



Dale Road,  
Stanton-By-Dale, Ilkeston  
DE7 4QF

**Price Guide £750-775,000**  
**Freehold**



THIS IS AN INDIVIDUAL BARN CONVERSION WHICH HAS RECENTLY BEEN UPDATED AND STILL RETAINS ALL THE CHARM AND CHARACTER OF THE ORIGINAL BUILDING WITH THE PROPERTY PROVIDING SPACIOUS, FOUR DOUBLE BEDROOM ACCOMMODATION AND IS LOCATED IN THE HEART OF THIS MOST SOUGHT AFTER VILLAGE.

Robert Ellis are pleased to be instructed to sell Manor Cottage which is an individual detached stone barn conversion which is accessed via a private drive off Dale Road with all the accommodation included having windows overlooking the private well stocked gardens at the rear of the building. The property is much larger than people will expect it to be and for the size and layout of the updated accommodation to be appreciated, we recommend interested parties take a full inspection so they can see all that is included in this beautiful home for themselves. The property is being sold with the benefit of NO UPWARD CHAIN and is therefore ready to move into without having to carry out any work whatsoever. Since the current owner purchased the property he has updated the kitchen, replaced the en-suite bathroom to the main bedroom, decorated throughout, had new floor coverings, new internal wooden doors and feature radiators have been fitted in all the rooms. Stanton by Dale is a picturesque village which was originally part of the Stanhope Estate but since 1912 has had a close association with Stanton Ironworks Company, with there being a lot of local history associated with the area due to the well known ironworks operating during the last century. The village is surrounded by beautiful countryside and provides many places to walk and although it is a quiet village setting, it is only a few minutes drive away from the M1 and other excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property backs onto Dale Road and is constructed of a local stone to the external elevations under a pitched tiled roof and the building was originally the stables for the manor house which is located behind the property. The accommodation is spacious and retains many features which helps to provide a cosy cottage feel, which people will see when they view. Deriving the benefits of gas central heating with new radiators having been fitted and from being double glazed, the accommodation is entered through a glazed front door into the reception hall, off which there is a ground floor w.c. and doors lead to the study or sitting room and the main through lounge which includes a dining area and there are double doors leading from the lounge into the conservatory. The breakfast kitchen is situated at the far end of the building and this has been re-fitted over the past few years with grey Shaker style units and marble work surfaces with integrated appliances. There is also a further reception room off the hall which can be used as an office/study, separate sitting room, play room or something similar, or could be used as a ground floor double bedroom. The stairs take you to the landing which has newly fitted wood panelled doors leading to the four double bedrooms, three of which have fitted bedroom furniture and the master bedroom has the newly fitted en-suite bathroom which has a bath and separate shower and there is also the main family shower room which has a mains flow shower system. At the head of the private drive there is the double brick detached garage which has an electrically operated up and over door at the front, car standing in front of the garage and between this area and the cottage there are beautiful, well cared for gardens which are well stocked with quality plants to the borders around the main lawn, all of which is kept private from other properties by established screening to the boundaries.

Although being tucked away from Dale Road, the property is close to the excellent pubs in the village, which over the years have been popular with local residents as has The Carpenter Arms in Dale Abbey, there is a local school for younger children in Rislely, with Friesland senior school also being within easy reach, as are The Elms and Trent College independent schools which are located in Long Eaton, there are shops in nearby Ilkeston, Sandiacre and Long Eaton where there is an Asda, Tesco, Lidl and Aldi stores and at Pride Park which is only a few minutes drive away along the A52 where there is a Sainsbury's, Costco and other retail outlets. Surrounding the village is picturesque open countryside which provides many lovely walks, the Erewash Golf Club is next to the village and again is a very popular for local people to join and there are several other golf courses within easy reach. As well as J25 of the M1 being a short drive away, other transport links include East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Front Door

Wooden front door with inset double glazed panels and a double glazed side panel leading to:

### Reception Hall

The reception hall has newly laid tiled flooring, cloaks hanging, feature radiator, the wall mounted control for the central heating system and wood panelled doors lead to the cloaks/w.c., lounge and study.

### Cloaks/w.c.

Having a white low flush w.c., hand basin with a tiled splashback, feature radiator and tiled flooring.

### Study

12'4 x 10'3 approx (3.76m x 3.12m approx)

Double glazed window to the front, feature radiator and carpeted flooring.

### Lounge/Dining Room

26'2 x 16'9 overall approx (7.98m x 5.11m overall approx)

This large main reception room has double opening doors with inset glazed panels leading to the conservatory and two double glazed windows with stone mullions and timber lintels looking over to the garden, newly fitted engineered oak flooring, stairs with balustrade leading to the first floor, feature stonework to two walls with LED lighting to the top of the walls, two feature radiators, aerial point and power point for a wall mounted TV and two feature exposed beams to the ceiling.

### Conservatory

9'7 x 9'1 approx (2.92m x 2.77m approx)

Georgian double glazed French door leading out to the garden and full height double glazed windows to three sides, panelling to the ceiling and stonework to the walls either side of the doors leading into the lounge.

### Breakfast Kitchen

17'2 x 16'8 approx (5.23m x 5.08m approx)

The kitchen has been recently re-fitted with grey Shaker style units having brushed stainless steel fittings and marble work surfaces and includes a stainless steel sink with a mixer tap and four ring induction hob set in a work surface which extends to three sides and has housing for an automatic washing machine, an integrated dishwasher, cupboards, wide drawers and an oven below, upright shelved pantry cupboard, matching eye level wall cupboards with an eye level microwave oven, the boiler, electric consumer unit and electric meter are housed in a wall cupboard, central island with a marble surface having seating to two sides and cupboards and a wine cooler below, hood and back plate to the cooking area, exposed feature stonework to one wall, space for an American style fridge/freezer, beam to the ceiling, tiled flooring, feature radiator, door with inset double glazed panels and a double glazed side panel leading to the gardens, recessed lighting to the ceiling and a double glazed window with a timber lintel overlooking the garden.

