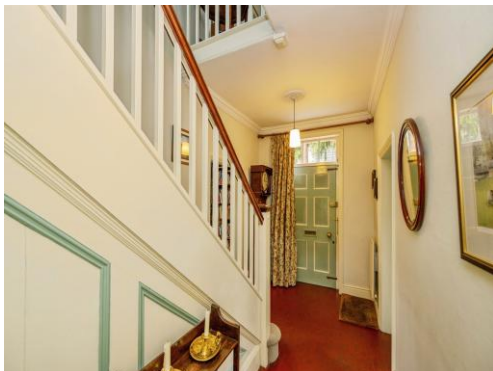




Church Hill
Spondon Derby



Property Description

Situated within the heart of the sought-after Spondon Conservation Area, this exceptional Grade II Listed residence, dating back to 1823, is a rare opportunity to acquire a home of significant character, history and versatility. Boasting an abundance of original period features alongside carefully considered modern improvements, the property offers spacious and flexible accommodation arranged over two floors.

The welcoming entrance hallway provides access to a useful cellar retaining original meat hooks from the property's historic use, a charming study/home office, a characterful living room with exposed oak beams and gas fire, and a separate dining room featuring fitted storage and direct access to the conservatory. The beautifully appointed kitchen is fitted with granite worktops, a central island and an extensive range of integrated appliances, complemented by a separate utility room and guest WC.

To the first floor, a generous landing gives access to five well-proportioned bedrooms, many retaining original fireplaces and sash windows with internal double glazing. The property is served by both a family bathroom and a separate shower room, making it ideally suited to family living.

Externally, the property continues to impress with a mature and well-established rear garden incorporating vegetable plots, a pond, apple tree and a timber workshop shed with power and lighting. A superb collection of original outbuildings, including former pig sheds, stables, a coach house

To The Front

Having stone steps with a handrail leading up to the wooden front door opening into the entrance hallway, creating an attractive approach to the property. Wooden gates provide access to the shared driveway, which continues to the rear where private parking is

situated. Also located to the rear is converted original coach houses, offering a useful garage area with excellent storage potential.

Entrance Hallway

Featuring tiled flooring and a staircase rising to the first floor. The entrance hall provides access to the living room, study, kitchen and cellar, creating a practical flow throughout the ground floor accommodation. A window positioned above the wooden front door allows natural light to brighten the space, creating a welcoming first impression upon entering the home.

Cellar

Having a concrete floor and housing the consumer unit and gas meter, this useful cellar provides practical storage space. Retaining charming original features from the property's history.

Study

Having two front aspect original sash windows with internal double glazing, this bright and versatile room is full of character. Featuring fitted carpet and an attractive fireplace with a wooden fireplace surround, creating a charming focal point to the space. Ideal for use as a study, home office, snug or additional reception room.

Living Room

Having two front aspect original sash windows with internal double glazing, allowing plenty of natural light while retaining the property's period character. Featuring attractive exposed oak ceiling beams and a gas fire, creating a warm and inviting focal point to the room. Finished with fitted carpet, this charming reception space

combines character features with comfortable living accommodation. Direct access through to the dining room.

Dining Room

Having a feature fireplace creating an attractive focal point to the room, with fitted alcove storage cupboards to either side offering versatile and practical storage solutions. Featuring attractive exposed oak ceiling beams, finished with fitted carpet, the room provides a comfortable and inviting space for dining or entertaining. Doorway to the kitchen and wooden doors lead through to the conservatory, allowing for a natural flow between the living spaces and providing views over the rear garden.

Conservatory

Of partial brick and timber construction with surrounding glazing, creating a bright and airy additional living space with pleasant views of the garden. Featuring the original restored kitchen tiled flooring, which enhances the character and continuity of the home. A door to the side aspect provides access to the shared driveway, whilst a further door opens directly onto the rear garden, making this a practical and versatile space for relaxing or entertaining.

Kitchen

Having a rear aspect window, tiled flooring and a fitted radiator. This beautifully appointed kitchen is fitted with a comprehensive range of wall and base units complemented by granite worktops and tiled splashbacks. Features include an integrated refuse system, a stainless steel sink, and a central kitchen island with a wooden worktop providing additional workspace and storage.

