Robert Ellis

look no further...

Main Street,
Hemington, Derby
DE74 2RB

£995,000 Freehold

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THIS IS A STUNNING FARMHOUSE PROVIDING FIVE DOUBLE BEDROOM ACCOMMODATION WHICH IS POSITIONED ON A PLOT OF APPROX 1 ACRE IN SIZE.

Being situated in the heart of this South Derbyshire village, this substantial farmhouse property offers spacious accommodation which is arranged on three levels. The property has been fully upgraded and modernised throughout and still retains many original features, both internally and externally and provides a beautiful home that we are sure will suit people looking for this style of property in the East Midlands. It would be difficult for people to appreciate the size of the accommodation by taking a quick glance from the road, so we recommend that interested parties take a full inspection so they can see the extent and size of the accommodation and gardens for themselves.

The property has a courtyard at the front which provides an extensive parking area and the building is constructed of brick to the external elevations with some of the walls having timber detail all under a tiled and thatched roof. Deriving the benefits of gas central heating the accommodation included comprises a spacious reception hall, from which there are stairs taking you to the first floor and there is a door to the cellar and a ground floor w.c. off, drawing room with double opening French doors leading out to the gardens, separate dining room, snug/sitting room, dining/living kitchen and off this large open plan living space there is a passageway taking you to a utility room and a very large games/family room which has a vaulted feature ceiling and a mezzanine floor which is accessed via a cast iron spiral staircase. To the first floor the landing leads to the main bedroom which has a large shower/bathroom en-suite, two further double bedrooms and the main family bathroom and from the landing there is a flight of stairs taking you to the second floor where there are two further double bedrooms. To the rear of the property there is an adjoining brick outbuilding which provides an ideal storage area for garden furniture, machinery etc., the courtyard and parking area is at the front and side of the house and the main gardens are to the rear and these are lawned with borders, a selection of fruit trees and there is natural screening to the boundaries which help to keep this main garden area extremely private.

Hemington is a most sought after village which is close to Castle Donington where there are a number of local amenities and facilities including a Co-op super market, various pubs, restaurants and schools, further main shopping facilities can be found in nearby Long Eaton, at The Wyvern on Pride Park and other nearby towns, there are healthcare and sorts facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links which include J24 of the M1 which also connects to the A42, the A50 takes you to Stoke on Trent and joins to the M6, there is the East Midlands Parkway station, East Midlands Airport and a network of main roads which provide access to Derby, Nottingham, Leicester, Loughborough and other East Midlands towns and cities and there are also easy connections to the West Midlands from this location.

Original wood panelled front door with a leaded glazed pane above leading to:

Reception Hall
Stairs with feature balustrade leading to the first floor, parquet flooring, cornice to the floor and ceiling, radiator, original wood panelled doors leading to all the rooms off the hallway, built-in cupboard housing a recently installed Worcester Bosch boiler (fitted approx 18 months ago) and a door leading to the cellar which has lighting.

Cloaks/w.c.
Parquet flooring that extends from the hall into the first part of the cloakroom where there is a radiator and a door leading to the w.c. which has a Yorkshire glazed sash window, low flush w.c. and hand basin with tiled splashback, two wall lights, radiator and tiled flooring.

Drawing Room
20'2 reducing to 15'2 x 17' approx (6.15m reducing to 4.62m x 5.18m approx)
This main reception room has a Georgian glazed sash window to the front and double opening Georgian glazed French doors leading out to the side which are set into a bay with Georgian glazed panels to either side of the doors, log burning stove set within a Minton fireplace with hearth, cornice to the wall and ceiling and two feature cast iron radiators.

Dining Room
16' x 15'2 approx (4.88m x 4.62m approx)
Georgian glazed sash windows to the front and side, feature open fireplace with Adam style surround, cast iron inset and hearth, two radiators, pine flooring, cornice to the wall and ceiling and picture rail to the walls.

Sitting Room/Snug
16'8 x 11'6 approx (5.08m x 3.51m approx)
This additional sitting room/snug is positioned in the middle of the property and has Yorkshire sash windows to two sides, a log burning stove incorporating a feature brick chimney breast with a wooden mantle over and a slabbed hearth, beams to the ceiling, three wall lights and a feature cast iron radiator.

Dining/Living Kitchen
33' max reducing to 21'8 x 19'3 reducing to 11'8 a (10.06m max reducing to 6.60m x 5.87m reducing to 3)
The kitchen area within this large open plan living space has cream Shaker style units and includes a 1½ bowl sink set in a an L shaped work surface with a two drawer dishwasher, cupboards and drawers below, Belling cooking Range with work surfaces to either side with the one on the left having cupboards under and the one to the right being L shaped with further cupboards below, central island/breakfast bar providing seating for two people and has drawers under, space for a fridge/freezer, hood and exposed brick wall to the cooking area, further work surface with double cupboard beneath, Yorkshire sash windows to two sides, full height Georgian glazed door leading out to the garden at the rear, beams to the ceiling which extend across into the dining area, cast iron radiator, stable style door with inset glazed panel leading out to the courtyard at the side of the house, fitted storage cupboard by the back door and recessed lighting to the ceiling.

There is a step from the kitchen to the dining area and this has two Yorkshire sash windows to the side, feature cast iron radiator, exposed brick work to one wall, tiled flooring, wall light and recessed lighting to the ceiling.

Cloakroom
The cloakroom is situated between the living/dining kitchen and games room and has coat hanging, tiled flooring and there are steps leading to:

Utility Area
14'9 x 5'7 approx (4.50m x 1.70m approx)
The utility area is fitted with a stainless steel sink set in an L shaped work surface with space for an automatic washing machine and other appliances below, two eye level windows, shelving to one wall, tiling to the floor, hanging/clothes dryer and a radiator.

