



**Stanton Mews**  
**Stanton-By-Dale, Derbyshire DE7 4QH**

**£375,000 Freehold**

A TWO BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THE HISTORIC GROUNDS OF STANTON HALL. OFFERED FOR SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS TWO BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THE HISTORIC GROUNDS OF STANTON HALL IN THE PICTURESQUE VILLAGE OF STANTON BY DALE IN DERBYSHIRE (CONSERVATION AREA) WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN. CONVERTED IN 1985.

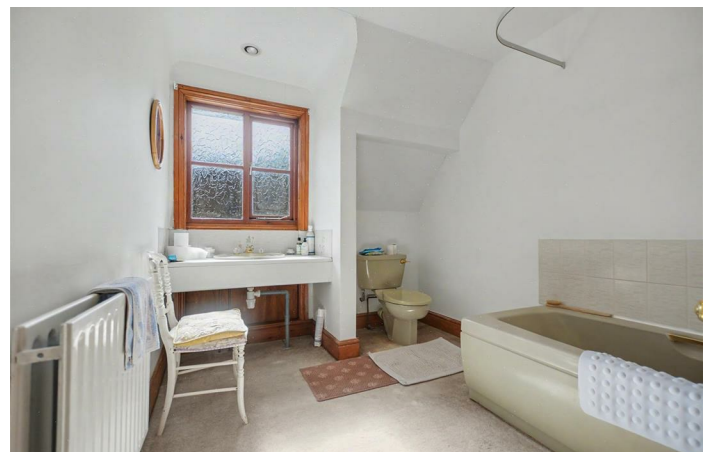
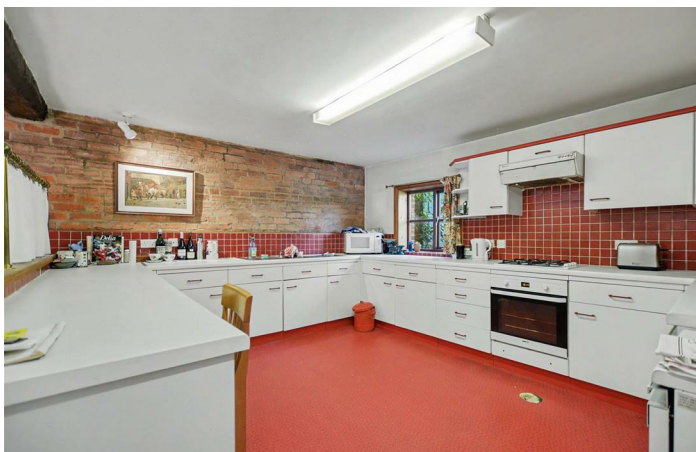
With accommodation over two floors, the ground floor comprises entrance open plan family dining area with feature turning staircase rising to the first floor with useful understairs storage space, useful ground floor WC, spacious living room and raised kitchen area. The first floor landing then provides access to principal bedroom with dressing area and en-suite, along with a second bedroom and separate bathroom.

Furthermore, sitting adjacent to the living room, there is currently a double garage and wood store, as well as a rear (separately accessed) workshop which could easily be converted to create further living space to the main property (subject to the relevant permissions) and the potential of a rear self-contained and separately accessed bedroom with en-suite facilities (ideal for a teenager or onsite relative).

The property also benefits from gas central heating, ample parking, as well as its own garden space to the rear which also has the benefit of having a garden room which would also make an ideal work from home office space.

The property is located in this picturesque Derbyshire village location and is situated within the historic grounds of Stanton Hall. The area offers easy access to ample outdoor countryside space whilst also sitting within easy reach of good road networks and transport links, such as the A52 for Nottingham/Derby and the M1 motorway, as well as shops, services, amenities and schooling for all ages.

With so much potential on offer, the property could easily create a fantastic long term family home and we highly encourage an internal viewing to fully appreciate the overall potential.



## OPEN PLAN FAMILY DINING AREA

25'2" x 16'0" (7.69 x 4.89)

Panel entrance door with double glazed unit above the door, additional hardwood framed double glazed window to the front, feature turning staircase rising to the first floor with decorative and curved wood spindle balustrade, useful understairs storage space, additional double glazed window to the rear, two radiators, ample space for dining table and chairs, decorative exposed brickwork, double doors to the living room, steps leading to the raised kitchen area and further door to the ground floor WC.

