



Derby Road,  
Draycott, Derbyshire  
DE72 3PA

**£2,495,000 Freehold**



DERWENT MANOR AND DERWENT GRANGE ARE TWO SUBSTANTIAL INDIVIDUAL PROPERTIES SET IN GROUNDS OF AROUND 4 ACRES. WE ARE CURRENTLY SELLING BOTH THE PROPERTIES TOGETHER FOR £2.495M BUT WOULD BE HAPPY TO TALK TO PROSPECTIVE BUYERS ABOUT PURCHASING THE PROPERTIES INDIVIDUALLY. IN TOTAL THE TWO PROPERTIES WILL PROVIDE 12 BEDROOMS AND SPACIOUS LIVING ACCOMMODATION

Being situated in this rural location between Draycott and Borrowash, this is the first time Derwent Manor has been placed on the market for several decades. The accommodation in the property is arranged on three levels and includes a reception porch, sitting room/hallway, lounge, dining room, conservatory opening to the gardens, dining/living kitchen, rear hallway leading to the ground floor w.c. and utility room. To the first and second floors there are six double bedrooms and two bath/shower rooms. There is an adjoining independent annex, double and single garages with a room above, a courtyard parking area at the front and private landscaped gardens which include an ornamental lake.

Derwent Grange is a large barn conversion created approx. 20 years ago and recently upgraded throughout. The accommodation includes a hall, a large lounge, living/dining kitchen, utility room, ground floor w.c., further sitting room, atrium room and a second lounge/sitting room. To the first floor there are three double bedrooms, all with en-suite shower rooms, there is a further double bedroom with an en-suite on the ground floor and a first floor attic bedroom. The property has a double garage and electric gates lead to a private drive and gardens.



## Derwent Manor

### Porch

Reception Hall/Sitting Room  
15'2" x 14'7" approx (4.62m x 4.45m approx)

Lounge  
15' x 14'5" approx (4.57m x 4.39m approx)

### Inner Hallway

Study  
13'5" x 8'4" approx (4.09m x 2.54m approx)

Dining Room  
14'6" x 14'7" approx (4.42m x 4.45m approx)

Conservatory/Sun Lounge  
20' x 14'2" approx (6.10m x 4.32m approx)

Open Plan Living/Dining Kitchen  
28'9" x 11'7" approx (8.76m x 3.53m approx)

Rear Hall  
14'5" x 6'10" approx (4.39m x 2.08m approx)

Utility Room  
11'7" x 7'9" approx (3.53m x 2.36m approx)

### Ground Floor w.c.

### First Floor Landing

Bedroom 1  
14'8" x 14'7" approx (4.47m x 4.45m approx)

Bedroom 2  
14'7" x 14'7" approx (4.45m x 4.45m approx)

Bedroom 3  
12'9" x 8'7" approx (3.89m x 2.62m approx)

### Bathroom

### Second Floor Landing

Bedroom 4  
14'7" x 14'6" approx (4.45m x 4.42m approx)

Bedroom 5  
14'7" x 14'6" approx (4.45m x 4.42m approx)

Bedroom 6  
13'5" x 8'6" approx (4.09m x 2.59m approx)

### Bath/Shower Room

### Independent Living Studio Annex

Main Room  
12'8" x 12'10" approx (3.86m x 3.91m approx)

### Wet Room/w.c.

### Outside

Garage 1  
15' x 11'9" approx (4.57m x 3.58m approx)

Garage 2  
23' x 16' approx (7.01m x 4.88m approx)

Room Above the Garages and Annex  
43'2" x 15' approx (13.16m x 4.57m approx)

Greenhouse 1  
9' x 6' approx (2.74m x 1.83m approx)

Greenhouse 2/Potting Shed  
7'10" x 7' approx (2.39m x 2.13m approx)

Potting Shed  
10'6" x 6'4" approx (3.20m x 1.93m approx)

### Derwent Grange

### Front Door

### Reception Hall

Sitting Room/Lounge  
24'3" x 18'11" approx (7.39m x 5.77m approx)

Living/Dining Kitchen  
39'10" x 18'9" overall (12.14m x 5.72m overall)

Sitting/Lounge Area  
18'10" x 18'9" approx (5.74m x 5.72m approx)

