



Sawley Road,  
Draycott, Derbyshire  
DE72 3QF

**£1,000,000 Freehold**



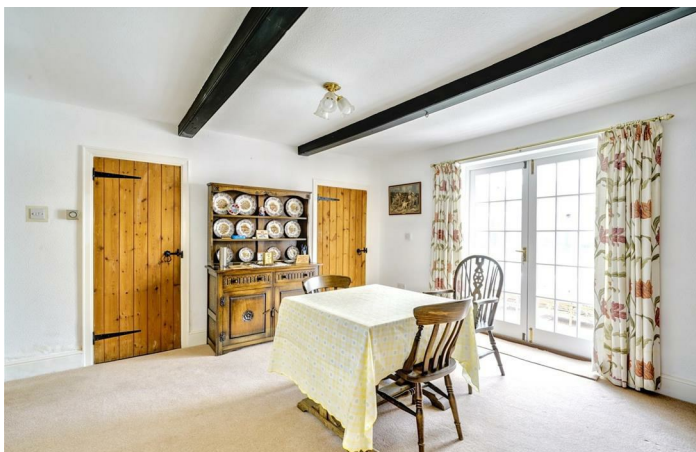
THIS IS A SUBSTANTIAL DOUBLE FRONTED FARMHOUSE PROVIDING FIVE BEDROOMS AND SPACIOUS GROUND FLOOR LIVING ACCOMMODATION WITH THE ADJOINING OUTBUILDINGS BEING OCCUPIED BY AN ESTABLISHED PRECISION ENGINEERING BUSINESS.

Robert Ellis are pleased to be instructed to market this mixed use property which includes a large farmhouse and outbuildings that are used by an established engineering business. The house is currently vacant and does require certain updating works but is ready to move into and the outbuildings are let to an established Engineering business – for which details of the rent paid and lease can be provided. The whole property is set in approx. 2.5 acres of land with there being parking for between 20-30 vehicles on the land adjacent to the Engineering business. The main house is currently vacant and is being sold with the benefit of NO UPWARD CHAIN and if prospective buyers are interested in occupying the farmhouse as a home and having an adjoining building as an investment or at a later stage for their own use, we would be pleased to arrange a viewing.

The farmhouse is constructed of brick to the external elevations under a pitched tiled roof and has been extended to incorporate buildings at the rear of the main house so they become part of the property. Benefiting from central heating and some double glazing, the accommodation includes an enclosed porch, a spacious hall, a through lounge, separate dining room, breakfast room, kitchen, two conservatories, one of which connects to a utility/laundry room, a rear hall with a ground floor w.c. off and stairs to the first floor. The main landing leads to three double bedrooms, the main bathroom and further rooms which can be bedrooms or used for something else. There is also a staircase from the reception hall to a further room which could be a bedroom or office/sewing room and on the second floor the landing leads to two further double bedrooms. The property is entered from Sawley Road through double gates to a courtyard, off which there are several outbuildings including three garages with the main gardens being at the front of the house and these are mainly lawned, there is a pond with the gardens are Southerly facing.

The Engineering works have a separate gated access from Sawley Road with there being car parking for up to 30 vehicles. The main works include a production area which is approx. 2,200 sq.ft. in size with there being an adjoining design office and a laboratory/testing area. There is also a reception area leading to four offices, hall with male and female w.c.'s, a packing area and to the first floor there are two large storage rooms. At the rear of the main building there are eight workshops which have an adjoining building at the rear, parking for up to 30 vehicles and various outside storage areas.

Sawley Grange Farm is situated between Sawley and Draycott and is therefore well placed for easy access to excellent transport links which include junctions 24 and 25 of the M1 which connect to the A50 and A42, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, shopping facilities are provided at nearby Long Eaton, Pride Park and Derby and for homeowners with families there are schools for younger children at Sawley and for older children at Long Eaton and Sandiacre.



## **Porch**

The enclosed porch has a Georgian glazed door to the front with Georgian glazed windows to the side, tiled flooring and there is a Georgian glazed internal door to:

## **Reception Hall**

Stairs with balustrade and a cloaks cupboard under leading to the first floor, radiator with a shelf over and a mirror to the wall above, cornice to the wall and ceiling, pine panelled doors leading to the rooms off the hall and a Georgian glazed door leading to the rear conservatory and a pine door leads to a flight of stairs at the rear of the house.

