

Cedars Farmhouse | Market Street | Draycott | Derbyshire | DE72 3NB

Robert Ellis
RESIDENTIAL



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Original wood panelled front door with a glazed panel above leading to:

Reception Hall

Stairs with balustrade and a central carpet tread with fittings leading to the first floor, Karndean style vinyl flooring, radiator, cornice to the wall and ceiling, wall light and original wood panelled doors leading to the rooms from the hall.

Lounge/Drawing Room

14'6 x 14'6 approx (4.42m x 4.42m approx)
Original Georgian sash window overlooking the gardens at the front, coal effect gas fire set in a marble Adam style surround with an arched cast iron inset and slate hearth, radiator, four wall lights, cornice to the wall and ceiling and an original beam to the ceiling.

Sitting Room

15'9 max x 14'6 approx (4.80m max x 4.42m approx)
Original Georgian style sash window overlooking the gardens to the front, coal effect gas fire set in an oak Adam style surround with an arched cast iron inset and tiled hearth, cornice to the wall and ceiling and a beam to the ceiling, radiator, Georgian glazed door leading into the conservatory and a wood panelled door leading into:

Dining Room

14'6 x 13'9 to 11'3 approx (4.42m x 4.19m to 3.43m approx)
Double glazed window to the rear, radiator, original beams to the ceiling, oak flooring, original built-in cupboard, wood panelled door leading to a staircase which take you to the first floor, with this area now being used for storage and there is a further built-in storage cupboard below the stairs, log burning stove in the corner of the room set on a tiled hearth with a flue leading to the chimney.

Breakfast Kitchen

21'2 x 13'6 approx (6.45m x 4.11m approx)
The kitchen is one of the focal points of this beautiful home and has a vaulted ceiling and hand made units with granite work surfaces and includes an Armitage Shanks Belfast sink with a brass mixer tap set in an L shaped granite work surface with cupboards, drawers, a towel rack, integrated dishwasher and basket shelving below, Falcon cooking Range set in a chimney breast recess with a wood shelf and extractor fan above and drawers to either side, second L shaped granite work surface with cupboards and drawers including wide pan drawers below, matching eye level cupboards with lighting under, wall mounted plate rack and double display cabinet with lighting, double upright cupboard with the lower section providing a housing for a microwave oven, integrated upright fridge and freezer, fitted wine rack having a granite surface above, double glazed windows to two sides, the feature vaulted ceiling has recessed lighting and two windows providing natural light into the kitchen, radiator, terracotta quarry style flooring which extends into the conservatory, door with inset glazed panel leading to the rear porch and a matching wall mounted key cupboard.

Conservatory

19'8 x 11'7 approx (5.99m x 3.53m approx)
The conservatory is positioned off the kitchen and provides a beautiful area to sit and overlook the gardens to the front of the house, there are double glazed, double opening French doors with a feature double glazed triangular section above leading out to the gardens with double glazed windows to the side and rear, feature vaulted ceiling, log burning stove positioned in the corner of the conservatory set on a stone plinth with a flue leading through the roof and two radiators.

Utility Room

10'2 x 8'4 approx (3.10m x 2.54m approx)
The utility room is fitted with handle-less soft closing light grey units and has a stainless steel sink set in an L shaped work surface with cupboards, the corner cupboards having carousels and space for a fridge below, upright shelved storage cupboard and a further upright storage cupboard with pull out shelving, double upright matching cupboard providing housing for an automatic washing machine and a tumble dryer with there being an upright cupboard to the side providing storage for an ironing board and other items, matching eye level wall cupboards with lighting under, tiled splashbacks and panelling to the walls by the work surface areas, double glazed window to the rear, terracotta quarry tiled flooring, recessed lighting and a beam to the ceiling and a door leading to the cellar which has the original trawl, shelving, power points and lighting.

Rear Hall/Cloaks Area

7'3 x 4'8 approx (2.21m x 1.42m approx)
Having a wood panelled door leading out to the rear of the property, radiator, quarry tiled flooring which extends through into the w.c., Worcester Bosch boiler and electric consumer unit housed in light grey handle-less soft closing units which match those in the utility room, radiator and a wall light.

Ground Floor w.c.

Having a white low flush w.c. and pedestal wash hand basin with a tiled splashback and an adjustable circular mirror to the wall above, radiator with a shelf above, quarry tiled flooring and an opaque glazed window.

