

| Derwent Manor Derby Road | Draycott | Derbyshire | DE72 3PA

Robert Ellis
RESIDENTIAL



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Features

- **A substantial detached period residence providing six double bedroom accommodation**
- **Having a courtyard parking area at the front, formal gardens at the side and rear, a lake and a 4 acre paddock**
- **A fully enclosed reception porch leading into the hallway/sitting room**
- **Lounge, study, separate dining room and conservatory**
- **Open plan living/dining kitchen with a side hall having a ground floor w.c. and utility room off**
- **Three double bedrooms and a large luxurious bathroom to the first floor**
- **Three double bedrooms and a shower room to the second floor**
- **Separate studio annex with its own wet room/w.c.**
- **Double and single garages with a large room over**
- **Parking for several vehicles in the courtyard and many places to sit outside in the gardens and around the lake**

Porch

Fully enclosed porch having an entrance door with inset glazed panels and double glazed windows to the front and side, wall light, parquet flooring and door with two inset glazed panels leading to:

Reception Hall/Sitting Room

15'2 x 14'7 approx (4.62m x 4.45m approx)

Double glazed window to the side overlooking the gardens, radiator in a housing, feature open fireplace with an ornate Adam surround and hearth.

Lounge

15' x 14'5 approx (4.57m x 4.39m approx)

Double glazed windows to the front and side, feature Adam style fire surround with hearth, two beams to the ceiling and a radiator in a housing.

Inner Hallway

Stairs with hand rail leading to the first floor and door to the cellar.

Study

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

Double glazed window overlooking the garden, range of built-in cupboards, Stiltz lift neatly positioned in the corner of the room which provides access to the first floor having a seat and hand rail and a radiator.

Dining Room

14'6 x 14'7 approx (4.42m x 4.45m approx)

Double opening doors and inset glazed panels leading into the conservatory, radiator, beams to the ceiling, feature open fireplace with a grate, wooden Adam style surround and a tiled hearth.

Conservatory/Sun Lounge

20' x 14'2 approx (6.10m x 4.32m approx)

This large living additional area has double opening, double glazed French doors leading out to the gardens, double glazed windows to three sides, two radiators, pine ceiling with two Velux windows and a tiled roof, exposed brickwork to the walls, three feature metal tie bars, two radiators and tiled flooring.

Open Plan Living/Dining Kitchen

28'9 x 11'7 approx (8.76m x 3.53m approx)

The kitchen area within this large open plan living space has Shaker style units and includes an ceramic sink with a mixer tap set in a work surface which extends to three sides with cupboards, an integrated dishwasher and drawers below, an integrated upright fridge/freezer, low level five ring gas hob with double cupboard beneath, matching eye level wall cupboards with lighting below and a hood to the cooking area, tiling to the walls by the work surface areas, double oven with a shelved drawer below and cupboard above, double glazed windows to the front and side, beams with lighting to the vaulted ceiling and tiled flooring.

The sitting area has a double glazed window overlooking the rear garden, panelling to the lower parts of the walls, two radiators, beams to the vaulted ceiling which has a Velux window and the electric consumer unit is housed in a wall mounted fitted cupboard.

Rear Hall

14'5 x 6'10 approx (4.39m x 2.08m approx)

Composite doors with inset opaque glazed panels to the front and rear, tiled flooring, double upright storage cabinet, vaulted ceiling with beams, feature vertical radiator and panelling to the lower parts of the walls.

Utility Room

11'7 x 7'9 approx (3.53m x 2.36m approx)

The utility room has a stainless steel sink set in a work surface with cupboard and space for an automatic washing machine below, fitted shelving to one wall, space for an upright fridge/freezer, double glazed window to the rear and two radiators.

Ground Floor w.c.

First Floor Landing

A door leads to the stairs that takes you to the second floor and original panelled doors lead to:

Bedroom 1

14'8 x 14'7 approx (4.47m x 4.45m approx)

Double glazed window with views over the open countryside, two beams to the ceiling and a radiator.

Bedroom 2

14'7 x 14'7 approx (4.45m x 4.45m approx)

Double glazed window overlooking the courtyard, radiator, two beams to the ceiling and a double built-in wardrobe providing shelving and hanging space.

Bedroom 3

12'9 x 8'7 approx (3.89m x 2.62m approx)

Double glazed window with views over open fields, two double built-in wardrobes with cupboards over, radiator and the lift taking you to the ground floor is accessed from this bedroom.