## **Lounge/Sitting Room**

26'6 x 13'5 approx (8.08m x 4.09m approx)

This large main reception room has a Georgian double glazed window to the front with secondary double glazing and further Georgian glazed windows to the rear and side, feature Inglenook fireplace incorporating an electric wood burning stove, has a brick inset, copper canopy and wooden mantle above, plate rail to the walls in the front part of the room, cornice to the wall and ceiling, two radiators and four wall lights.

## **Dining Room**

14'6 x 13'5 approx (4.42m x 4.09m approx)

Georgian double glazed window with secondary double glazing to the front with a further Georgian glazed window with secondary double glazing to the side, radiator, plate rail to the walls, two beams to the ceiling and four wall lights.

## **Breakfast Room**

13'7 x 13'5 approx (4.14m x 4.09m approx)

Georgian double glazed doors leading into the front conservatory and Georgian glazed window looking into the conservatory, radiator, display cabinet with glazed shelves set in a feature brick wall, two beams to the ceiling, pine door leading to a second flight of stairs which takes you to the first floor with an opaque Georgian glazed window having secondary double glazing at the bottom of the stairs and a pine door leads to the understairs storage cupboard which has a tiled floor and a light.

## **Office/Bedroom/Sewing Room**

13'5 x 11'2 approx (4.09m x 3.40m approx)

There is a staircase at the end of the reception hall which leads to a first floor room which has a Georgian glazed window with secondary double glazing to the side, a radiator and an exposed beam to the sloping ceiling. NB: This room is shown as bedroom 4 on the floor plan.

## **Breakfast Kitchen**

14'7 x 12'7 approx (4.45m x 3.84m approx)

The kitchen is fitted with oak finished units and includes a 1½ bowl sink with a mixer tap and a four ring hob set in a work surface which extends to two walls and has cupboards, drawers and a tray rack below, double oven with cupboards above and below, Belling microwave oven with a Zanussi fridge below and a cupboard above, upright pantry cupboard, hood over the cooking area, two display cabinets, further work surface with cupboards, wine rack and shelves under, two Georgian glazed window to the conservatory, tiling to the walls by the work surface areas, tiled flooring, feature brickwork to one wall, radiator, beams to the ceiling and a Georgian glazed door to the rear conservatory.

## **Front Conservatory**

26'2 x 8'6 approx (7.98m x 2.59m approx)

Having double opening, double glazed French doors and a single double glazed door leading out to the gardens, double glazed windows to the front and sides, polycarbonate sloping roof and two wall lights.

## **Rear Conservatory**

41'4 x 7'6 approx (12.60m x 2.29m approx)

Two double glazed doors leading out to the courtyard, Georgian glazed door leading into the reception hall, double glazed windows to the front and side, polycarbonate roof, a Georgian galzed door leading to the utility room and two wall lights.

## **Utility Room**

13'2 x 10'8 approx (4.01m x 3.25m approx)

Having a double drainer stainless steel sink with a mixer tap and cupboards and drawers below, spaces for a fridge and freezer, quarry tiled flooring, tiling to three walls, the oil fired boiler is positioned on a tiled plinth, panelling to the ceiling, Georgian glazed door to the conservatory, wall mounted electric consumer unit and a pine door to:

## **Rear Hall**

9'6 x 6'9 approx (2.90m x 2.06m approx)

Stairs lead to the first floor where there are two rooms, there is a Georgian glazed door to the conservatory and panelling to the ceiling.

## **Ground Floor w.c.**

Having a white low flush w.c. and tiled flooring.

## **First Floor Landing**

Georgian double glazed window with secondary double glazing to the front, the balustrade continues from the stairs on the landing and there is a second flight of stairs and balustrade taking you to the second floor, radiator with a shelf over, pine doors leading to the two main bedrooms and there is a pine door leading to a further landing which leads to the bathroom and further bedrooms. There is a second flight of stairs taking you back into the breakfast room from this landing.

## **Bedroom 1**

13'3 x 12'5 approx (4.04m x 3.78m approx)

Georgian double glazed window with secondary double glazing to the front, ranges of built-in wardrobes and a central dressing table with drawers under and a mirror to the wall above, mirrored panels to two of the wardrobe doors, a fitted bedhead board with drawer units to either side of the bed position and a radiator.

