garden and a staircase rising to the first floor. There is a decorative, inset arch incorporating two display shelves and the door opposite leads into the sitting room.

Sitting Room

12' 11" x 10' 5" (3.93m x 3.18m)

This is a well-proportioned reception room with uPVC double-glazed windows to both the front and side aspects, allowing for plenty of natural light. The room features an electric cast iron fire with a decorative stone surround and hearth. Built-in shelving is positioned on either side of the fireplace, providing attractive display and storage space.

Living Room

26' 8" x 11' 3" (8.13m x 3.43m)

Also accessed from the hallway is the open-plan lounge and dining room. The dining area features tiled flooring and a uPVC double-glazed window overlooking the rear aspect. Generously proportioned, it provides ample space for a large dining table and chairs. The lounge area is currently arranged as a second sitting room and features an attractive exposed brick feature wall with inset decorative arches constructed from handmade Waingrove bricks. A uPVC double-glazed window to the front aspect provides plenty of natural light.

Kitchen

14' 3" x 12' 11" (4.35m x 3.93m)

The kitchen is fitted with an extensive range of matching wall, base and drawer units, complemented by formica laminate worktops with part-tiled splashbacks above. Integrated appliances include a four-ring induction hob with extractor canopy over, an electric oven, microwave, and a double-bowl stainless steel sink with mixer tap and drainer.



There is also space for a full-height fridge freezer and plumbing for a dishwasher. Dual-aspect uPVC double-glazed windows overlook the rear and side aspects, while the extended granite worktop provides a practical breakfast bar or informal dining area.

First Floor

21' 11" x 4' 0" (6.67m x 1.23m)

Stairs rise from the ground floor hallway to the first-floor landing, which provides access to the bathroom and three of the bedrooms. The landing benefits from a well-proportioned uPVC double-glazed window overlooking the front aspect, while a further staircase rises to the second-floor landing.

Bedroom Three / Study

12' 10" x 10' 11" (3.92m x 3.34m)

The first door on the right from the first-floor landing opens into the third bedroom, which is currently utilised as a study. This well-proportioned room benefits from a uPVC double-glazed window overlooking the front aspect and offers ample space to accommodate a double bed.

Bedroom Two

12' 10" x 12' 6" (3.91m x 3.80m)

From the first-floor landing, the next door on the right opens into the second bedroom. This generously proportioned double bedroom benefits from a uPVC double-glazed window overlooking the front aspect and features an attractive inset arch.

Bedroom One

13' 0" x 10' 6" (3.96m x 3.19m)

The principal bedroom is a spacious double room, benefiting from dual-aspect uPVC double-glazed windows to the front and side aspects. The room also features a built-in wardrobe, complemented by a range of fitted cabinetry and drawers, providing excellent storage. A dividing wall separates the sleeping area from the adjoining dressing area, creating a practical and private space.

Dressing Area

12' 10" x 4' 1" (3.91m x 1.25m)

The dressing area is fitted with an extensive range of wardrobes and features an inset pottery wash basin set within a vanity unit with drawers beneath, space for a dressing chair and a mirror with a tiled splashback below. A partially obscured uPVC double-glazed window to the side aspect maintains privacy. From here, there is access into the family bathroom.





Family Bathroom

10' 10" x 5' 0" (3.29m x 1.53m)

This Jack and Jill bathroom can be accessed from both the principal bedroom dressing area and the first-floor landing. The room is fitted with a matching terracotta-coloured cast-iron suite, comprising a panelled bath with mixer tap, low-level flush WC, bidet and wash basin with mixer tap, set within a vanity unit with storage drawers beneath and a tiled splashback with mirror above. In addition, there is a separate thermostatic wall-fixed shower with detachable shower head.

Second Floor

9' 2" x 6' 4" (2.80m x 1.92m)

From the first-floor landing, a staircase rises to the second-floor landing, which provides access to bedrooms four and five, together with a useful storage room. A uPVC double-glazed window on the stairwell overlooks the rear aspect, while a loft hatch with a retractable ladder provides access to the roof space.

Bedroom Four

26' 10" x 8' 9" (8.17m x 2.66m)

This is another well-proportioned double bedroom, thoughtfully arranged into two distinct areas. To the right as you enter is the main sleeping area, which comfortably accommodates a double bed and benefits from a fitted vanity unit incorporating a desk, chest of drawers and wardrobe. A uPVC double-glazed window to the side aspect enjoys far-reaching views over the surrounding countryside. The second section of the room provides a cosy seating area and gives access to the en-suite shower room. The en-suite is fitted with a low-level flush WC, wash basin with mixer tap set within a vanity unit with storage below and a thermostatic wall-fixed shower with a detachable shower head. A window above the wash basin frames further delightful views across the surrounding countryside and another door provides access to a handy storage cupboard.