### First Floor Landing

The landing has a part vaulted ceiling with recessed lighting and painted timber beams, feature stonework to one wall with LED lighting at the top of the wall, the balustrade continues from the stairs onto the landing, feature radiator, a built-in storage cupboard, two opaque double glazed windows with wooden lintels and newly fitted wood panelled doors leading to the bedrooms and bathroom.

### Bedroom 1

17'6 x 17'2 max approx (5.33m x 5.23m max approx)

The main bedroom has a Velux window and a double glazed window overlooking the garden, double glazed window to the gable wall, feature radiator, wood panelled door to the en-suite shower room, two bedside lights with USB charging points and a hatch to the loft.

### En-Suite Bathroom

The newly fitted en-suite to the main bedroom has a curved panelled bath with a mixer tap and hand held shower with tiling to two walls, a low flush w.c., corner shower with a mains flow shower system having a rainwater shower head, tiling to two walls and a glazed pivot door and protective glazed screen, pedestal wash hand basin with a mixer tap and a mirror with shelf to the wall above, Velux window and recessed lighting to the ceiling, chrome ladder towel radiator and tiled flooring.

### Bedroom 2

12'9 x 10'3 approx (3.89m x 3.12m approx)

Velux window and double glazed window with stone mullions overlooking the garden and a feature radiator.

### Bedroom 3

14'7 x 10'2 approx (4.45m x 3.10m approx)

Velux window and a double glazed window with stone mullions overlooking the garden, feature radiator and a double wardrobe with sliding doors.

### Bedroom 4

12'8 x 10'3 approx (3.86m x 3.12m approx)

Velux window and a double glazed window overlooking the gardens and a feature radiator.

### Shower Room

The main shower room has a corner shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls, glazed pivot door and protective glazed screen, low flush w.c. with a concealed cistern and a mirrored recess to the wall above, hand basin with a mixer tap set on a granite surface with a glazed shelf below, tiled splashback and a mirror with a light to the wall above, Velux window to the ceiling, chrome ladder towel radiator, recessed lighting to the ceiling and tiled flooring.

### Outside

The gardens are positioned at the rear of the property and there is a pebbled driveway leading from two stone gate posts to the parking area in front of the garage, there is a raised border to the left hand side of the drive and there is lighting along the boundary wall on the left of the drive. The gardens are lawned and have established beds to the sides with a wide variety of plants and bushes, there is a water feature and climbing fruit tress running along the fence to the left hand boundary. The gardens are an important feature of this lovely home with there being a slabbed patio area in front of the property.

### Garage

17'6 x 16'9 approx (5.33m x 5.11m approx)

The brick detached garage has a pitched tiled roof, an electric up and over door at the front, shelving to two walls, power and lighting is provided and there are two lights in front of the garage.

### Council Tax

Erewash Borough Council Band G

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 2mbps Superfast 39mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

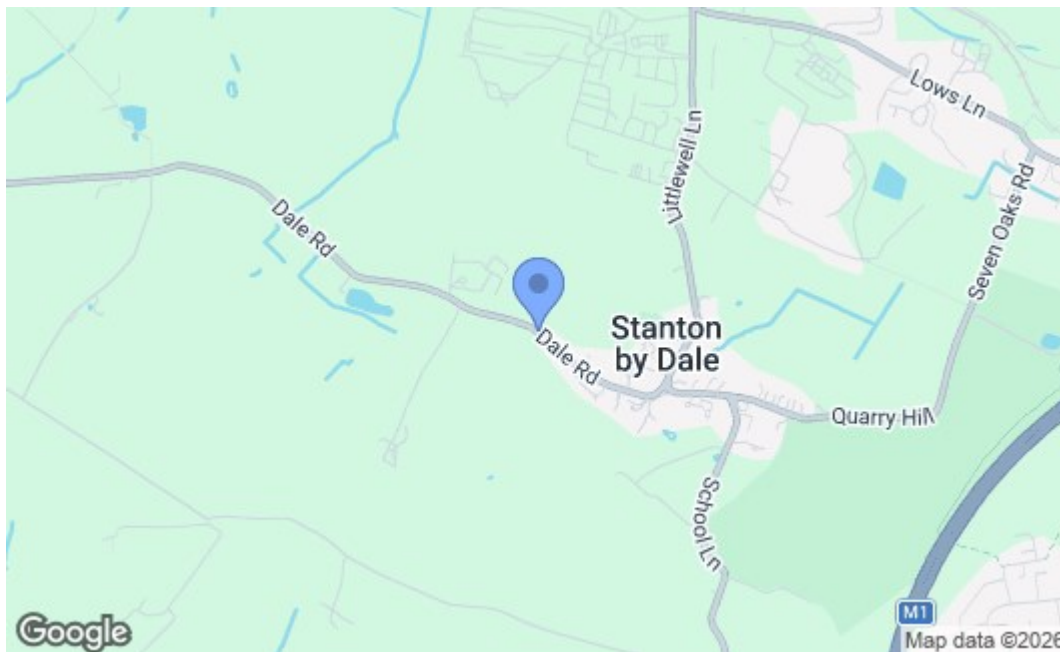
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.