First Floor Landing

There is a return on the staircase leading from the first floor with a balustrade continued onto the landing from where there is a second flight of stairs taking you to the second floor, wall light and wood panelled doors to:

Bedroom 1

16' x 14'8 approx (4.88m x 4.47m approx)
Georgian sash window overlooking the gardens at the front of the house, radiator, cornice and beam to the ceiling, recessed lighting to one side of the chimney breast, three wall lights and a feature cast iron fireplace with tiled insets and stone hearth.

Dressing Room

14'4 x 14'7 (4.37m x 4.45m)
The dressing room has ranges of built-in wardrobes extending to three walls with two of the sets of wardrobes having glazed doors, beams to the ceiling, radiator, dressing table with drawers under, double glazed window to the rear, wall light and a door built-in to the wardrobes which provides access to the stairs to the ground floor, with this area providing a further storage/wardrobe area for the main bedroom and from the dressing room there are steps leading to the en-suite bathroom.

En-Suite Bathroom

9'8 x 8'6 approx (2.95m x 2.59m approx)
The en-suite to the main bedroom has a spa panelled bath set in a mirrored recess with lighting over, separate walk-in shower with a mains flow shower system having a rainwater shower head, panelling to three walls and a folding glazed door, hand basin with a double cupboard below and a mirror with lights to either side to the wall above, low flush w.c. and bidet, chrome ladder radiator, double glazed window, extractor fan, exposed beam to the ceiling and electric shaver point.

Bedroom 2

14'7 x 14'5 approx (4.45m x 4.39m approx)
Georgian sash style window overlooking the gardens to the front, feature open cast iron fireplace with a marble surround, cornice and beam to the ceiling, radiator and steps leading to:

En-Suite

The en-suite to the second bedroom has a spa panelled bath with central taps, walk-in shower with a Triton electric shower, tiling to three walls and a glazed sliding door with protective screens, pedestal wash hand basin with a tiled splashback, a glazed shelf and adjustable mirror with a light over to the wall above and an electric shaver point, low flush w.c., two opaque glazed windows and a radiator.

Bedroom 3

7' x 6'9 approx (2.13m x 2.06m approx)
Having a Georgian glazed sash window overlooking the gardens at the front of the property and a radiator.

Second Floor

The balustrade continues from the stairs onto the second floor landing, wall light and wood panelled doors to:

Bedroom 4

16'3 x 14'8 approx (4.95m x 4.47m approx)
Double glazed window to the side, radiator, vaulted ceiling with beams and recessed lighting and a roof light window with fitted blind and a TV point.

En-Suite

The en-suite to this bedroom has an Aqua Stream shower, tiling to two walls and curved glazed doors with protective screens, low flush w.c. with a concealed cistern and a surface above and shelves and cupboards at the side, hand basin set on a surface with cupboards under and a mirror fronted cabinet with glazed shelving and recessed lighting to the wall above, radiator, recessed lighting and a beam to the ceiling and a double glazed window to the side.

Bedroom 5

15'9 x 14'8 approx (4.80m x 4.47m approx)
Double glazed window to the side with views over open fields and a roof light with a fitted blind to the vaulted ceiling which has two exposed beams and recessed lighting, radiator and a wall light.

Bedroom 6

14'9 x 14'8 approx (4.50m x 4.47m approx)
Double glazed window to the side, vaulted ceiling with recessed lighting, two ranges of built-in wardrobes with mirror fronted doors, built-in shelved linen cupboard, fitted drawers to either side of the bed position, fitted dressing table with drawers below and a surface under the window with drawers below, radiator in a housing and hatch to the loft.

Shower Room

The shower room on the second floor has a corner shower with a Triton electric shower, tiling to two walls and curved glazed doors and protective screens, low flush w.c. with a concealed cistern having fitted cupboards either side, sink with a mixer tap set on a surface which extends to two sides and has cupboards, drawers and basket drawers below, mirror fronted cabinet with glazed shelving to either side and lighting over, a radiator and recessed lighting to the ceiling.

Outside

You enter the main gardens through a gate from the driveway which runs along the rear of the property and you first walk into a formal garden which has ornamental ponds, lawns, borders and a seating area. At the front of the house there are further lawns with box hedging and a path to a gate at the side. There is a chapel building with an adjoining brick store and the lawned gardens then roll down to the bottom of the plot with established planted borders to the sides and across the middle of the garden, a feature stoned archway, rockiered feature beds, specimen and mature trees and rhododendron bushes running along the bottom of the garden. There is also a summerhouse with an open fire and decking at the front and the gardens are kept private by having a wall, fencing and established screening to the boundaries. At the rear of the house there is a further paved and pebbled walled area and parking for several vehicles.