Bathroom

The split level bathroom has a low level bath with hand rails, a corner mixer tap and tiling to two walls, large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, panelling to two walls, a glazed sliding door and protective screens, pedestal wash hand basin with a mixer tap, tiling to the walls and floor, double glazed window overlooking the gardens, feature cast iron style radiator, beams and lighting to the ceiling, extractor fan, feature radiator and towel rail, electric shaver point, mirror to the wall above the sink, a wall mounted shaving mirror and off the bathroom there is a large walk-in airing/storage cupboard/plant room which houses two recently fitted Ideal Logic boilers, there is a radiator and shelving within this storage area.

There is a separate w.c. area within the main bathroom that has a low flush w.c., tiling to the walls and floor and a feature circular double glazed window.

Second Floor Landing

The balustrade continues from the stairs onto the landing, roof light window, pine doors to the bedrooms and panelled door to the bathroom and a radiator.

Bedroom 4

14'7 x 14'6 approx (4.45m x 4.42m approx)

Double glazed window to the front, hatch to loft and a radiator.

Bedroom 5

14'7 x 14'6 approx (4.45m x 4.42m approx)

Double glazed window to the side with views over open fields and a radiator.

Bedroom 6

13'5 x 8'6 approx (4.09m x 2.59m approx)

Double glazed window to the side with views over the open fields, two double built-in wardrobes with cupboards over and a radiator.

Bath/Shower Room

This large room includes a walk-in shower with a mains flow shower system having boarding to two walls, a glazed door and protective screens, pedestal wash hand basin with tiled splashback and a mirror fronted cabinet above, low flush w.c., electric shaver point and light, radiator and a double cupboard housing the hot and cold water tanks.

Independent Living Studio Annex

Main Room

12'8 x 12'10 approx (3.86m x 3.91m approx)

Having a half opaque double glazed door leading out to the front of the property with double glazed windows to the front, radiator, Karndean style flooring which extends across the whole of the room area within the annex, recessed lighting to the ceiling and two radiators. At the rear of the room there are two double built-in wardrobes and a door leads through to the main house, double glazed window to the rear, recessed lighting to the ceiling and a radiator.



ROBERT ELLIS ARE PLEASED TO BE INSTRUCTED TO MARKET THESE TWO MAGNIFICENT PROPERTIES - DERWENT MANOR AND DERWENT GRANGE WHICH ARE SITUATED BETWEEN DRAYCOTT AND BORROWASH.

Being positioned on a plot of approx 4 acres in total, these two stunning homes can be sold together or individually. The properties included are Draycott Manor which is the original house on this select development which has six double bedrooms, a separate studio annex and garaging and Derwent Grange, which is a five double bedroom large barn conversion with private gardens overlooking open fields and countryside.

Derwent Manor is a large detached period residence which has a courtyard area at the front and private, formal gardens to the side and rear, there is a lake, garaging, separate annex and four acre paddock. This beautiful home is situated in open countryside and is surrounded by fields is an extremely private and a beautiful setting in which to live. This property was originally part of the Elvaston estate and parts of the building date back to the 1700's and for the size and layout of the accommodation and the privacy of the formal landscaped gardens, lake and paddock to be appreciated, we recommend interested parties take a full inspection where they can see all that is included in this magnificent home for themselves.

The property has a large courtyard with a central circular feature at the front and is constructed of brick to the external elevations under a pitched tiled roof. The large and spacious accommodation is arranged on three levels and benefits from gas central heating with two recently installed boilers and double glazing throughout. Being entered through the main reception porch the accommodation includes a reception hallway/sitting area, lounge, study, dining room, a large conservatory which opens to the gardens, a living/dining kitchen which is fitted with Shaker style units, there is a side hallway with access to the front and rear and off the hall there is a ground floor w.c. and utility room. To the first floor the landing leads to three double bedrooms and the main luxurious bathroom which has a bath and separate walk-in shower and to the





