



Nottingham Road,
Draycott, Derbyshire
DE72 3PD

£1,375,000 Freehold



HILLTOP FARM IS SET IN 7 ACRES OF LAND AND INCLUDES A FOUR BEDROOM FARMHOUSE, A TWO DOUBLE BEDROOM DETACHED COTTAGE AND FIVE FURTHER COTTAGES.

Robert Ellis are pleased to be instructed to market this unique farmhouse property with additional cottages which is set in 7 acres of land on the edge of Draycott village. Over the past two decades, the property has been lived in by the same family who have rented the cottages out, making a substantial income from the properties they have developed next to the farmhouse.

Close to the villages of Draycott and Risley, Hilltop Farm is situated in a rural location creating privacy for the owners. It is also well placed for easy access to the A52 and therefore Nottingham and Derby, the M1 and other transport links, all of which have helped to make it a very popular and convenient location to live. It offers many opportunities as an extended family home, for multi-generational living or as a successful business.

The main farmhouse offers spacious ground and first floor accommodation and derives the benefits of having gas central heating and double glazing. The accommodation is entered through a porch into a spacious hallway. There is a lounge, sitting room, dining room and conservatory, the kitchen is exclusively fitted with Shaker style units and granite work surfaces. There is a rear hallway, utility room/w.c. with access to the rear garden. The landing leads to four double bedrooms and the luxurious bathroom which has a bath and a separate walk-in shower with a mains flow shower system. The area at the front of the property has a wall with railings and a slabbed area that extends to the right-hand side where there is a seating area. The rear garden has been designed to help keep maintenance to a minimum with various patio areas and a lawn. There is a large garden room/gym at the bottom with fencing to the sides.

The detached cottage is positioned to the right of the main farmhouse, and this has a large lounge, an exclusively fitted breakfast kitchen area and two double bedrooms, both of which have en-suite shower rooms/w.c. At the side of the cottage there is a block paved parking area and at the rear a private garden which have an astro turf lawn, patios and fencing to the boundaries. The five cottages to the left of the property includes two studio cottages which have their own kitchen and shower room facilities, and the three other cottages have first floor bedrooms as well as ground floor open plan living space with their own kitchen areas and shower rooms. Over the years, the cottages been let out creating an excellent income for the owners.

The land around the property is mainly grass land and there are hard standing areas for storage. There is extensive parking around the sides of the farmhouse and cottages. The main fields are on the right of the drive in front of the farmhouse buildings and Hilltop Farm is accessed through a sliding electric gate off Nottingham Road with a long drive leading to the farmhouse and cottages. The land on the left of the drive is owned by another party.

With nature on the doorstep and lots of walks in the surrounding picturesque countryside, the property is also only a short drive from both Borrowash and Breaston where there are Co-op convenience stores and other retail outlets. Risley Infant and Primary school and Friesland School for older children are a short distance away. There are also healthcare and sports facilities including several local golf courses.

The A52, M1 J25 and Pride Park are all a few minutes' drive. Transport links include stations at Long Eaton, Derby and East Midlands Parkway, and East Midlands Airport is approx. 8 miles from J25 of the M1.



FARMHOUSE
Stylish composite front door with an inset diamond glazed panel leading to:

Reception Hall
17'2 to 15' x 11'9 approx (5.23m to 4.57m x 3.58m approx)
Two double glazed windows to either side, tiled flooring, two wall lights and a Georgian double glazed door.

The main reception hall could be an additional reception room and has two double glazed Georgian windows to the front, feature open fireplace with a wooden Adam surround and a stone inset and tiled hearth, feature radiator, beams to the ceiling and three wall lights.

Sitting Room
16'7 to 14'2 x 11'3 approx (5.05m to 4.32m x 3.43m approx)
Double glazed Georgian bay window with fitted seating to the front and a further double glazed window to the side, stairs leading to the first floor, two feature radiators, painted beams to the ceiling and two wall lights.

