



**Hixons Lane
Dale Abbey, Derbyshire DE7 4PG**

£565,000 Freehold

A WELL APPOINTED THREE/FOUR
BEDROOM BARN CONVERSION SITUATED
WITHIN THIS IDYLLIC VILLAGE LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS RARE OPPORTUNITY TO PURCHASE THIS BEAUTIFULLY APPOINTED THREE/FOUR BEDROOM BARN CONVERSION SITUATED WITHIN THIS IDYLLIC VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises an entrance lobby with inner reception hallway, two ground floor bedrooms/office or reception room spaces, separate living room and farmhouse-style breakfast kitchen. The first floor landing then provides access to two further bedrooms and main bathroom suite.

The property also benefits from oil fired central heating, double glazing, off-street parking, gardens to the front and sides, and garage/off-street parking.

This rare and unique property comes to the market with its own nature pond area to the front and is set within a conversion of four other properties sitting directly between Stanton-by-Dale and Dale Abbey village.

The property comes with granted Planning Permission via Erewash Borough Council (Ref. ERE/0622/0067).

The location offers easy links via good road networks such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, Nottingham electric tram terminus and local train station at Ilkeston. There is also easy access from the property to fantastic walks and places to eat and drink such as the Cow Shed, Stanhope Arms and Chequers Inn.

We believe that the property would suit a variety of different buying types. There is also easy access to good nearby schooling for all ages, both public and private. We would highly encourage an internal viewing to fully appreciate all aspects of this adaptable property.



ENTRANCE LOBBY

5'9" x 3'3" (1.76 x 1.00)

Composite and double glazed front entrance door, double glazed window to the front (with fitted Roman blind), spotlights, turning staircase rising to the first floor, solid Polish oak flooring and farmhouse-style door to the inner reception hallway.

INNER RECEPTION HALLWAY

15'6" x 12'4" (4.73 x 3.78)

Matching flooring to the hallway, double glazed French-style doors opening out to the rear courtyard, doors to all ground floor rooms, spotlights, exposed beamed ceiling, Nest central heating thermostat, radiator with display cabinet and useful storage cupboards with hanging rail and shelving.

GROUND FLOOR WC

3'2" x 5'1" (0.98 x 1.55)

White two piece suite comprising low flush WC (with display shelving above), decorative tile splashbacks and wash hand basin with matching decorative tile splashbacks. Matching flooring to the hallway and mains lighting point.

STUDY/GROUND FLOOR BEDROOM

14'5" x 8'0" (4.41 x 2.46)

Double glazed window to the front (with fitted roller blind) making the most of the far reaching views beyond, matching flooring to the hallway, display beam and spotlights.

STUDY/GROUND FLOOR BEDROOM/RECEPTION

17'5" x 10'0" (5.33 x 3.06)

Two double glazed windows to the rear (with fitted window shutters), three Velux skylights, sloping ceiling (with inset spotlights) and radiator with feature display cabinet.

LOUNGE

16'5" x 15'11" (5.01 x 4.87)

Double glazed windows to both the front and side (both with fitted Roman blinds), double glazed French doors opening out to the side garden area, matching flooring to the hallway, display woodwork and beams, wall light points, vaulted ceiling, loft access point, two radiators (one with display cabinet), matching flooring to the hallway, media points and feature log burning stove sat on a slate hearth.

FARMHOUSE DINING KITCHEN

15'4" x 13'6" (4.68 x 4.14)

Equipped with a matching range of fitted base and wall storage cupboards with butchers block-style square edge work surfacing, incorporating Belfast sink unit with central spray hose mixer tap. Space for Aga-style range cooker (which could be available by separate negotiation), integrated appliances including dishwasher, tumble dryer and washing machine, and further space for full height fridge/freezer. Ample space for dining table and chairs, double glazed windows to both side, with the right hand window being accompanied by a fitted roller blind, vaulted-style ceiling with exposed beams, and spotlights. Radiator with display cabinet, matching flooring to the hallway, decorative tile splashbacks and stable-style door opening out to the side garden, patio and shaped pathway.

FIRST FLOOR LANDING

Double glazed window to the front (with fitted Roman blind), vaulted-style ceiling (with inset spotlights), farmhouse-style doors to both bedrooms and bathroom.

BEDROOM ONE

14'9" x 11'11" (4.52 x 3.64)

Double glazed window to the front (with fitted Roman blind) overlooking the

front garden and pond area, rolling fields and countryside beyond. Two useful fitted wardrobes (one with hot water cylinder, one with shelving) and an additional fitted overstairs wardrobe (also with hanging rail). Vaulted-style ceiling (with inset spotlights) and part wall panelling, exposed beams. Central heating radiator with purpose fitted radiator display cabinet.

BEDROOM TWO

15'7" x 8'9" (4.76 x 2.67)

Double glazed window to the front (with fitted Roman blinds) making the most of the views over the front garden, pond area and rolling fields and countryside beyond. Radiator with display cabinet, vaulted-style ceiling, exposed beam, spotlights and loft access point.

BATHROOM

6'6" x 5'10" (2.00 x 1.78)

Three piece suite comprising "P" shaped bath with glass shower screen, mixer tap with handheld shower attachment and additional mains drench shower over. Wash hand basin with decorative tile splashbacks, low flush WC and double glazed window to the rear (with fitted Roman blind). Wall mounted chrome heated ladder towel radiator, spotlights, extractor fan and decorative tile splashbacks.

OUTSIDE

To the front there is a gravel-style shared driveway and access point, which in turn leads to a small off-street parking area to the front by the front door, front shaped lawn and planted flowerbed housing a variety of bushes and shrubbery. The front plot incorporates a further lawned area (which is currently occupied by goats, chickens, ducks and other wildlife), there is space in this area for sheds or animal equipment and is shaped via a front ornamental garden pond with rockery edging. To the side garden there is a pedestrian entrance gate leading from the garage area, with shaped pathway providing access to the side patio. This is flanked either side by high quality artificial turf and picket-style fencing to the boundary line, beyond which is the shared driveway to the garage block and beyond. The side garden also incorporates a patio area (ideal for entertaining) and log store. Another part of the garden area is accessed from the French doors from the hallway where there is an easy to maintain courtyard-style garden, which is predominantly stone (for ease of maintenance), picket-style fencing and pathway leading down the side of the property via a pedestrian gate to the front. There are original steps leading up to (what is believed to have been) the horse and stable block.

DIRECTIONAL NOTE

Upon leaving our Stapleford Office, proceed in the direction of Sandiacre, crossing through the Sandiacre traffic lights onto Derby Road and proceed up the hill in the direction of Risley. At the traffic light junction, turn right onto Rushy Lane and continue in the direction of Stanton. Take a left hand turn and follow No Mans Lane, around the bend heading towards the Cow Shed and into Dale Abbey. Look for and take an eventual right hand turn onto Hixons Lane. The property can then be found on the right hand side, identified by our For Sale signage.

Ref: 7912NH

AGENT'S NOTE

Granted Planning Permission - the property comes with granted Planning Permission via Erewash Borough Council (Ref. ERE/0622/0067) for the erection of a single storey rear extension and first floor side extension, granted as of August 2022. For further information, please check the Erewash Planning Portal.





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, fixture or fitting has been tested.