## **Bedroom 2**

14'6 x 13'5 approx (4.42m x 4.09m approx)

Georgian double glazed window with secondary double glazing to the front, radiator, shower cubicle with a Mira shower, glazed door and protective screens, hand basin with a mirror and a light to the wall above and a pine door leading to:

## **En-Suite w.c.**

The en-suite to this bedroom has a white low flush w.c.

## **Landing**

The second landing area has a Georgian glazed window with secondary double glazing to the side, radiator and there are stairs leading to the breakfast room from this landing area.

## **Bathroom**

The main bathroom is tiled and has a bath positioned in the middle of the room with tiling to the sides and chrome hand rails, corner shower with a mains flow shower system, tiling to two walls and a glazed door and screen, low flush w.c., bidet, hand basin set on a surface with cupboards and drawers under and a mirror and light to the wall above, built-in airing/storage cupboard, opaque Georgian glazed window with secondary double glazing and towel rails to the walls.

## **Bedroom 3**

15'2 x 12'8 approx (4.62m x 3.86m approx)

Georgian glazed windows with secondary double glazing to two sides, radiator, shelving to one wall and there is a pine door leading to the further first floor rooms.

## **Room 1**

12'9 x 11'2 approx (3.89m x 3.40m approx)

Georgian glazed window to the side, radiator, pine panelling to the walls and ceiling and tiled flooring.

## **Room 2**

9'8 x 6'9 approx (2.95m x 2.06m approx)

Georgian glazed window to the side and panelling to the walls and ceiling.

## **Second Floor Landing**

The balustrade continues from the stairs onto the landing and there are pine doors leading to:

## **Bedroom 4**

15'3 x 13'6 approx (4.65m x 4.11m approx)

Two double glazed windows to the side and a radiator.

## **Bedroom 5**

15'3 x 13'4 approx (4.65m x 4.06m approx)

Two double glazed windows to the side and a radiator.

## **Outside**

You enter the property through double wooden gates off Sawley Road and you drive into a courtyard which has a central feature and block paving providing several parking spaces and access to the garages and outbuildings.

The main gardens are positioned at the front of the property and these are South facing, there are patio areas extending across the front of the house, various established borders, extensive lawned gardens with screening to the sides and there is a gate with fencing leading to the large pond which provides a further informal garden area, with the garden being kept private by having coniferous trees to the front boundary and natural screening to the boundary with the road.

The lawned gardens extend around the side of the house and there is a gate taking you into the commercial building area and car parking for the engineering works situated at the rear of the farmhouse.

## **Garage 1**

24' x 18' approx (7.32m x 5.49m approx)

Brick garage with double opening doors, power and lighting.

## **Garage 2**

18' x 9'4 approx (5.49m x 2.84m approx)

Double opening doors, power and lighting.

## **Brick Store 1**

13' x 9'10 approx (3.96m x 3.00m approx)

## **Brick Store 2**

13' x 10'3 approx (3.96m x 3.12m approx)

## **Brick Store 3**

14' x 11'8 approx (4.27m x 3.56m approx)

## **Brick Store 4**

13'3 x 11'5 approx (4.04m x 3.48m approx)

## **Outbuildings**

As you enter the courtyard from Sawley Road, there are three further storage outbuildings with wooden doors and a mower shed with double opening doors.

## **Engineering Buildings**

### **Porch**

Double safety glazed door leading into the hall where there are windows into an office and sliding glazed pocket doors to all other offices.

### **Hall**

The hallway leads to the offices and meeting room.

### **Office 1**

13'2 x 6'8 approx (4.01m x 2.03m approx)

Double glazed window to the front, pocket sliding glazed doors, timber flooring and an air conditioning unit.

### **Office 2**

9'8 x 8'5 approx (2.95m x 2.57m approx)

Double glazed window with a safety glazed door to the hall.

### **Conference Room/Office 3**

10' x 9'8 approx (3.05m x 2.95m approx)

Double glazed window to the rear, timber flooring and an air conditioning unit.

### **Office 4**

16' x 13'4 approx (4.88m x 4.06m approx)

Door with inset glazed panel leading to the hall and a door leads into the courtyard, air conditioning unit and a door leads out to the front of the engineering outbuildings.

## **Inner Hall**

### **w.c.'s**

There are male and female w.c.'s.