Lounge
14'6 x 10'9 approx (4.42m x 3.28m approx)
Having two sets of three panel bi-folding doors with one set leading to the rear garden and the other to the conservatory, multi fuel stove set in an Inglenook style fireplace with a tiled hearth and a wooden mantle over, feature radiator, wall light and an opening to the sitting room.

Dining Room
15'2 x 11'2 approx (4.62m x 3.40m approx)
Having a four panel bi-folding door leading to the conservatory, log stove set in a chimney breast with an Adam style surround and a tiled inset and hearth, shelved recesses with lighting to either side of the chimney breast, feature radiator and cornice to the wall and ceiling.

Conservatory
16'8 x 7'3 approx (5.08m x 2.21m approx)
Double glazed, double opening French doors leading out to the rear garden, double glazed door to the side and full height double glazed windows to the sides and rear with a glazed roof, tiled flooring and there are bi-folding doors leading into the dining room and lounge.

Breakfast Kitchen
17'9 x 12'2 approx (5.41m x 3.71m approx)
The exclusively fitted breakfast kitchen has grey Shaker style units and granite work surfaces and includes a 1½ bowl sink with a mixer tap set in an L shaped granite work surface with drawers, cupboards, an integrated dishwasher with the corner cupboards having pull out fittings and there is also a racked pull out cupboard, six burner Britannia cooking range with a back plate and hood over, L shaped granite work surface extending to an eating area at two sides with drawers, cupboards, the corner cupboards having fittings and a pull out racked cupboard, integrated upright fridge freezer, corner shelved pantry cupboard, matching eye level wall cupboards and a Bosch microwave oven, corner granite work station, tiled walls to the work surface areas, beams to the high ceiling with two feature lights, double glazed bow window to the rear and a double glazed window to the front, feature radiator, aerial point and power point for a wall mounted TV, two wall lights and tiled flooring which extends into the rear hall.

Rear Hall
Feature radiator, panelling to the lower part of one wall, tiled flooring, recessed lighting to the ceiling and a built-in shelved cupboard.

Utility Room/w.c.
8'6 x 5'8 approx (2.59m x 1.73m approx)
Having a low flush w.c. set on a tiled wall, space for both an automatic washing machine and tumble dryer with a work surface over, Ideal wall mounted gas boiler, pedestal wash hand basin with a mixer tap and tiled splashback, large hot water storage tank and other controls for the central heating system and tiled flooring.

Rear Hall
Having a door with inset ornate glazed panels leading out to the rear garden, feature radiator and tiled flooring.

First Floor Landing
There are panelled doors leading from the landing to the bedrooms and bathroom.

Bedroom 1
14'4 x 11'9 approx (4.37m x 3.58m approx)
Double glazed Georgian window to the front, built-in wardrobes with sliding doors to one wall providing hanging space, shelving and drawers, painted beams to the ceiling, feature radiator, aerial point and power point for a wall mounted TV, two bedside wall lights and two further wall lights.

Bedroom 2
13'3 x 11'4 approx (4.04m x 3.45m approx)
Double glazed Georgian windows to the front and side, feature tiled fireplace and hearth, painted beams to the ceiling, two bedside wall lights, further wall light and a feature radiator.

Bedroom 3
13'4 to 10'4 x 11'7 approx (4.06m to 3.15m x 3.53m approx)
Double glazed Georgian window to the rear, feature radiator, beams to the ceiling and two wall lights.

Bedroom 4
15'7 to 11'7 x 10'9 approx (4.75m to 3.53m x 3.28m approx)
Double glazed Georgian window to the rear, feature cast iron fireplace set in an Adam style surround, feature radiator and two built-in shelved cupboards.

Bathroom
The luxurious bathroom has tiling to the walls and has a stand alone roll top bath with claw feet and wall mounted mixer tap and hand held shower, walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls and sliding glazed door with protective screen, pedestal wash hand basin with a mixer tap and a mirror with lighting to the wall above and lights to either side of the mirror, electric shaver point, high flush w.c., double glazed box bay window, feature radiator, tiled flooring, extractor fan and recessed lighting over the shower and beams to the ceiling.

