

# Robert Ellis

*look no further...*



West Road,  
Spondon, Derby  
DE21 7AB

**£750,000 Freehold**

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UNIQUE AND CHARMING PERIOD FOUR BEDROOM DOUBLE-FRONTED VICTORIAN FARMHOUSE WITH PADDOCK, STABLES, COURTYARD, OUTBUILDINGS AND ORCHARD IN THE HEART OF SPONDON!

Welcome to the epitome of character and charm nestled in the idyllic village of Spondon! Nestled off West Road in the heart of Spondon village, this stunning double-fronted four-bedroom Farmhouse built in 1854 seamlessly combines the tranquility of village life with convenient access to Derby City Centre and the A52. Set amidst beautiful countryside, this character-filled property boasts a wealth of original details, from intricate corning to original open fireplaces, all while providing spacious living areas that have been thoughtfully updated for contemporary country living. A smallholding with 5 stables and paddock and traditional brick built outbuildings, with land totalling just under two acres.

Upon entering, you are welcomed by a grand entrance hallway leading to a generous living room, perfect for entertaining, and a cozy dining room with recently replaced sash style uPVC windows that flood the space with natural light. There is another dual aspect reception room, perfect for family living. The well-appointed breakfast kitchen features traditional elements alongside modern conveniences. Upstairs, four double bedrooms provide ample space for family living, including a master bedroom with views over the surrounding orchard. The family bathroom has been tastefully updated to complement the property's period charm while offering contemporary finishes. Externally, the property is equally impressive, offering a large courtyard ideal for alfresco dining or enjoying the peaceful surroundings, with outhouses and a garage ideal for storage. A charming orchard provides the perfect spot to relax or harvest seasonal fruits, while the paddock and stables offer tremendous potential for equestrian enthusiasts or hobby farmers. The property is steeped in history having been built in 1845, having been a Smallholding.

This exceptional property is complemented by a beautifully designed wrap-around walled garden, offering a serene and private outdoor haven. The formal lawn stretches seamlessly around the house, providing a perfect space for outdoor relaxation and entertaining, while the meticulously maintained plant borders and lush shrubbery add layers of colour and texture throughout the seasons. The garden's design thoughtfully blends symmetry with natural beauty, with neat hedges and mature shrubs framing the lawn and offering a sense of intimacy and seclusion. Beyond the garden walls, the property is set against a breathtaking rural landscape, with sweeping views of rolling countryside and far-reaching vistas that create an idyllic and tranquil setting. Perfect for those who appreciate both formal gardening and natural beauty, this garden offers the ideal spot for peaceful contemplation, family gatherings, or simply enjoying the stunning surroundings in privacy and comfort. Whether you are an avid gardener or simply looking for an outdoor retreat, this exquisite garden provides the perfect backdrop for rural living at its finest.

This remarkable property offers outstanding equestrian facilities, ideal for those with a passion for horses or outdoor pursuits. The well-equipped stables provide ample space for multiple horses, featuring secure, spacious stalls and easy access to the large paddock. The paddock itself offers an expansive area of lush, gently sloping pasture, perfect for grazing, exercise, or training, all set against a backdrop of tranquil countryside. In addition to the stables, the property includes a range of useful outhouses, providing plenty of room for storage of tack, feed, and equipment. These outbuildings offer both practicality and convenience for the serious equestrian, ensuring your facilities are organised and easily accessible. Whether you're an amateur rider or a seasoned professional, this equestrian property offers the perfect blend of space, privacy, and functionality, with everything you need to care for and enjoy your horses right at your doorstep.

With its idyllic location in Spondon, a sought-after village with excellent local amenities, schools, and transport links, this beautiful farmhouse offers a rare opportunity to enjoy country living with all the benefits of modern convenience. Whether you're looking for a family home, a countryside retreat, or a property with equestrian potential, this home is sure to capture your heart. The transport links provided are fantastic, a short drive to the A52, which leads to the M1 and A38, thus leading to all





## Porch

6'1 x 4'5 approx (1.85m x 1.35m approx)

The original porch is entered through a single glazed and wooden door, a beautiful feature

## Entrance Hall

8'9 x 15'8 approx (2.67m x 4.78m approx)

From entering through the original glass and timber porch, there is a substantial Victorian painted front door, carpeted flooring, radiator, three wall lights, coving, with sweeping oak ballustrade staircase leading up to the first floor, with doors to the three reception rooms.

## Kitchen Diner

20'5 x 13'8 approx (6.22m x 4.17m approx)

With uPVC double glazed sash style window overlooking the courtyard and uPVC double glazed window to the side elevation, with composite door to the courtyard, tiled flooring, two fluorescent light strips,

## Formal Lounge

17'3 x 13'5 approx (5.26m x 4.09m approx)

Dual aspect uPVC double glazed sash style windows to the rear and side, carpeted flooring, ceiling light and ceiling rose, radiator, in-built original storage cupboard, open fireplace and surround, wall lights, dado rail, coving and TV point

## Formal Dining Room

14'1 x 15'8 approx (4.29m x 4.78m approx)

With uPVC double glazed sash style window to the rear with ornate original woodwork below, laminate flooring, Villager stove with tiled hearth, two wall lights, ceiling light, coving, radiator,

## Snug

14'2 x 15'8 approx (4.32m x 4.78m approx)

The open landing leads to the three bedrooms and into the 'labourers' wing, with uPVC double glazed feature arched window to the front elevation overlooking the orchard and open-fields, carpeted flooring radiator,

## First Floor Landing

8'9 x 15'8 approx (2.67m x 4.78m approx)

## Bedroom One

15'8 x 14'2 approx (4.78m x 4.32m approx)

uPVC double glazed sash style window to the front, carpeted flooring, radiator, ceiling light, coving with in-built wardrobe

## Bedroom Two

15'8 x 14'2 approx (4.78m x 4.32m approx)

uPVC double glazed sash style to the rear, carpeted flooring, radiator, ceiling light, picture rail, coving, original fireplace, in-built storage cupboard

## Bedroom Three

18 x 13'5 approx (5.49m x 4.09m approx)

Dual aspect uPVC sash style double glazed window to the front and side, carpeted flooring, radiator, ceiling light, feature cast iron fireplace and surround.