## GROUND FLOOR WC

7'8" x 4'2" (2.35 x 1.28)

A two piece suite comprising low flush WC and wash hand basin. Radiator, hardwood framed double glazed window to the front.

## LIVING ROOM

26'5" x 16'11" (8.07 x 5.16)

Feature beamed and vaulted ceiling which incorporates two Velux roof windows, three Georgian-style double glazed sash windows to the side, two radiators, media points, decorative exposed brickwork, wall light points, feature stone fireplace sat on a tiled hearth incorporating an open flue fire.

## RAISED KITCHEN AREA

14'0" x 11'10" (4.27 x 3.63)

The kitchen comprises a matching range of fitted base, wall and drawer units, with roll top work surfaces incorporating a single sink and double draining board with mixer tap and tiled splashbacks, fitted four ring gas hob with extractor over and oven beneath, matching breakfast bar space with space for three bar stools, space for under-counter kitchen appliance, floor mounted Glow Worm gas fired boiler, radiator, decorative exposed brickwork, hardwood framed double glazed window.

## FIRST FLOOR LANDING

Radiator, airing cupboard housing the hot water cylinder with useful storage shelving. Doors to both bedrooms and bathroom.

## PRINCIPAL BEDROOM

18'3" x 13'11" (5.57 x 4.26)

Hardwood framed double glazed window to the side, fitted drawer unit, radiator, loft access point, archway leading through to the dressing area.

## DRESSING AREA

11'5" x 5'8" (3.50 x 1.73)

Fitted mirror fronted sliding door wardrobes, vaulted-style ceiling, radiator, panel and glazed door leading through to the en-suite bathroom.

## EN-SUITE BATHROOM

11'6" x 9'4" (3.51 x 2.87)

Spacious five piece suite comprising oval shaped bathtub with mixer tap, separate tiled and enclosed shower cubicle with shower attachment and glass shower screen/door, bidet, low flush WC and wash hand basin with mixer tap, tiled splashbacks and worktop space. Radiator, wall light points, vaulted-style ceiling with Velux roof window and partial tiling to the walls.

## BEDROOM TWO

14'5" x 10'6" (4.40 x 3.21)

Hardwood framed double glazed window to the front, radiator, dressing area, useful fitted double wardrobe with matching overhead storage cupboards.

## BATHROOM

10'5" x 7'10" (3.18 x 2.39)

Three piece suite comprising panel bath with mixer tap and shower attachment

over, low flush WC and oval shaped wash hand basin with mixer tap, tiled splashbacks and worktop space. Hardwood framed double glazed window, radiator.

## OUTSIDE

To the front of the property, there is a driveway providing off-street parking for two/three vehicles, planted flowerbeds and borders, access to the front entrance door, along with two sets of timber double doors, one leading into the garage and one leading to the attached wood store.

## TO THE REAR

The rear garden is enclosed partially by a brick wall and foliage, predominantly block paved for straightforward maintenance with planted flowerbeds and borders housing a wide variety of specimen bushes, shrubs, trees and plants. Stepped access to the first floor workshop, as well as panel and glazed door leading into the garden room.

## GARDEN ROOM/OFFICE

8'10" x 8'8" (2.71 x 2.65)

Brick and hardwood framed construction with panel and glazed entrance door, windows to all side (letting in lots of natural light) with fitted blinds, tiled floor, power and lighting points making an ideal home office.

## DOUBLE GARAGE

19'10" x 14'5" (6.05 x 4.40)

Double doors opening to the front, power and lighting points.

## WOOD STORE

10'0" x 8'0" (3.05 x 2.46)

Double opening doors to the front.

## FIRST FLOOR WORKSHOP

19'4" x 15'0" (5.91 x 4.59)

Accessed via steps to the rear garden, with panel entrance door, vaulted-style ceiling, Velux roof window, mains power and lighting points, decorative wood panelling, open access into a second, smaller storage area.