Outside
At the front of the property there is a walled slabbed area with railings on the wall and this extends to the right hand side of the property where there is a seating area and to the rear garden.

At the rear there is a patio and block paved area which leads onto an astroturf lawn with a selection of trees, fencing and a gate to the left hand side and fence to the right and outside lighting is provided. At the bottom of the garden there are steps and pebbled areas which lead to the garden room which is currently used as a gym, but has several alternative uses and to the left of the garden there is a polytunnel and to the right a storage shed which has a Georgian glazed door and windows and there is a gate leading to the neighbouring property.

Garden Room
22' x 12'4 approx (6.71m x 3.76m approx)
This wooden building has outside lighting and two sets of patio doors leading out to the front, a Georgian glazed window to the side, power and lighting is provided and as mentioned the building is currently used as a gym but could be used as a garden room, home office or something similar.

COTTAGE 1
Stylish composite front door with inset glazed panels leading to:

Dining Kitchen
13'4 x 12'8 approx (4.06m x 3.86m approx)
The dining kitchen is fitted with white gloss units having brushed stainless steel fittings, Corian style work surfaces

and includes a 1½ bowl enamel sink with a mixer tap and four ring Zanussi induction hob set in a work surface which extends to two walls with cupboards, fridge and freezer, drawers, an integrated dishwasher and automatic washing machine below, central island with seating to one side having cupboards and drawers and wine rack below, matching eye level wall cupboards, tiling to the walls by the work surface areas and an extractor fan over the cooking area, wall mounted boiler, feature radiator, vaulted ceiling with recessed lighting and a Velux window, double glazed windows to the front and rear, aerial point and power point for a wall mounted TV and tiled flooring.

Lounge
15'8 x 15'4 approx (4.78m x 4.67m approx)
This large main reception room has double glazed French doors leading out to the patio at the rear of the garden, double glazed Georgian window to the front, beams, Velux window and recessed lighting to the vaulted ceiling, two feature radiators and an aerial point and power point for a wall mounted TV.

Bedroom 1
16'8 to 10'8 x 13'9 approx (5.08m to 3.25m x 4.19m approx)
The bedroom has a vaulted ceiling with exposed beams and two Velux windows, double glazed Georgian window to the rear, feature radiator, built-in wardrobe and an arch by the bed position.

En-Suite Shower Room
The en-suite has a corner shower with a mains flow shower system with a rainwater shower head and hand held shower, tiling to two walls and a curved glazed door and protective screen, pedestal wash hand basin with a mixer tap and tiled splashback, low flush w.c., tiled surface with double cupboard below and a shelf above, chrome ladder towel radiator, tiled flooring, exposed beam and recessed lighting to the vaulted ceiling, opaque double glazed window.

Bedroom 2
16'6 x 15'2 approx (5.03m x 4.62m approx)
Double glazed Georgian window to the rear, two Velux windows, recessed lighting in the vaulted ceiling and two feature radiators.

En-Suite
The en-suite to the second bedroom has a corner shower with a mains flow shower system with a rainwater shower head and hand held shower, tiling to two walls and a curved glazed door and protective screen, low flush w.c. and pedestal wash hand basin with a mixer tap, tiled splashback, tiling to the walls by the w.c. and tiled flooring, ladder towel radiator, opaque double glazed Georgian window and recessed lighting to the sloping ceiling.

Outside
At the rear of the cottage there is an astroturf lawned garden with patios and fencing and hedging to the boundaries with an outside light and external water supply being provided.

COTTAGE 2
This cottage has a shared hallway with cottage 3 and has a door leading into the living/sleeping area.

Studio/Bedroom
16'2 to 7'9 x 16'9 to 10 (4.93m to 2.36m x 5.11m to 3.05m)
Having a Georgian glazed window to the front, two Georgian glazed windows to the rear, radiator, vaulted ceiling with panelling, exposed beams and two wall lights.