Bedroom Five

28' 10" x 11' 3" (8.80m x 3.44m)

Similar to the bedroom opposite, this is a very well proportioned double bedroom, divided by geometric built-in furniture. On the right hand side on entering the room is a snug area with desk and en-suite adjacent. The ensuite is fitted with a low-level flush WC, storage cabinet with inset wash hand basin and thermostatic wall-fixed shower with detachable shower head. On the left hand side of the room, there is plenty of space for a double bed, and built-in furniture to include another desk with plug sockets, double wardrobe and an extensive chest of drawers.



Utility Room

9' 7" x 9' 4" (2.92m x 2.85m)

An outbuilding located in the rear garden provides space for a handy utility room, currently fitted with a number of base units, a one-and-a-half bowl stainless steel sink with mixer tap inset and a low level flush wc. The oil-fired boiler is housed here and there is also space and plumbing for a washing machine and tumble dryer.

Rear Garden

Immediately to the rear of the property, and accessed via a part-glazed timber door from the hallway, is a paved patio enclosed by a brick wall with timber fencing above. The patio provides an ideal space for outdoor seating and incorporates a gravelled area, currently utilised for potted plants and ornamental shrubs. The outbuilding, which serves as a utility room, is accessed directly from the patio, while a gravel pathway to the side of the property leads back to the front garden.

Front Garden

To the front of the property, adjacent to the front door, is a generous paved patio offering ample space for outdoor seating and entertaining. From here, a stone-paved pathway forks, on one side leading to the driveway, accessed via an attractive wrought-iron gate, and on the other side, to a further seating area which is partly laid with timber decking and partly stone paved, this delightful spot is nestled beneath mature trees, providing welcome shade during the summer months. Beyond, the beautifully maintained gardens extend across expansive lawned areas, which have been meticulously well-kept by the current owner. At the far end of the garden is a compost area, together with a timber garden shed providing useful storage for gardening equipment. From here, upon continuing round to the right, a variety of mature fruit trees will be found and from here an opening in the hedge provides convenient access back to the driveway. The gardens themselves enjoy an exceptional degree of privacy, bordered by mature planting but still taking full advantage of the stunning far-reaching views across the surrounding farmland and rolling countryside.

DRIVEWAY

10 Parking Spaces

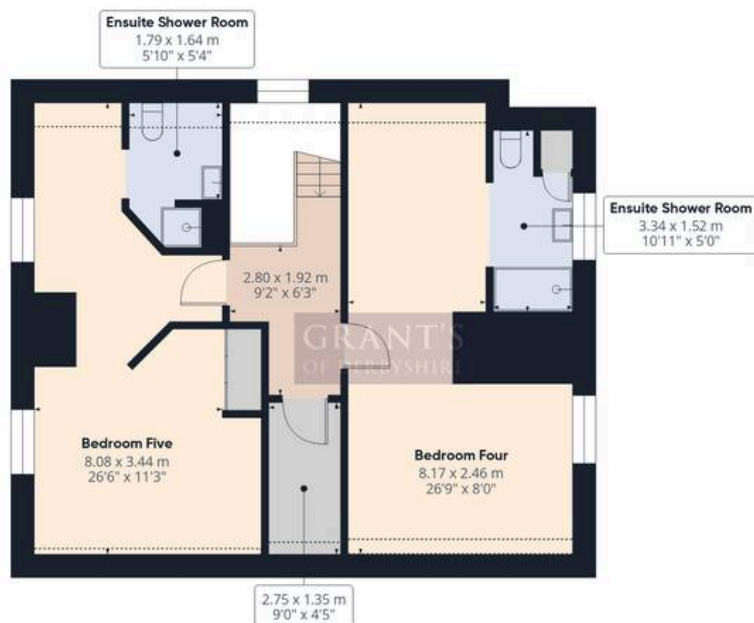
A driveway alongside the entrance to the garden provides parking for a number of vehicles.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

GRANT'S
OF DERBYSHIRE

Approximate total area⁽¹⁾

218 m²

2347 ft²

Reduced headroom

4.4 m²

47 ft²

(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



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