



Quarry Hill
Stanton-By-Dale, DE7 4QQ

£950,000 Freehold

AN EXTENDED DETACHED LATE
VICTORIAN FAMILY RESIDENCE WITH SIX
BEDROOMS AND THREE/FOUR
RECEPTION ROOMS.



We have great pleasure in offering for sale this substantial late Victorian family residence.

This spacious period property offers six bedrooms and three/four reception rooms, and comes to the market in a ready to move into condition with vacant possession.

The current owners have sympathetically extended and restored this property, which we understand was originally built for the Doctor at the Stanton Ironworks Factory in the late 1800's. Many original features remain but, where lost, the owners have paid particular attention to introduce period style features so the character of the property is not lost. These include modern sash windows and a new roof.

The property enjoys a two storey extension to the rear where old meets new with an impressive family room opening to a contemporary fully fitted breakfast kitchen with a separate utility room. The first floor accommodation is also extended to provide a master bedroom with en-suite and the layout is such that bedroom five could be used as a dressing room to the rear wing of the property.

Situated on a generous garden plot approaching half an acre, with ample parking and attached double garage. The gently sloping rear gardens back onto open fields, whilst at the front the bedroom windows enjoy views over Erewash Valley Golf Course.

Situated in the picturesque Derbyshire village of Stanton by Dale, which has a great community feel with two traditional public houses, tea rooms, Church and Cricket Club, and many countryside walks on the doorstep. Far from being isolated however, the village offers great commutability between the cities of Nottingham and Derby, and is approximately 10 minutes drive from the A52 and Junction 25 of the M1 motorway. East Midlands Airport is approximately 10 miles away and Long Eaton Train Station with direct access to London St Pancras is within 5 miles.

A truly individual period property, in a fantastic village setting and we highly recommend a detailed internal viewing to fully appreciate the property.



ENTRANCE PORCH

Double wooden doors with sealed unit double glazed arch windows over, antique pine door with glazed window over leading to hallway.

HALLWAY

20'8" x 5'11" (6.31 x 1.82)

Original Minton tiled floor. Radiator. Feature dogleg staircase with wood spindle balustrade leading to the first floor, with understair store cupboard. Original pitched pine restored internal doors leading to:

LOUNGE

16'9" (into bay) x 14'0" (5.12 (into bay) x 4.27)

Original stone feature fireplace with inset Baxi open fire. Two radiators, picture rail and coving to ceiling. Sash bay window to the front.

DINING ROOM

17'3" (into bay) x 13'11" (5.27 (into bay) x 4.26)

Reproduction period fireplace with cast iron back tiled inserts, marble hearth and wood surround. Open fire. Two radiators, picture rail and coving to ceiling, large walk-in square sash bay window to the front.

SITTING ROOM

12'0" x 14'0" (3.66 x 4.27)

Period style fireplace, tiled inserts, marble tiled hearth, wood surround and open fire grate. Radiator, feature full height sealed unit double glazed window to the side.

FAMILY ROOM

11'10" x 13'11" (3.61 x 4.26)

Inset contemporary multi fuel burner, radiator, window to the side and open through to breakfast kitchen.

BREAKFAST KITCHEN

20'5" x 14'6" (6.23 x 4.42)

Incorporating a comprehensive bespoke handmade kitchen from Osborne of Ilkeston comprising a range of handle-free base and drawer units with contemporary black granite worktops and inset one and a half bowl stainless steel sink unit. Contemporary Aga powered by gas and electric, large central island unit (great for socialising with up to eight seating places), integrated wine cooler, two under-counter fridges, one under-counter freezer, integrated dishwasher. Radiator, walk-in larder/pantry with floor to ceiling fitted cupboards to match kitchen. Windows to both side elevations, oak stable door to the rear garden, bi-fold doors leading to side garden and patio, door to utility room.

UTILITY ROOM

8'2" x 6'5" (2.51 x 1.97)

Wall and base units to match kitchen with black granite worktops and inset stainless steel sink unit. Concealed space and plumbing for washing machine, radiator, sash window and door to cloaks/WC.

CLOAKS/WC

6'5" x 6'5" (1.97 x 1.97)

Incorporating a two piece suite comprising pedestal wash hand basin and low flush WC. Radiator, air extractor.

FIRST FLOOR LANDING

18'5" x 12'9" (5.63 x 3.91)

Accessed from an attractive period dogleg staircase with sash window. Radiator, fitted storage cupboard, hatch and ladder to boarded loft. A short flight of steps leads down to bedroom five and corridor leading to master suite with radiator and sash window.

MASTER BEDROOM

12'8" x 14'6" (3.88 x 4.42)

Three sash windows and one full opening window which enjoys views over the surrounding area.

EN-SUITE

3'3" x 9'6" (1 x 2.9)

A three piece suite comprising wash hand basin with vanity unit, low flush WC and shower cubicle with thermostatically controlled shower. Heated towel rail and radiator, extractor fan.

BEDROOM FIVE

11'8" x 10'9" (3.57 x 3.30)

Being adjacent to the master bedroom, this could make a great dressing room. Radiator and sash window to the side.

BEDROOM TWO

14'0" x 14'0" (4.29 x 4.29)

Fitted cupboard with shelving, radiator, picture rail, coving, sash window to the front enjoying views over Erewash Valley Golf Course.