Integrated appliances include a double-drawer dishwasher, fridge, induction hob with glass splashback and extractor hood above, double oven with warming drawer and a microwave. Offering an excellent blend of character and modern convenience, the kitchen also benefits from access to the conservatory and utility room.

Utility Room

Having tiled flooring and fitted base units providing useful additional storage and workspace. The utility room offers space and plumbing for a washing machine and tumble dryer, making it ideal for laundry and household tasks. The room also benefits from access to a convenient guest WC, enhancing the practicality of the accommodation.

Downstairs Wc

Having a side aspect window with tiled walls and floor and a low-level WC.

Landing

Generous carpeted landing featuring a striking circular front aspect window and a rear aspect horizontal window, both allowing an abundance of natural light to flood the space. This bright and welcoming area enhances the sense of character within the property while providing access to the first-floor accommodation.

Bedroom One

Having a front aspect sash window with internal double glazing, this spacious bedroom beautifully combines period character with everyday comfort. Featuring an attractive fireplace which creates a charming focal point to the room, along with a fitted radiator and fitted carpet. This well-presented bedroom offers a bright and inviting space with ample room for bedroom furniture.

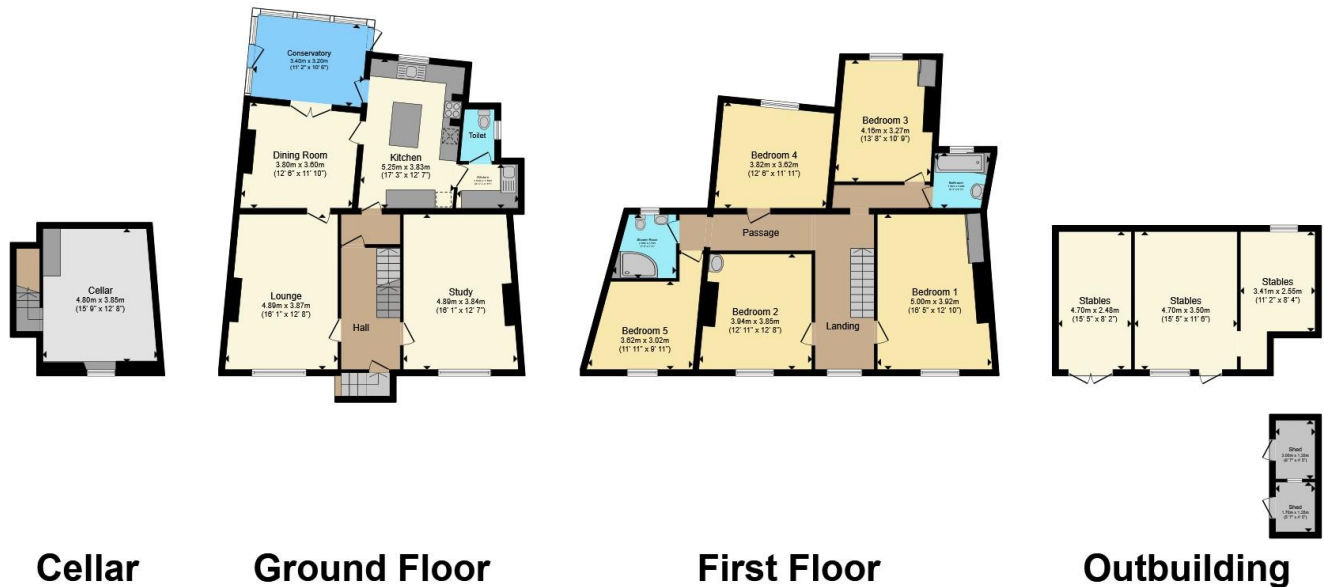
Bedroom Two

Having a front aspect sash window with internal double glazing, Having a feature fireplace with a limestone mantel, creating a charming focal point to the room, along with a fitted radiator and fitted carpet. Also features a handwash basin.

Bedroom Three

Having a rear aspect sash window with internal double glazing, Having a feature fireplace along with a fitted radiator and fitted carpet.





Total floor area 229.4 m² (2,470 sq.ft.) approx

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Tenure: Freehold



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