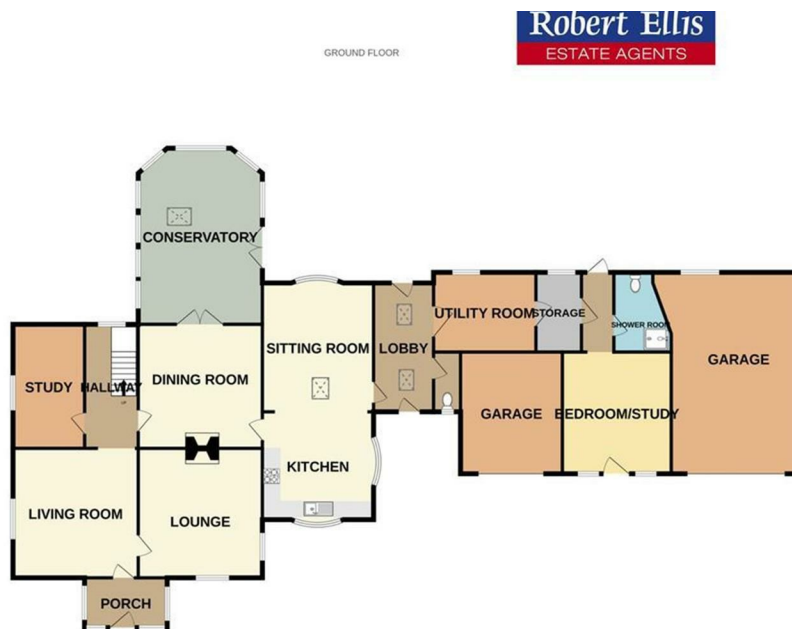
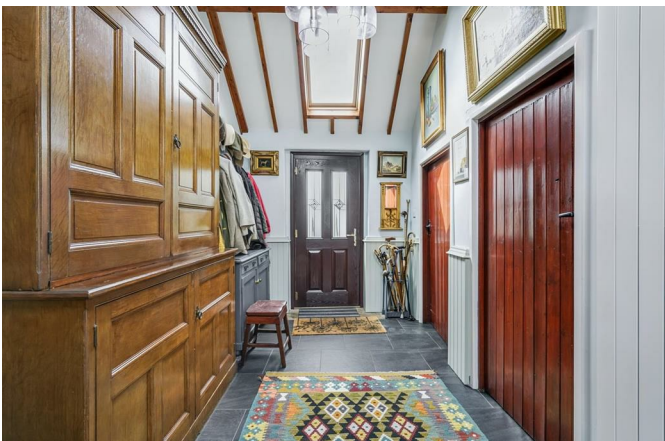
second floor there are three further double bedrooms and a shower room. Adjoining the property is a separate studio annex which has its own wet room/w.c. facility and there are double and single garages with a room extending above the garages and annex. The lawned gardens extend down the left hand side of the house where there is a newly built wall with coniferous hedging to the front boundary with the main gardens being at the rear where there are patios, various lawns with established borders, there is a brick potting shed/tool store and two greenhouses and you walk through a wrought iron gate to the area of the garden where the lake is situated, which has an island and there are many places around the lake to sit and enjoy the tranquillity of the grounds belonging to the property. Beyond the gardens there is a gate leading to the 4 acre paddock which will be sold with Derwent Manor, or both properties if they were sold together.

Although the property is situated in a rural setting, it is close to the local facilities offered by Draycott and Borrowash where there is a Co-op store, a quality butchers, fishmongers and a Bird's bakery, there are excellent shopping facilities in Long Eaton which includes an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there is an Asda at Spondon and Sainsbury's at Pride Park where there is also Costco and other retail outlets. There are schools for younger children in Draycott and Breaston, with schools for older children being found in Sandiacre where there is the Friesland School and Long Eaton where the Wilsthorpe Academy and the highly regarded Trent College and The Elms independent schools are located, 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, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and many other East Midlands towns and cities.





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Energy Efficiency Rating

Percentage efficient: lower is more efficient	Colour	Letter
100-100%	Dark Green	A
90-100%	Green	B
80-90%	Light Green	C
70-80%	Yellow	D
60-70%	Orange	E
50-60%	Red-Orange	F
40-50%	Red	G

Not energy efficient: higher is more efficient

Environmental Impact (CO₂) Rating

How much CO ₂ is emitted: lower is better	Colour	Letter
100-100 g/kWh	Dark Green	A
200-200 g/kWh	Green	B
300-300 g/kWh	Light Green	C
400-400 g/kWh	Yellow	D
500-500 g/kWh	Orange	E
600-600 g/kWh	Red-Orange	F
700-700 g/kWh	Red	G

Not environmentally friendly: higher CO₂ emissions

England & Wales EU Directive

EU Directive EU Directive

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.

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