



Derwent Grange, Derby Road,  
Draycott, Derbyshire  
DE72 3PA

**£995,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BE INSTUCTED TO MARKET THESE TWO MAGNIFICENT PROPERTIES - DERWENT MANOR AND DERWENT GRANGE WHICH ARE SITUATED BETWEEN DRAYCOTT AND BORROWWASH.

Derwent Grange is a large detached barn conversion which was originally the outbuildings belonging to Derwent Manor. Approximately 20 years ago the barns were converted into a single dwelling which is over 4,000 sq ft in size and has accommodation arranged on two floors. Being highly appointed throughout, the property provides a luxurious home situated in a rural setting, but is still within easy reach of many local amenities and facilities provided by the surrounding area. The property has incredible ground floor living space with several lounge and sitting room areas and needs to be viewed internally by interested parties who are looking for a property of this calibre in the area between Nottingham and Derby so the full extent of all that is included can be appreciated.

The property has brickwork to the external elevations under a pitched tiled roof and the spacious and tastefully finished accommodation derives the benefits from having underfloor heating to the ground floor and radiators to the first floor and double glazing throughout. The property is entered through the front door and the accommodation includes a hallway which leads into one of the lounge/sitting room areas which has a feature vaulted ceiling with exposed beams and ambient lighting and there is a doorway from this room to the living/dining kitchen which has an exclusively fitted kitchen area with Wren units and several integrated appliances, a dining area and a TV/sitting area with a wall mounted TV which has surround sound and there is a shelved drinks area within the same wall. There is a hallway which provides access to a utility room and ground floor w.c. and a door leads into a further sitting/dining room, from which double opening glazed doors lead into an atrium and a further lounge. To the first floor the landing leads to three double bedrooms, all with en-suite shower rooms, with the main bedroom having a most luxurious, spacious en-suite with a large walk-in shower, two sinks and a w.c. There is also a further double bedroom on the ground floor and this also has an en-suite shower room and above this room there is an attic bedroom which also provides an excellent storage area. At the front of the property there is an adjoining double garage with an electrically operated up and over door at the front and an internal door leads into the property. You enter the two properties we are marketing through electrically operated iron gates with there being a shared driveway with parking at the right and an electrically operated sliding gate provides access into the drive running along the side of Derwent Grange. Within the curtilage of this property, there is a driveway with parking, a large store room facility, a garden room which provides a lovely place to spend time in warmer weather and there is a pathway extending down the side and across the rear of the property to a patio that overlooks a large lawned garden which has a fence running along the rear boundary, with views over the open fields and countryside.

The property is within a short drive of Borrowwash where there is a Co-op store, a quality butchers, fishmongers and a Bird's bakery, there are schools for younger children in Draycott and Breaston and there is also The Elms and Trent College independent schools in Long Eaton with the Wiltshorpe Academy in Long Eaton and Friesland school in Sandiacre for older children, there are healthcare and sports facilities, which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, 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 many other East Midlands towns and cities.



## Front Door

Solid wood front door leading to:

## Reception Hall

Double glazed window to the front, recessed lighting to the ceiling, oak panelled doors leading to the living room, ground floor bedroom and a storage cupboard, two full height double cloaks cupboards with hanging space and shelving, underfloor heating and an internal door to the garage.

## Sitting Room/Lounge

24'3 x 18'11 approx (7.39m x 5.77m approx)

This is one of the main reception room areas which has recently been created and it has three double glazed windows looking into the courtyard and two double glazed windows to the gardens, painted polished floor with LED ambient lighting inset and underfloor heating, vaulted ceiling with exposed beams having ambient and recessed lighting, log stove set in a chimney breast with a glazed surround, four wall lights, aerial point and power point for a wall mounted TV on the slatted wall which also has a speaker surround system incorporated within the wall, there is a comms cupboard within the second slatted wall, exposed brickwork to two walls, oak doors to the main reception hall and inner hall where the stairs take you to the first floor and a concealed door taking you through into the living/dining kitchen.