Chapel

There is a refurbished brick chapel building with storage beneath.

Brick Store

15'7 x 4'4 approx (4.75m x 1.32m approx)
A brick store with two doors and a window to the front and lighting is provided in this store room.

Summerhouse/Cabin

7'5 x 8' approx (2.26m x 2.44m approx)
Having opening shutters to the front, windows to the sides, fitted seating, an open fireplace and a decked seating area with lighting at the front.

Directions

Upon entering Draycott from Breaston, continue along the main Station Road and past the historic Parrys Mill building. Continue through Draycott along the main road to the Market Place, taking the left turning into the Market Place itself. Continue through the Market Place, whereby the courtyard development may be located on the left hand side, just after the left turning for South Street. 8568AMMP

Council Tax

Erewash Borough Council Band E

Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 18mbps Superfast 80mbps
Phone Signal – EE, O2, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



THIS IS A STUNNING DOUBLE FRONTED, THREE STOREY GEORGIAN FARMHOUSE PROVIDING HIGHLY APPOINTED GROUND FLOOR LIVING ACCOMMODATION, SIX BEDROOMS, FOUR BATH/SHOWER ROOMS AND BEAUTIFULLY LANDSCAPED, EXTREMELY WELL CARED FOR PRIVATE GARDENS.

Being located at the end of Market Street in Draycott, this beautiful farmhouse has been extended at the side to provide a lovely open plan breakfast kitchen and a conservatory, from which there are views over the beautifully landscaped gardens. The property has been tastefully refurbished and upgraded throughout by the current owners and for the size and layout of the accommodation and privacy of the landscaped gardens to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this beautiful home for themselves. The property is well placed for easy access to Derby and Nottingham and to excellent transport links, all of which have helped to make this a popular and convenient place to live.

The property was originally constructed in 1760 and has brick to the external elevations under a pitched tiled roof and the spacious accommodation derives all the benefits from having gas central heating with the original sash windows being retained at the front and there is double glazing to other parts of the property. The main entrance to the property is through the front door which leads into the spacious reception hall, from which stairs take you to the first floor and there are doors leading to the lounge, sitting room, dining room and the open plan breakfast kitchen which is fitted with hand made units and has several integrated appliances including a cooking Range and from the kitchen there is access to the conservatory/garden room which has a



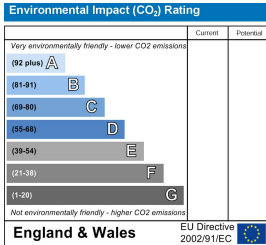
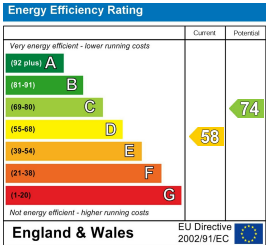
log burning stove and provides a lovely place to sit and look over the gardens. There is also an open porch to the side of the house which leads to the kitchen, a utility room, boot room and a ground floor w.c. To the first floor the landing leads to three bedrooms, the master bedroom having a dressing room fitted with wardrobes and an en-suite bathroom and the second bedroom also has an en-suite bathroom. To the second floor the landing leads to three further double bedrooms, one of which has an en-suite shower room and there is a further shower room on the second floor. Outside there is parking for several vehicles on the drive at the rear of the property, there is a walled garden area at the rear of the house with the main gardens being in front with these having a formal garden at the side with ornamental ponds, borders, patio and lawns with the lawned gardens in front of the house having established borders at the sides and in the middle, there is a refurbished chapel building, a brick store and a summerhouse positioned half way down the garden with decking at the front. The garden is kept private by having a wall with natural screening to the right hand boundary and fencing to the other boundaries.

Draycott has a number of local shops and schools for younger children with there being further shopping facilities found in the nearby villages of Borrowash and Breaston where there are Co-op convenience stores in both villages, Long Eaton is only a short drive away where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there is an Asda at Spondon and a Sainsbury's at Pride Park, schools for older children can be found in Long Eaton where there is The Wilsthorpe Academy and Trent College and at Sandiacre where there is Friesland School, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





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Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.