BEDROOM THREE

14'0" x 14'1" (4.29 x 4.30)

Radiator, picture rail, coving to ceiling, sash window to the front enjoying views over Erewash Valley Golf Course.

BEDROOM FOUR

11'9" x 13'11" (3.60 x 4.25)

Fitted cupboard with shelving, radiator, picture rail and coving, sash window to the rear enjoying views over the surrounding area.

BEDROOM SIX

7'7" x 5'11" (2.32 x 1.81)

Radiator and sash window to the front enjoying views over Erewash Valley Golf Course.

FAMILY BATHROOM

7'0" x 12'9" (2.14 x 3.91)

Offering a modern and contemporary feel with large walk-in tiled shower area with thermostatically controlled twin rose shower system and mirror glass splashback, inset shelving with lighting, floating low flush WC, floating wash hand basin with vanity unit. Fully tiled walls and tiled floor with underfloor heating, contemporary panel radiator/heated towel rail, sash window.

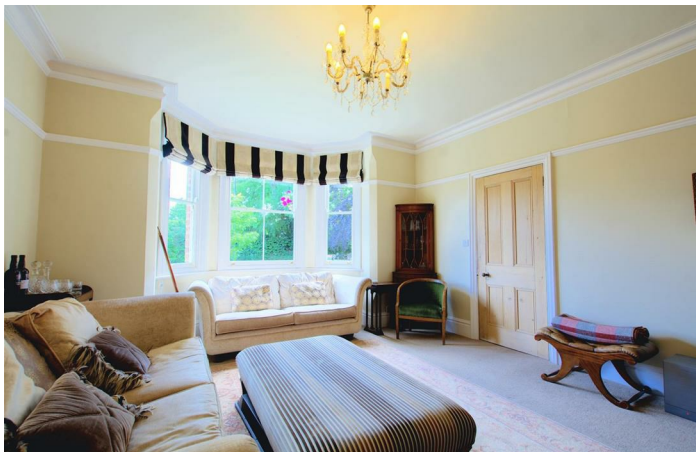
OUTSIDE

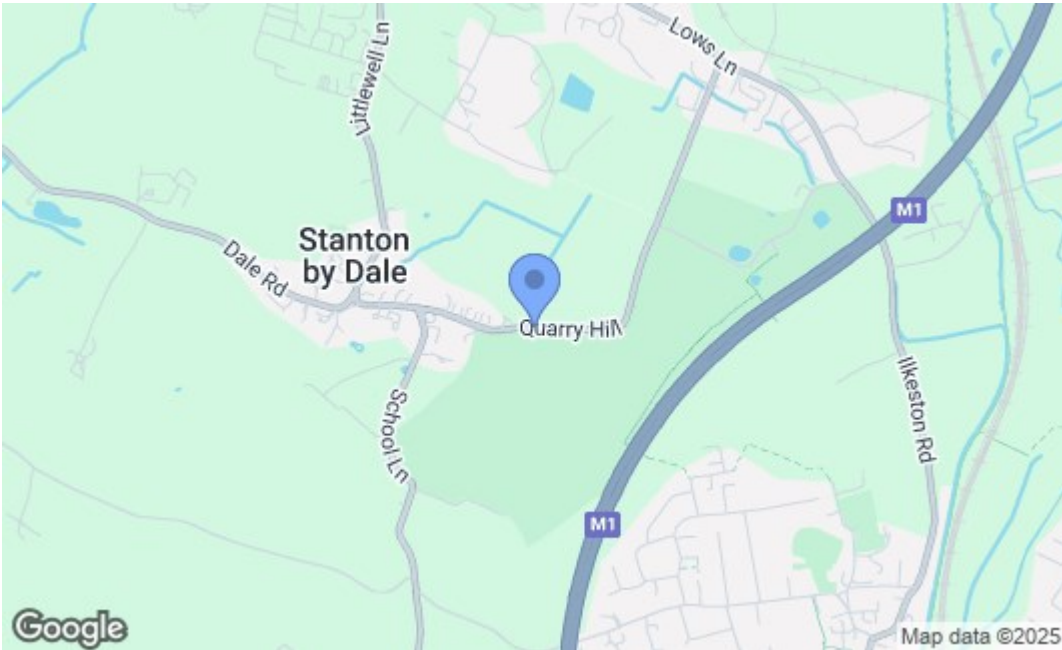
The property is situated on a generous and mature garden plot set back from the road with lawn frontage and meandering gated pathway leading to the front door. Mature specimen trees to the front left boundary. With gardens to all sides, to the West elevation there are expansive lawns with well tended bedding and an attractive terraced patio area beyond the bi-fold doors to the kitchen. Steps leading to a lower terrace with a bespoke built timber garden gazebo (great for al fresco dining in the British Summertime!). The gently sloping rear gardens are laid to lawn with an attractive shrub bed and mature trees to the boundaries. The driveway from Quarry Hill leads along past the property where there is an "L" shaped turning area and parking which leads to a garage. There is an attractive enclosed stone courtyard providing additional seating area and leading to the kitchen door. There is also attractive box hedging.

GARAGE

14'9" x 17'10" (4.5 x 5.45)

Modern brick and block construction with remote controlled electric roller door, light and power, and pitched tiled roof providing some limited loft storage.





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.