## Living/Dining Kitchen

39'10 x 18'9 overall approx (12.14m x 5.72m overall approx)

This large open plan living space has an exclusively fitted breakfast kitchen, dining area and a sitting/lounge area.

## Sitting/Lounge Area

18'10 x 18'9 approx (5.74m x 5.72m approx)

Slatted wall including a shelved drinks area with back lighting and antique mirrored panelling which provides a lovely focal point in this living area, aerial point and power point for a wall mounted TV on the slatted walling which also has surround sound incorporated in the wall, two double glazed windows looking out to the courtyard and two further windows overlooking the garden on the other side of the property, polished painted flooring with underfloor heating, LED lighting, vaulted ceiling with exposed beams and recessed lighting, exposed feature brickwork to one wall, lighting over the dining area and there are steps leading to the exclusively fitted breakfast kitchen.

## Breakfast Kitchen

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

The exclusive Wren fitted kitchen has cream handle-less, soft closing units with contrasting darker coloured units to the central island with granite work surfaces and includes a sink with a hot water tap set in a granite L shaped work surface with cupboards, the corner cupboards having fitted carousels, an integrated dishwasher and drawers below, further granite work surface with two double cupboards beneath, two Neff ovens, warming drawer and a coffee machine incorporated in a range of units having drawers below and cupboards above, a full height integrated fridge and freezer either side of the ovens, Neff induction hob set in a central island which has a granite surface, seating at one end and there are wide drawers and cupboards below with an extractor hood over the cooking area and USB points incorporated in power points below the work surface area, full height corner cupboards with carousels and a shelved pantry cupboard with pull out drawers and fitted shelving, double glazed windows to the rear and side overlooking the beautiful gardens, a door with an inset glazed panel leading out to the side of the property, there is exposed brickwork within the kitchen area and polished painted flooring with underfloor heating is provided.

## Inner Hallway

Stairs with LED lighting leading to the first floor, double glazed window to the front, recessed lighting to the ceiling and polished painted flooring with underfloor heating.

## Utility Room

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

The utility room is fitted with wood finished units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap set in a work surface with spaces for an automatic washing machine and tumble dryer and a cupboard below, upright shelved double cupboard, matching eye level wall cupboards, double glazed window to the rear, extractor fan, wood panelled door with inset glazed panel leading out to the rear garden, tiling to the walls by the work surface areas, oak panelled door leading to the plant room where the gas boiler, hot water storage tank and manifolds for the underfloor heating system are located and polished painted flooring with underfloor heating.

## Ground Floor w.c.

A most luxurious ground floor w.c. having a leather effect wallpaper, a low flush w.c. with a concealed cistern and shelf over, a wall mounted hand basin with mixer taps, recessed lighting to the ceiling and painted polished flooring with underfloor heating.

## Sitting/Dining Room

15'9 x 14'8 approx (4.80m x 4.47m approx)

This third reception room has two double glazed windows looking into the courtyard, exposed brickwork to three walls, oak flooring with underfloor heating, recessed lighting to the ceiling and double opening glazed doors leading into the atrium/second lounge area.

## Atrium/Lounge Area

30'4 x 15'4 overall (9.25m x 4.67m overall)

## Atrium/Sitting Room

14'4 x 14'4 approx (4.37m x 4.37m approx)

This further living area has a full height double glazed window with fitted blinds looking over the courtyard and two double opening, double glazed French doors leading out to the gardens at the rear, Indian sandstone flooring with underfloor heating, there is an open full height vaulted ceiling with exposed beams and recessed lighting and the landing to the first floor has a floating glazed balustrade and extends across the side of this room.

