

Penn Lane
Melbourne DERBY

ashley adams

Penn Lane
Melbourne DERBY DE73 8EQ

for sale offers over
£980,000







Property Description

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded.

Entrance

Front hardwood panelled entrance door leading to:-

Entrance Hall

Having double glazed window to the side elevation, fitted cabinet with sliding doors and glazing above, loft access, timber framed glazed and opaque door giving access to:-

Living Room

21' 2" x 14' 2" (6.45m x 4.32m)

Having UPVC double glazed French Doors to the rear elevation giving access to the garden, open beams to the ceiling, feature brick and stone inglenook ornamental fireplace with a stone paved hearth, part stone exposed walling providing a further feature, four wall light points, further double glazed window to the side elevation. There is a fitted bar with fitted optics and display shelving, further double glazed window to the front elevation, bar lighting, wall mounted heater, arch opening to:-

Second Sitting Room

15' 5" max into bay x 12' (4.70m max into bay x 3.66m)

Having a walk in box bay window to the rear elevation giving aspect over the rear garden, feature stone fireplace with timber mantle shelf over, quarry tiled hearth incorporating electric fire, part panelled walls to dado height, beams to the ceiling, part oak panelling around the bay and walling, central heating radiator, latch door to:-

Breakfast Kitchen

12' 4" x 12' 3" (3.76m x 3.73m)

Fitted with a range of oak fronted matching base and wall units with laminated work surfaces over, matching glazed display cabinets and open shelving, integrated appliances comprising, Zanussi electric fan assisted oven and grill fitted to eye level, four burner gas hob and extractor hood, space and plumbing for automatic washing machine, under unit space for fridge, single drainer one and a half bowl stainless steel sink unit with chrome mixer tap over, wall mounted Worcester boiler providing domestic hot water and central heating, cupboard which houses the fridge, under unit space for a freezer. There is the original old bread oven in the fire place, and the original door leading to the porch which in turn leads out to the rear garden.

Porch

Dwarf brick and hardwood construction with a pitched roof, double opening double glazed doors giving stunning aspect and access to the garden, door from the kitchen to an inner lobby area with a central heating radiator, beams to the walls and single glazed window to the front elevation, wall light points, fuse box and electric meter, door off to:-

Toilet

Having low level WC, part panelled walls, single glazed window to the rear elevation, panelled door off to:-

Ground Floor Bathroom

Having a three piece ivory coloured suite comprising panelled bath, pedestal wash hand basin, corner glazed shower cubicle with a mains chrome shower over, opaque glazed window to the rear elevation, ceramic tiled walls and flooring, wall mounted radiator.

First Floor

Bedroom

13' 2" x 13' (4.01m x 3.96m)

Having a walk in box bay window to the rear elevation giving aspect over the garden, central heating radiator, loft access from this bedroom with light and power, steps up to:-

Principal Bedroom

21' 2" x 13' 6" (6.45m x 4.11m)

Having UPVC double glazed window to the rear elevation, an extensive range of fitted furniture comprising drawers, overhead cupboards, wardrobes, further double glazed window to the side elevation, second loft access insulated with double glazed Velux roof light window to the side elevation and offers potential for loft conversion subject to building regs approval, having light and power and a pull down loft ladder.

Door to:-

Ensuite Shower Room

Having a corner glazed shower cubicle with a mains electric shower over and bifold door, pedestal wash hand basin, low level WC, wall mounted heated towel rail.

Bedroom Three

12' 9" x 12' 8" (3.89m x 3.86m)

Having a single glazed window to the rear giving stunning aspect over the rear garden, central heating radiator, double door fronted fitted wardrobe with hanging rail and coat hanging hooks, wash hand basin fitted to the bedroom, latch door to:-

Potential Bedroom Four

13' x 8' 1" (3.96m x 2.46m)

Having a single glazed window to the rear elevation giving aspect over the rear garden, central heating radiator, airing cupboard and wash hand basin.

Agent Note

All the other rooms are accessed via each other as seen on the floor plan.

The property has been listed on historic Melbourne maps since the early 1700s and retains a lot of its original features including beams.

Outside

Garage

16' 1" x 16' 1" (4.90m x 4.90m)

Detached brick built garage with pitched roof, electric key pad controlled up and over door, light and power, stairs off to a first floor area, panelled door to:-

Wc

Having white low level WC with hardwood opaque glazed window to the front, timber framed and glazed door giving access to:-

Utility Room

12' 8" x 5' 5" (3.86m x 1.65m)

A large area which could be converted into a garage for an annexe having single drainer stainless steel sink unit with chrome mixer tap over, under unit space for a tumble dryer, hardwood window to the rear giving aspect over the garden, hardwood half glazed access door to the side closest to the house.

Garage First Floor

All sectioned off and pine panelled, having double glazed roof light window to the rear giving aspect over the garden, suitable for a variety of purposes as it currently presents, however lends itself for conversion to an annexe or redevelopment subject to planning or building regulations approval.

Sections

First Section

10' 9" x 9' 4" (3.28m x 2.84m)

Measured beneath sloping ceiling, having loft access

Second Section

9' 4" x 5' (2.84m x 1.52m)

Having double glazed Velux roof light window to the rear elevation, pine panelling, doors to eaves storage, with loft access.

Third Section

10' 4" x 5' (3.15m x 1.52m)

With loft access.

Front

To the front of the property is a tarmac driveway providing off road parking for several vehicles, with a small pull in to the top of the driveway, having an old original cast iron lantern lamp from Worksop railway station, wrought iron railings down the side of the driveway, wide shrub garden inset with a variety of mature shrubs, lantern lights around the side of the property, paved around the side and the rear, stone edged raised borders.

Rear Garden

This garden has to be viewed to be fully appreciated, being absolutely stunning, mature and vast, Having a block paved patio beyond the rear of the property itself. There are a wealth of wonderful features, The garden also contains the top section of the Derby Shot Tower, a historic Derby landmark which was moved to its current location in the grounds in the 1930s. There are paved steps down to a shaped lawn, a variety of either shady or sunny seating areas, large area of shaped lawn flanked with established trees and shrubs. There are two greenhouses and a large shed to be included with the selling price. The garden extends to Browns Field having a wooded walkway all the way down to the rear with a natural underground stream which fills a natural pool towards the end boundary. The extent of the size of the land offers potential for redevelopment subject to buyers' requirements and planning permission.



















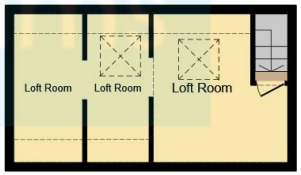
Ground Floor



First Floor



Garage Ground Floor



Garage First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
DERBY DE73 8DS

Property Ref: MEL205242 - 0022

Tenure:Freehold EPC Rating: E Council Tax Band: F

view this property online ashleyadams.co.uk/Property/MEL205242

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.