### **Packing Shop**

16'9 x 11'3 approx (5.11m x 3.43m approx)

### **Open Plan Design Room**

40'4 x 13'1 approx (12.29m x 3.96m approx)

Opaque glazed windows to the rear, half glazed door and window to the side, vaulted ceiling with exposed beams and stairs leading to the first floor.

### **Laboratory/Testing Area**

26' x 20' to 7'6 approx (7.92m x 6.10m to 2.29m approx)

Internal windows to the offices and external windows.

### **Main Production Area**

48'2 x 50' approx (14.68m x 15.24m approx)

Double doors leading out to the rear and side and windows to the rear and side.

## **First Floor Storage Room**

### **Store 1**

17' x 13'9 approx (5.18m x 4.19m approx)

### **Store 2**

38' x 17' approx (11.58m x 5.18m approx)

## **Separate Building at the Rear of the Main Engineer**

### **Workshop 1**

35' x 15'4 approx (10.67m x 4.67m approx)

Double doors to the front.

### **Workshop 2**

21'9 x 13'2 approx (6.63m x 4.01m approx)

Double doors to the front.

### **Workshop 3**

21'9 x 14' approx (6.63m x 4.27m approx)

Double doors to the front.

### **Workshop 4**

21'9 x 14'2 approx (6.63m x 4.32m approx)

Double doors to the front.

### **Workshop 5/6**

28'5 x 22'5 approx (8.66m x 6.83m approx)

Having two pairs of doors to the front.

### **Workshop 7**

21'8 x 11'9 approx (6.60m x 3.58m approx)

Double doors to the front

### **Workshop 8**

22' x 11'6 approx (6.71m x 3.51m approx)

Double doors to the front.

There are gates from the car park at the rear leading out to Sawley Road, parking for approx 30 vehicles is provided and there are various outside storage areas.

## **Directions**

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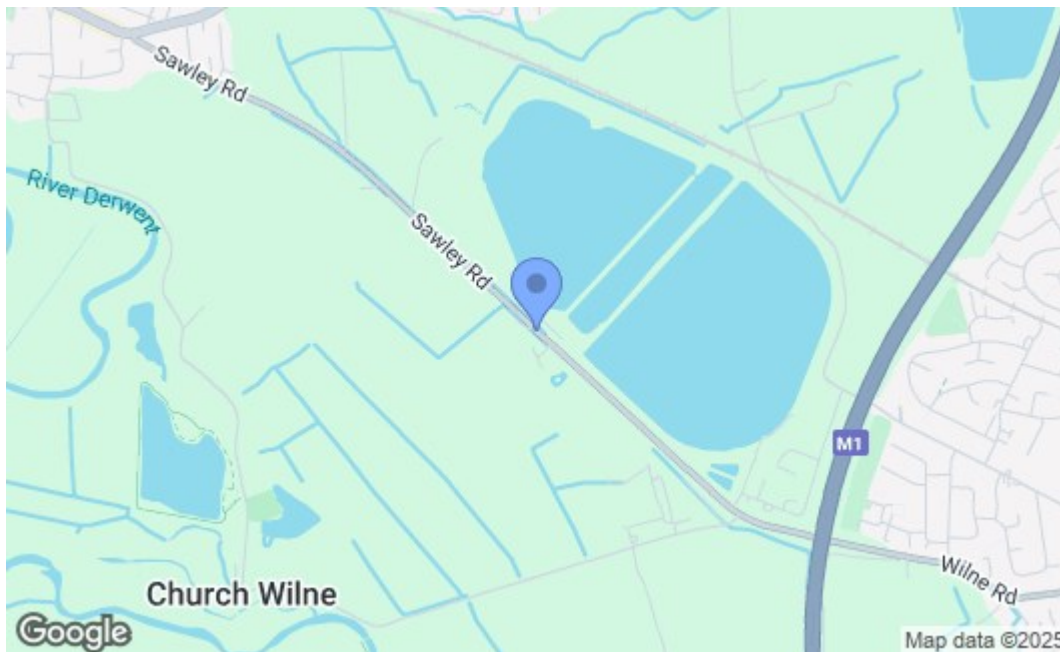
## **Council Tax**

Erewash Borough Council Band E

## **Additional Information**



TOTAL FLOOR AREA: 3902 sq.ft. (362.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	

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.