Games/Family Room
20'3 x 15'2 x 11'10 approx (6.17m x 4.62m x 3.61m approx)
This large room has a vaulted ceiling with exposed beams, three original windows to one side and double opening Georgian glazed French doors leading out to the garden at the other side with a further window overlooking the garden, two feature cast iron radiators, wooden flooring, fitted seating to one wall providing additional storage, aerial point and power point for a wall mounted TV, feature cast iron staircase leading to a mezzanine floor which could be used as an office, further seating area or become part of an independent annex at the rear of the property. There is also a door with an inset glazed panel leading out to the side of the property.

First Floor Landing
The balustrade continues from the stairs onto the main landing with a further flight of stairs taking you to the second floor, Georgian glazed sash window to the front with further window to the side, three radiators, original wood panelled doors leading to all the rooms of the landing and there are steps leading down to the main bedroom area at the rear of the house.

Bedroom 1
20'3 plus hallway x 18'3 approx (6.17m plus hallway x 5.56m approx)
The main bedroom has a vaulted ceiling with exposed beams, Yorkshire sash windows to both sides, range of fitted wardrobes with cupboards over and a further range of low level wardrobes with hanging space and shelving, two radiators, four wall lights and a copper lagged cylinder housed in an airing/storage cupboard.

En-Suite Bathroom
The en-suite to the main bedroom has a cast iron bath set in a marble surround with wood panelling to two sides, separate walk-in shower with a mains flow shower system which has a rainwater shower head and hand held shower, tiling to two walls, glazed doors and protective screens, twin hand basins with mixer taps having vanity drawers beneath, tiled wall with a mirror above the sink area, low flush w.c., upright shelved vanity cupboard, feature cast iron radiator, Yorkshire sash window, tiled flooring and exposed beams to the ceiling and wall.

Bedroom 2
16' x 15'2 approx (4.88m x 4.62m approx)
Georgian glazed sash windows to the front and side, radiator and ranges of fitted bedroom furniture which will remain at the property when it is sold.

Bedroom 3
16' x 15'2 approx (4.88m x 4.62m approx)
Georgian glazed sash window to the front, radiator and original feature fireplace surround.

Bathroom
The main bathroom has a white suite including a bath with a mixer tap and a hand held shower, large shower with a mains flow shower system which has a rainwater shower head and hand held shower, tiling to two walls, one of which has an inset shelf and there is a glazed protective screen, low flush w.c., two hand basins with mixer taps set on a surface with a drawer under, wall mounted shelved vanity cupboard, mirror with light to the wall above the sink which also has an electric shaver point, walls half tiled, tiled flooring, Yorkshire sash window, chrome ladder heated towel radiator and recessed lighting to the ceiling.

Second Floor Landing
On the landing to the second floor there is a double built-in storage cupboard and an exposed purlin.

Bedroom 4
15'2 x 9'8 approx (4.62m x 2.95m approx)
Double glazed dormer style window, two exposed wooden purlins, pine flooring and a radiator.

Bedroom 5
15' x 9'7 approx (4.57m x 2.92m approx)
Georgian glazed sash window to the side, exposed purlins, radiator and fitted pine storage cupboard with a cupboard over.

Outside
To the side of the property there is a cobbled, walled courtyard area with a gate leading to the drive where there is a five bar electrically operated gate taking you into a large car standing area which has walls to two sides and behind the house there is a further five bar gate taking you to the rear of the property and into the main garden at the far side. There is outside lighting and a water supply outside this part of the property. The main gardens are to the left hand side and these are lawned with established borders and a feature stone wall and there is a gravelled pathway leading around the property to a large patio area which extends along the side of the house. There are established planting and trees and the gardens extend to the front where there is a path leading out to the gate in front of the property and there is a holly hedge running along the front boundary. The lawned gardens extend to the left hand side of the property where there are extensive lawned areas with various fruit trees and natural screening to the boundaries. The total garden area is approximately 1 acre in size and provides a lovely secure external area for a young family to enjoy.

Outbuilding
12' x 12' approx (3.66m x 3.66m approx)
To the rear of the property there is a most useful brick storage building which has a door and window to the side and makes an ideal place to store garden equipment, outside furniture and other items.

Directions
Proceed out of Long Eaton along Tamworth Road and continue through Sawley and to the island at the junction with the A50. Take the exit signposted towards Hemington and continue into the centre of the village where the property is situated on the right as identified by our for sale board.
8967MP

Council Tax
North West Leicestershire Band G

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard m13bps Superfast 80mbps Ultrafast 1mbps
Phone Signal – 02, Three, Vodafone
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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, emission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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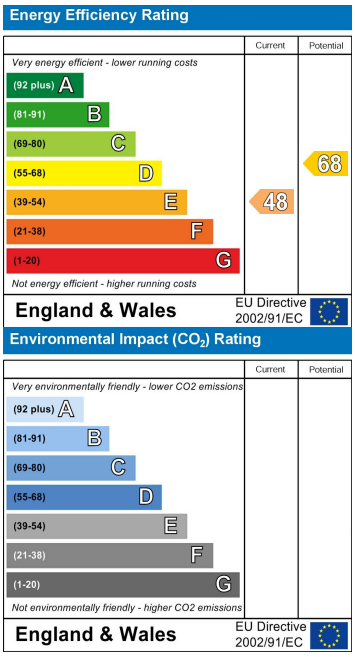

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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