## Lounge Area

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

You walk from the atrium full height living area to the second lounge/sitting room and this has slatted panelling to one wall with an aerial and power point for a wall mounted TV, there are feature slit windows to the front and a full height double glazed window to the rear, recessed lighting to the ceiling, carpeted flooring with underfloor heating and exposed brickwork to the walls.

## Bedroom 4

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

Two double glazed windows looking into the courtyard, exposed brickwork to one wall, beams and recessed lighting to the ceiling, hatch to the loft, oak doors to the hall which take you to the stairs leading to the first floor above this part of the property, aerial point and power point for a wall mounted TV and carpeted flooring with underfloor heating.

## En-Suite

The en-suite is half tiled and has a large walk-in shower with a mains flow shower system, tiling to three walls, sliding glazed door and protective screen, pedestal wash hand basin with a mixer tap and a low flush w.c., tiled flooring with underfloor heating, recessed lighting to the ceiling, extractor fan and exposed brickwork to one wall.

## First Floor Landing

Two sky light windows to the ceiling, two radiators, four wall lights, built-in storage cupboard and oak panelled doors leading to the bedrooms, exposed brickwork to part of one wall, a double glazed window to the rear and there is the extended landing which provides access to the third bedroom and this overlooks the atrium on the ground floor and has a floating glazed balustrade.

## Bedroom 1

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

Double glazed French doors with a Juliette balcony to the side, low level double glazed window to the rear overlooking the gardens, vaulted ceiling with feature slit windows to the wall above the French doors, exposed brickwork, feature cast iron radiator, three double built-in wardrobes providing hanging space, shelving and drawers and double opening doors leading to:

## En-Suite Bed 1

18'1 max x 7'4 approx (5.51m max x 2.24m approx)

The luxurious en-suite shower room to the main bedroom has a large walk-in shower with a mains flow shower system having a gold rainwater shower head and hand held shower and fittings, tiling to two walls, tiled flooring and a protective glazed screen, gold towel radiator at one end of the shower, two hand basins with gold fittings set on a surface with drawers below, low flush w.c. with a concealed cistern, fitted dressing table with drawers below and a circular mirror and lighting to the wall above, recessed lighting to the ceiling, a second gold towel radiator, tiled flooring and the en-suite has a vaulted ceiling with an exposed beam, recessed lighting and two drop lights, there is exposed brickwork to two walls and a large walk-in storage cupboard with lighting.

## Bedroom 2

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

Two double glazed windows looking into the courtyard, vaulted ceiling with an exposed beam and recessed lighting, range of built-in wardrobes with shelving, hanging space and drawers, fitted dressing table with drawers under and a mirror with lighting around to the wall above, exposed brickwork, radiator, an internal window with fitted blinds to the atrium and an oak door leading to:

## En-Suite Bed 2

The en-suite is half tiled and has a large walk-in shower with a mains flow shower system, tiling to three walls and a glazed sliding door with protective screen, pedestal wash hand basin with a mixer tap and a mirror fronted cabinet to the wall above, low flush w.c., recessed lighting to the ceiling, tiled flooring and a chrome ladder towel radiator.

## Bedroom 3

15'10 x 10'4 approx (4.83m x 3.15m approx)

Double glazed window with fitted blind looking into the courtyard with feature glazed slit windows in the rear wall with exposed brickwork to two walls, radiator, beams and recessed lighting to the vaulted ceiling, oak door to a walk-in wardrobe/storage cupboard and an oak door to:

## En-Suite Bed 3

The en-suite to the third bedroom is half tiled and has a large walk-in shower with a mains flow shower system, panelling to three walls and a sliding glazed door with protective screen, pedestal wash hand basin with a mixer tap and a mirror fronted cabinet to the wall above, low flush w.c., chrome ladder towel radiator, double glazed window with fitted blind, recessed lighting to the ceiling, extractor fan and tiled flooring.

## Attic Bedroom

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

This large additional bedroom is accessed from the ground floor bedroom or lounge/sitting room where there are doors leading to a hall that take you to the stairs to this first floor room and to this large room has two Velux windows to the sloping ceiling and exposed beams.