Breakfast Kitchen  
16'5" x 14'2" approx (5.00m x 4.32m approx)

### Inner Hallway

Utility Room  
10'2" x 7'5" approx (3.10m x 2.26m approx)

### Ground Floor w.c.

Sitting/Dining Room  
15'9" x 14'8" approx (4.80m x 4.47m approx)

Atrium/Lounge Area  
30'4" x 15'4" approx (9.25m x 4.67m approx)

Atrium/Sitting Room  
14'4" x 14'4" approx (4.37m x 4.37m approx)

Lounge Area  
15'3" x 14'6" approx (4.65m x 4.42m approx)

Bedroom 4  
15'7" x 11'4" approx (4.75m x 3.45m approx)

### En-Suite

### First Floor Landing

Bedroom 1  
14'6" x 11'2" plus wardrobes (4.42m x 3.40m plus wardrobes)

En-Suite Bed 1  
18'1" max x 7'4" approx (5.51m max x 2.24m approx)

Bedroom 2  
15'1" x 12'4" approx (4.60m x 3.76m approx)

### En-Suite Bed 2

Bedroom 3  
15'10" x 10'4" approx (4.83m x 3.15m approx)

### En-Suite Bed 3

Attic Bedroom  
23'2" x 15' max approx (7.06m x 4.57m max approx)

### Outside

Store Room  
27' x 8'4" approx (8.23m x 2.54m approx)

Garden Room  
14'7" x 8'9" approx (4.45m x 2.67m approx)

Garage  
18'2" x 18'6" approx (5.54m x 5.64m approx)

### Directions

Proceed out of Long Eaton along Derby Road and through the villages of Breaston and Draycott. Once passing through village centre and Gypsy Lane on the right hand side, Derwent Manor and Derwent Grange can be found on the right hand side.  
8786AMMP

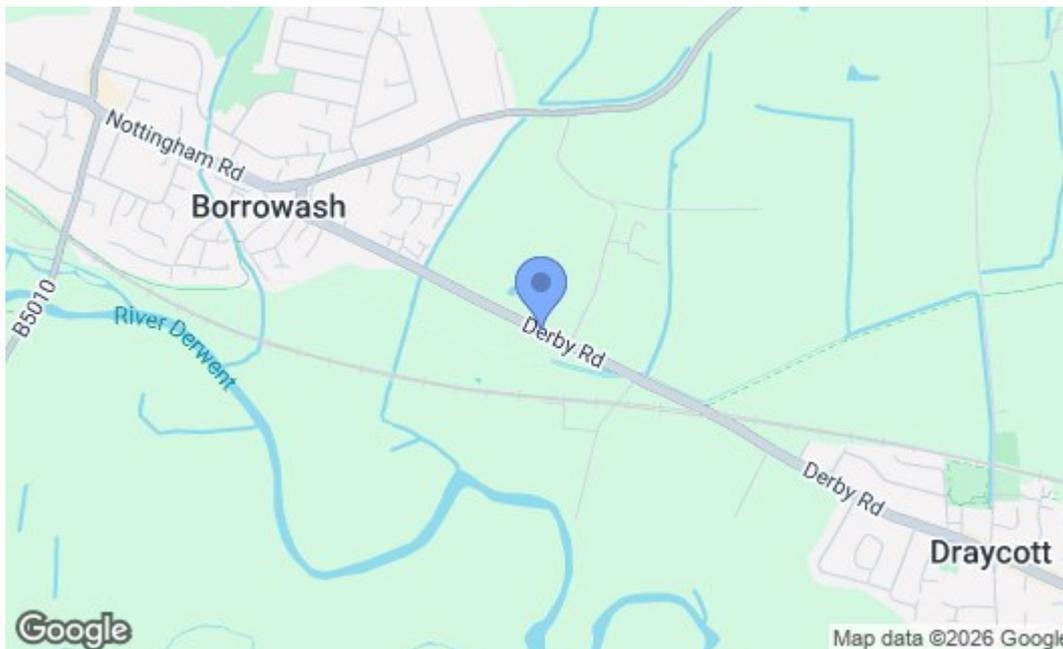
### Council Tax

Erewash Borough Council Band F

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Standard 21mbps  
Phone Signal – EE, O2, Vodafone, Three  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.