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ESTATE AGENTS



Quarry Hill
Stanton-By-Dale, Ilkeston DE7 4QQ

£650,000 Freehold

WE HAVE GREAT PLEASURE IN OFFERING FOR SALE 'APPLE BARN', AN INDIVIDUALLY DESIGNED AND BUILT FIVE BEDROOM DETACHED TWO STOREY RESIDENCE



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Located in the sought after picturesque Derbyshire village of Stanton By Dale which offers a fantastic community feel with two traditional public houses, tea rooms, church, golf course, cricket club and offers many countryside walks. Yet far from being isolated the village sits between the cities of Derby and Nottingham and is within ten minutes drive of the A52 which links these two cities as well as J25 of the M1 motorway. Also nearby towns offering all the usual facilities.

This surprisingly spacious property has a central reception hallway which has a double height ceiling courtesy of a galleried first floor landing. Also on the ground floor is a cloakroom/w.c., living room with log burner and twin aspect with French doors opening to the rear garden, double doors from the hallway lead to a generous separate dining room, again with double French doors to the rear garden, fitted dining kitchen with granite work surfacing and useful utility room. Also located on the ground floor is a double bedroom with fitted bedroom furniture and full en-suite bathroom, ideal for a dependent relative.

Rising to the first floor the galleried landing offers an abundance of light and space and provides access to four bedrooms on this level, the principal with en-suite shower room. There is also a useful small study/ironing room and the family bathroom completes the accommodation.

Outside there is a forecourt providing ample off street parking and access to the TWIN GARAGES, one of which has a mezzanine floor and has the potential for a studio, annex, those looking to work from home or to run a small business (subject to relevant permissions) The rear gardens are a delightful feature for a generous private space,, two seating areas, lawns and a variety of ornamental shrubs and plants offering an abundance in colour and there is also a wildlife pond.

Due to the highly desirable nature of this property and location, we strongly recommend an early internal viewing to fully appreciate the accommodation and to avoid disappointment.



Reception Hallway

13'11" overall x 13'4" approx (4.26m overall x 4.07m approx)
Hardwood leaded light glazed front entrance door with sealed unit double glazed side panel, feature reclaimed wood panel floor, radiator, double height ceiling with galleried landing above, stairs to the first floor with wood spindle balustrade.

Cloaks/w.c.

5'4" x 3'6" approx (1.63m x 1.09m approx)
Two piece suite comprising of pedestal wash hand basin, low flush w.c. Partially tiled walls, radiator, sealed unit double glazed window.

Living Room

19'7" increasing to 22'2" into bay x 12'4" approx (5.98m increasing to 6.78m into bay x 3.78m approx)
Feature chimney breast with exposed brickwork, oak mantle and inset cast iron wood burner and slate hearth. Two Radiators, sealed unit double glazed window to the front and sealed unit double glazed French doors and side windows to the rear garden.

Dining Room

15'6" x 11'2" approx (4.73m x 3.42m approx)
Double doors from the hallway, connecting door to kitchen, radiator and sealed unit double glazed French doors to the rear garden.

Dining Kitchen

21'2" x 10'5" approx (6.46m x 3.20m approx)
Incorporating a bespoke fitted range of wall, base and drawer units with granite work surfacing, Central island unit with matching base cupboards, inset 1½ bowl composite sink unit with single drainer, integrated dishwasher and fridge. Radiator, Karndean flooring, sealed unit double glazed bay window with aspect over the rear garden and further sealed unit double glazed window to the side elevation. Door to:

Utility Room

9'4" x 6'9" approx (2.86m x 2.06m approx)
Fitted base cupboards with work surfacing and inset 1½ bowl ceramic sink unit with single drainer. Useful tall storage cupboard, plumbing for washing machine, wall mounted Vaillant gas boiler (for central heating and hot water), sealed unit double glazed window to the side, stable style wooden rear exit door.

Bedroom 1

13'4" x 12'8" approx (4.07m x 3.87m approx)
Fitted bedroom furniture including wardrobes, dressing table and drawers, bedside cabinets and eye level units over bed head. Radiator, sealed unit double glazed window to the front. Door to:

En-Suite

12'7" x 6'1" approx (3.84m x 1.87m approx)
Incorporating a five piece suite comprising pedestal wash hand basin, low flush w.c., bidet and corner bath with mixer shower attachment, Partially tiled walls, radiator, sealed unit double glazed window.

Galleried First Floor Landing

17'10" x 8'2" increasing to 14'11" approx (5.45m x 2.50m increasing to 4.55m approx)
Wood spindle balustrade and gallery to hallway, double glazed roof window.

Bedroom 2

12'4" x 11'9" approx (3.77m x 3.6m approx)
Radiator, sealed unit double glazed window to the rear and door to:

En-Suite

11'7" x 2'7" approx (3.54m x 0.8m approx)
Incorporating a three piece suite comprising wall mounted wash hand basin, low flush w.c. and shower cubicle with thermostatic controlled shower. Partially tiled walls, heated towel rail.

Bedroom 3

16'0" x 12'7" approx (4.88m x 3.86m approx)
Useful walk-in storage area, two radiators and double glazed Velux roof window.

Bedroom 4

12'2" x 11'5" approx (3.73m x 3.50m approx)
Fitted wardrobes, radiator, sealed unit double glazed window to the rear.

Bedroom 5

9'0" increasing to 12'5" x 7'7" approx (2.76m increasing to 3.79m x 2.33m approx)
Currently used as a study with radiator, controls for CCTV and Velux double glazed roof window.

Study/Ironing Room

9'4" x 7'8" approx (2.85m x 2.34m approx)
Double glazed roof window.

Family Bathroom

11'7" x 6'7" approx (3.54m x 2.02m approx)
Incorporating a four piece suite comprising pedestal wash hand basin, low flush w.c., bidet and corner bath. Double panelled radiator, partially tiled walls, double glazed roof window.

Outside

The property is set back from the road with patterned coloured concrete forecourt and driveway providing parking for several vehicles giving access to garaging. The rear garden offers a private and enclosed space, hedged in to all sides to maximise privacy, there is a generous patio area which surrounds the rear elevation and connects both the dining room and living room with French doors. This gives way to a shaped lawn, there is a wildlife pond and a circular patio area. There is an abundance of mature, well tended and colourful flower and shrubs. At the far side of the property there is a paved pathway. Outside tap.

Garage 1

20'8" x 11'6" approx (6.32m x 3.52m approx)
With up and over door, light and power, partially open to garage 2 and fixed staircase leading to boarded attic providing storage with port hole window. Potential for conversion into an annex, home office, gym or to run small business (subject to permissions)

Garage 2

18'4" x 8'6" approx (5.61m x 2.61m approx)
Up and over door, light and power. Pitched tiled roof with potential for storage.

Directions

From the A52/J25 of the M1 motorway proceed towards Risley and Sandiacre on Bostocks Lane. At the traffic light crossroads continue straight over onto Rushy Lane, Risley in the direction of Stanton by Dale. Follow the road around to the right and into the countryside. On entering Stanton by Dale village on School Lane, at the junction turn right onto Quarry Hill where the property can be found on the left hand side identified by our for sale board.

7124





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. Made with Metropix ©2021



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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