Kitchen
Having a stainless steel sink with a mixer tap inset in a work surface with an oven, cupboards, fridge and drawer below and tiling to the walls by the work surface areas.

Shower Room
Having a large walk-in shower with a mains flow shower system with a rainwater shower head, tiling to two walls and a sliding glazed door with protective screens, pedestal wash hand basin with a mixer tap set on a tiled wall and a low flush w.c., vaulted panelled ceiling, extractor fan, ladder towel radiator, tiled flooring and an opaque double glazed window.

COTTAGE 3
This cottage has a shared hallway with cottage 2 and has a door leading into the living/sleeping area.

Studio/Bedroom
16'2 to 7'9 x 16'9 x 10 (4.93m to 2.36m x 5.11m x 3.05m)
Having a Georgian glazed window to the front, two Georgian glazed windows to the rear, radiator, vaulted ceiling with panelling, exposed beams and two wall lights.

Kitchen
Having a stainless steel sink with a mixer tap inset in a work surface with an oven, cupboards, fridge and drawer below and tiling to the walls by the work surface areas.

Shower Room
Having a large walk-in shower with a mains flow shower system with a rainwater shower head, tiling to two walls and a sliding glazed door with protective screens, pedestal wash hand basin with a mixer tap set on a tiled wall and a low flush w.c., vaulted panelled ceiling, extractor fan, ladder towel radiator, tiled flooring and an opaque double glazed window.

COTTAGE 4
17'3 x 19'3 approx (5.26m x 5.87m approx)
This cottage has a composite door with an ornate double glazed panel inset and a double glazed panel above leading to the open plan living area which has a kitchen.

Kitchen
Having wood grain finished units and includes an enamel sink with a mixer tap set in an L shaped work surface with an integrated fridge, space for a washing machine, cupboards and drawers below, matching eye level wall cupboards, four ring Hotpoint hob with oven and two pull out bottle racked cupboards below, tiled back plate and hood to the cooking area, recessed lighting to the ceiling, feature radiator, stairs leading to the first floor, two double glazed windows with blinds to the front, double glazed window with blind to the side and pine door with two inset etched glazed panels leading to the shower room.

Shower Room
The shower room has a corner shower with a mains flow shower system with a rainwater shower head, tiling to two walls and double glazed curved doors and protective screens, low flush w.c. and pedestal wash hand basin with a tiled splashback and mirror with a light to the wall above, chrome ladder towel radiator, tiled flooring, extractor fan and recessed lighting.

First Floor

Bedroom
17'6 max x 14'4 max (5.33m max x 4.37m max)
Having a double glazed window to the side, two Velux windows to the sloping ceiling, two radiators and two wall lights.

COTTAGE 5
This cottage has open plan living space with a kitchen and living space to the ground floor, composite door with an ornate inset glazed panel and two double glazed windows to either side and tiling to the floor as you enter the cottage.

Open Plan Living Space
19'9 to 15'3 x 13'1 to 6'7 (6.02m to 4.65m x 3.99m to 2.01m)
The kitchen area has wood grain finished units with brushed stainless steel fittings and includes an enamel sink with a mixer tap and four ring Hotpoint induction hob set in a work surface extending to three sides with a fridge, cupboard, space for an automatic washing machine, oven and drawers below, matching eye level wall cupboards, tiling to the walls and a hood over the cooking area, double glazed window to the rear, tiled flooring, recessed lighting to the ceiling and there are stairs with a cupboard under leading to the first floor and two feature radiators.

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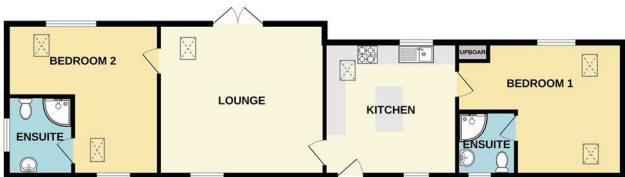
GROUND FLOOR

1ST FLOOR



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GROUND FLOOR



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GROUND FLOOR

1ST FLOOR



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.