## REAR WORKSHOP STORE

9'10" x 8'10" (3.01 x 2.70)

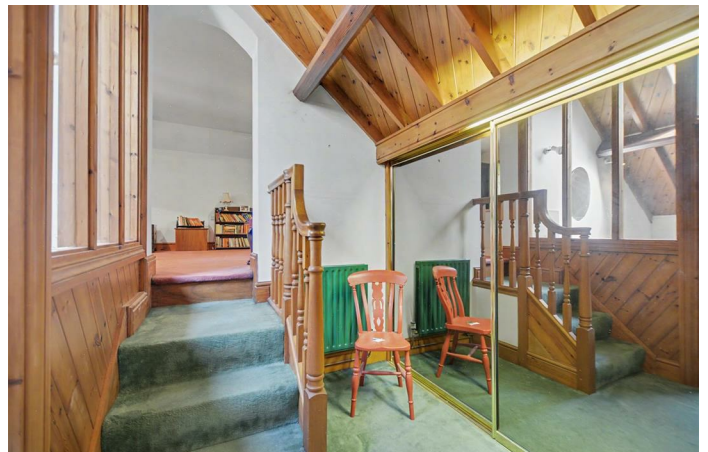
Window and vaulted-style ceiling.

## AGENTS NOTE

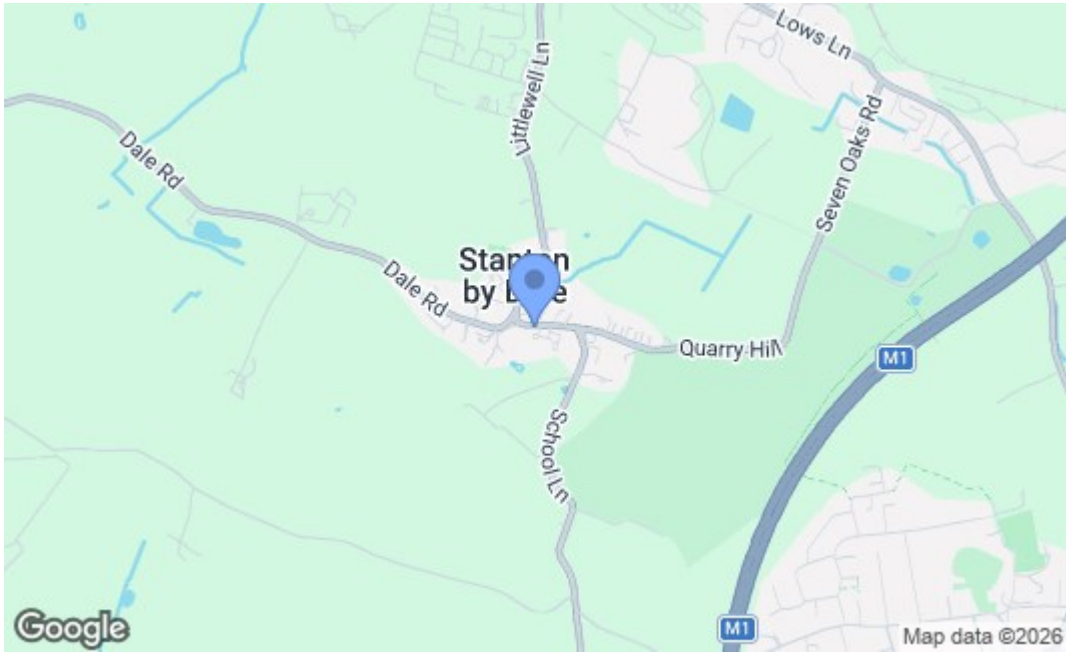
Subject to the relevant permissions and approvals, the rear first floor workshop and attached double garage and wood store could potentially be converted and put to better use, offering further living space to the property. Permissions would need to be sought from the Local Authority.

## DIRECTIONS

Upon entering the village via Sandiacre, continue onto Main Street before veering left through the gates into the entrance to Stanton Hall. The property can then be found set back slightly from the curved driveway on the right hand side.



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         | 82        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       | 37      |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales 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 |         |           |
| England & Wales 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.