



## 6 Potter Street

Melbourne, Derby, DE73 8DW

£680,000

A spectacular piece of Melbourne history reimagined. This 1896 former bakery is now a magnificent five-bedroom family home brimming with character, original features, and contemporary luxury across three thoughtfully designed floors.

### The Property

Step inside a home where history meets modern living. This substantial former bakery, dating from 1896, has been thoughtfully transformed into an exceptional family residence that celebrates its heritage while embracing contemporary comfort.

Arranged over three floors, the accommodation is generous and versatile. The ground floor welcomes you through an entrance porch into a hallway adorned with beautiful Art Nouveau tiling. The snug offers a peaceful retreat, while the sitting room is a wonderful space for relaxed family life. The dining room provides a great entertaining space, seamlessly flowing into the kitchen which is the real showstopper! The impressive breakfast kitchen is a chef's dream featuring a large island with breakfast bar, extensive fitted units, walk-in pantry, granite worktops, and premium Bosch appliances alongside a professional Rangemaster cooker. A unique basement lounge reveals the building's bones beautifully, with underfloor heating and a feature reinforced perspex floor showcasing the original well below.

- Five spacious bedrooms with two contemporary en-suites
- Offered with NO UPWARD CHAIN
- Superb high-specification kitchen with Rangemaster and integrated Bosch appliances
- Triple reception rooms plus basement cinema room
- Gas central heating throughout with electric underfloor heating to kitchen + basement + guest suite
- Character features including vaulted ceilings, exposed beams, and Art Nouveau tiling
- Substantial historic residence dating back to 1896
- In the heart of Melbourne town just a short stroll to high street
- Freehold | EPC: FBC | Council Tax Band F

### Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.



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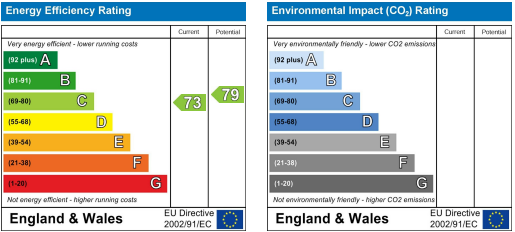
Floor Plan



Area Map



Energy Efficiency Graph



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