## Outside

The two properties at Derwent Manor are approached via the double opening iron gates from Derby Road which lead onto a driveway with parking on the right and provides access to the garage to Derwent Grange and there is a sliding electrically operated gate providing access to the private driveway for Derwent Grange which runs down the right hand side of the property. There is parking on the left hand side for a number of vehicles and lawns to the right hand side of the driveway with fencing and screening to the right hand boundary. A Indian sandstone pathway runs along the side of the property and along the rear to a patio area which has a low level wall. The gardens are lawned, there is fencing and a gateway which provides access to the 4 acre field at the rear which belongs to Derwent Manor and on the right hand side of the driveway there is a large, recently constructed storage facility and the garden room.

## Store Room

27' x 8'4 approx (8.23m x 2.54m approx)

As you enter the driveway for Derwent Grange, this building is positioned on the right hand side and has a steel wall construction clad in panelling on the outside and boarding on the inside and lighting and power points are provided.

## Garden Room

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

The garden room has decking at the front and side, has a four panel bi-folding door system, boarding to the internal walls, laminate flooring and lighting and power points are provided within the garden room.

## Garage

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

The double garage has an electrically operated up and over door and personal door to the front, EV charging point, two double glazed windows looking into the courtyard, a wall mounted comms unit, power and lighting is provided, there is an electric consumer unit and a feature apex beam to the vaulted roof.

## 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. 8785AMMP

## 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 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

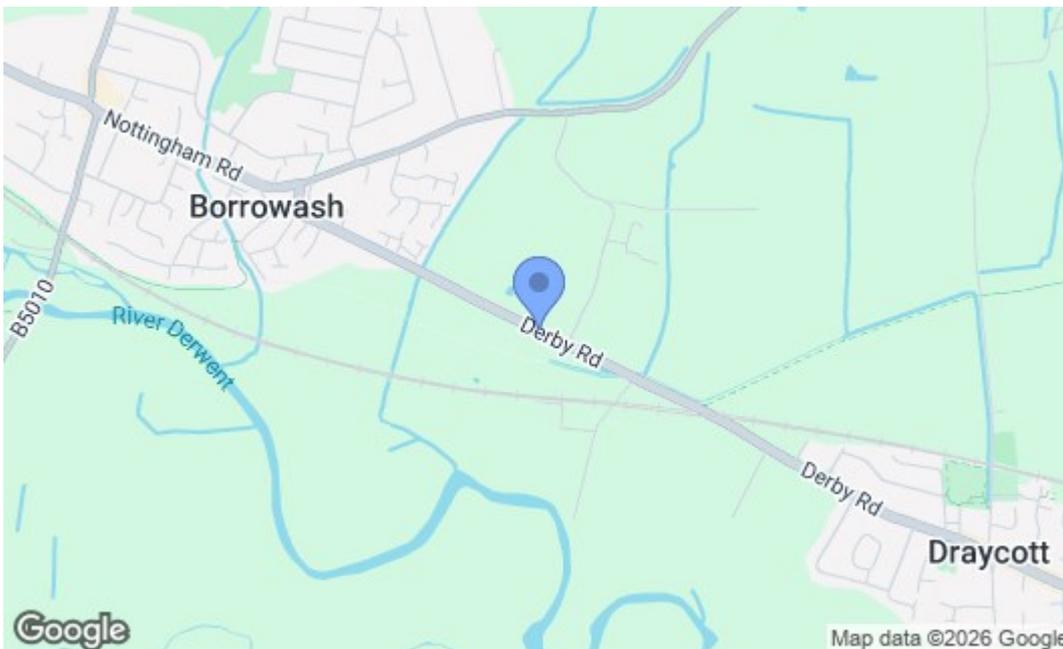
Other Material Issues – No



GROUND FLOOR



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, omission 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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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	

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