## Bedroom Four

8'4 x 13'5 approx (2.54m x 4.09m approx)

With uPVC double glazed window to the rear, carpeted flooring ceiling light, radiator.

## Labourers Landing

10'6 x 6'5 approx (3.20m x 1.96m approx)

With access to the bathroom and Bedroom four, with ceiling light, two large storage cupboards and to the secondary "labourers" staircase that leads down to the kitchen.

## Bathroom

10'6 x 6'5 approx (3.20m x 1.96m approx)

## Cellar

From the kitchen, there is a door down to the cellar with stairs down.

## The Stables

There are five brick built stables with access from courtyard, with wooden doors to the front, proving stabling for equestrian usage.

## Outhouses

There are several brick-built outhouses, perfect for storage/ an original coal shed and outside w.c.

## Garage

There is a detached garage to the side accessed via the road.

## The Paddock

From the courtyard, you can access the paddock from the shared access road to the right. The paddock has a metal gate which leads through to a covered equestrian/livestock shed which is open to one side. The paddock turns to the left and around and up a slight incline. It is fully enclosed and gated and laid with grass.

## The Wrap-around formal walled Garden

To the front of the property, there is a lawn with shrub and plant beds to the boundaries and to the house, with a brick-built wall to the front border. There is a lawned area to the side with a patio area to the other side.

## The Orchard

The orchard sits gracefully at the front of the house, offering a delightful and serene first impression as you approach the property. With rows of mature fruit trees, including apple, pear, and cherry, the orchard creates a peaceful and picturesque landscape. The trees are thoughtfully arranged, providing a harmonious balance of shade and space, with their branches heavy with seasonal fruit. In spring, the orchard bursts into bloom, filling the air with a sweet fragrance, while in autumn, the ground is scattered with fallen fruits, creating a charming, rustic feel. This tranquil space is perfect for quiet reflection, leisurely walks, or simply enjoying the beauty of nature. The orchard not only enhances the appeal of the front garden but also offers a sense of privacy and seclusion, creating a welcoming and serene environment as you enter the home.

## Coal Shed

## Access to the property

The property is accessed via a shared road from the end of West Road, by turning right before West Road turns into a footpath. Continue down the road and Springfield Farm is signposted for and the property is on the left, with the paddock to the right.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston and Draycott. Pass the Market Place into Borrowash and continue along turning right into Nottingham Road. Turn third right into Willowcroft and at the mini island turn left into Sitwell Street, right into Church Street and follow the road turning left into West Road.  
8322JG

## Council Tax

Derby Council Band F

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Solid Fuel

Septic Tank – Yes

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Septic Tank - installed 2024

Flood Risk – No, surface water high

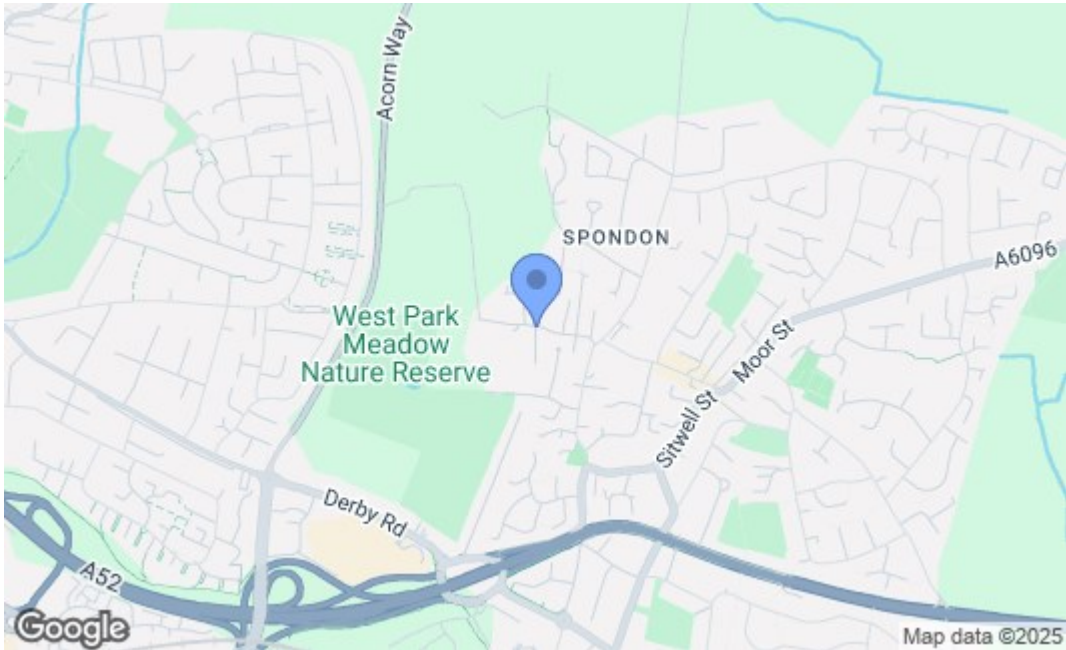
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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 <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.