



**The Old School , Dale Lane
Dale Abbey, Derbyshire DE7 4PP**

£750,000 Freehold

A TRULY IMPRESSIVE THREE BEDROOM,
TWO BATHROOM DETACHED
CONVERTED FORMER SCHOOL BUILDING
SITUATED IN THIS HIGHLY DESIRABLE
DERBYSHIRE VILLAGE LOCATION.



ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS TRULY IMPRESSIVE THREE BEDROOM, TWO BATHROOM, THREE TOILET DETACHED CONVERTED FORMER SCHOOL BUILDING SITUATED IN THIS PICTURESQUE AND HIGHLY DESIRABLE DERBYSHIRE VILLAGE LOCATION.

With accommodation spanning two floors, comprising entrance hallway, kitchen, utility room, play room, dining room, WC, inner hallway, living room with feature multi-fuel burning stove, boot room and boiler room to the ground floor. The first floor landing provides access to three bedroom, the principal bedroom benefitting from en-suite facilities, as well as a family bathroom suite.

The property also benefits from central heating, double glazing, ample off-street parking and a private, enclosed garden space to the rear.

As previously mentioned, the property (which is heaped in local history) sits adjacent to the historic Abbey Arch in the centre of the village, surrounded by rolling countryside, whilst also being conveniently placed close to local amenities, transport links and schooling.

This truly impressive property offers a unique opportunity to purchase this home which is in ready to move into condition, having undergone a significant array of improvements and restorations throughout by the current owners.

We believe the property will suit a variety of buying types, from those wanting to live in a village location yet also purchase a property that is steeped in history.

We would highly recommend an internal viewing to fully appreciate the renovations and property (as a whole).



ENTRANCE LOBBY

16'7" x 11'8" (5.07 x 3.58)

Feature over-sized central entrance doorway leading through to a bright and spacious entrance lobby with double glazed windows surrounding the door and to both side (all with fitted shutters), feature domed glass lantern ceiling, LED spotlights, Kamdean herringbone-style flooring, underfloor heating. Decorative exposed pointed brick contrasting steps then lead through to the hub of the home which is the kitchen.

KITCHEN

17'3" x 16'2" (5.27 x 4.94)

Matching range of fitted base and wall storage cupboards and drawers, central island unit with quartz worktops incorporating a Belfast sink unit with central mixer tap (incorporating an instant hot water tap) and draining board, wine rack and chiller. Overhanging space for several chairs and barstools, glass fronted crockery cupboards, space for cooker with extractor unit over, integrated 'Bosch' dishwasher, pull-out bin drawers, ample space for double American-style fridge/freezer, decorative exposed brickwork surrounding the multi-fuel burning stove sat on a slate hearth, LED spotlights throughout, underfloor heating, opening through to the dining room, further access to the utility, study/playroom and WC. The dining room element comprises decorative exposed brickwork, double glazed windows to the rear of the room (with fitted shutters), double glazed French doors opening out to the rear garden (also with fitted shutters), wall light points, LED spotlights, two feature domed glass lantern ceilings.

UTILITY ROOM

7'5" x 7'1" (2.27 x 2.16)

A range of fitted base and wall storage cupboards (matching the kitchen) with quartz work surfaces incorporating a Belfast sink unit with central pull-out spray hose mixer tap and matching quartz back-boards. Plumbing/space for the washing machine and further space for tumble dryer, media booster point, Kamdean flooring, (matching the kitchen) with underfloor heating, ladder-style towel radiator, spotlights, extractor fan, double glazed window to the rear (with fitted shutters).

PLAYROOM/STUDY

12'10" x 6'11" (3.92 x 2.13)

Decorative exposed brickwork to one wall, double glazed window to the rear (with fitted shutters), Kamdean flooring (matching the kitchen) with underfloor heating, router and broadband points, LED spotlights, extractor fan, fitted base storage cabinets with worktop space above.

DINING ROOM

26'3" x 7'2" (8.02 x 2.19)

Kamdean flooring (herringbone-style) flooring with underfloor heating.

WC

7'0" x 3'4" (2.15 x 1.04)

Modern white two piece suite comprising hidden cistern push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Double glazed window to the rear (with fitted shutters), wall light points, LED spotlights, extractor fan, Kamdean (herringbone-style) flooring, underfloor heating.

INNER HALL

12'10" x 5'11" (3.92 x 1.82)

Double glazed window to the front, with feature decorative exposed brickwork, turning solid oak staircase rising to the first floor with decorative glass balustrade and oak woodwork with useful understairs storage cupboard, spotlights, Kamdean (matching the living room), underfloor heating. Doors through to the living room and kitchen. Half landing with double glazed viewing window through to the rear part of the dining room with decorative exposed brickwork surrounding the glass, further staircase rising to the top landing with a glass balustrade and oak surround.

LIVING ROOM

29'2" x 16'7" (8.90 x 5.08)

Four feature double glazed windows encased within the original brick surround (all windows fitted with Roman blinds). Decorative panelling to one wall, LED spotlights, Kamdean (herringbone-style) flooring with underfloor heating, decorative exposed brickwork housing a multi-fuel burning stove. Door leading through to the side hallway, double doors leading to the inner hallway.

BOOT ROOM

8'6" x 6'0" (2.61 x 1.83)

Panel entrance door from the front driveway, double glazed window to the side, spotlights, decorative panelling, fixed shelving, coat pegs and storage box. Kamdean (herringbone-style) flooring, alarm control panel.

BOILER ROOM

5'2" x 4'11" (1.58 x 1.51)

Housing the water cylinder and 'Worcester' boiler system for central heating and hot water throughout the property. Also housing the wall mounted electrical consumer box (not needing another examination until July 2031). Multiple power points and thermostat systems, router point, double glazed window to the side, Kamdean (herringbone-style) flooring.



FIRST FLOOR LANDING

Fitted with an array of useful storage cupboards, Victorian-style radiator, LED spotlights, half vaulted ceiling, Velux roof windows to both the front and rear. Doors to all bedrooms and bathroom.

BEDROOM ONE

24'11" x 18'0" (7.60 x 5.50)

An impressive principal suite with feature double glazed window (with fitted shutter-style blinds) making the most of the views beyond the play area and the rolling countryside beyond. Four sets of double glazed windows letting in lots of natural light (also fitted with shutter-style blinds), three further Velux roof windows (two to the left hand side of the room and one to the right) continue to also let in more natural light. Two Victorian-style radiators, LED lighting to the feature vaulted ceiling. Door to en-suite.

EN-SUITE

7'4" x 5'4" (2.24 x 1.65)

Modern three piece suite comprising a walk-in double sized shower cubicle with feature tiling and glass screen with a dual attachment hidden piped mains shower, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Victorian-style radiator with towel attachment, further storage cabinets, tiled splashbacks, spotlights, extractor fan, Velux roof window.

GUEST BEDROOM TWO

13'3" x 12'10" (4.05 x 3.92)

Two Velux roof windows, decorative exposed brickwork, Victorian-style radiator, LED spotlights to the vaulted ceiling, decorative wall panelling, wall light points.

BEDROOM THREE

11'3" x 7'4" (3.43 x 2.26)

Two Velux roof windows, LED spotlights to the half vaulted ceiling, Victorian-style radiator.

BATHROOM

9'9" x 7'1" (2.98 x 2.16)

Luxurious, recently fitted modern four piece suite comprising freestanding bathtub with claw feet and mixer tap, separate tiled and enclosed shower cubicle with glass screen and sliding doors, dual hidden piped mains shower system, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Double glazed window to the rear (with fitted window shutters), Victorian-style radiator with attached towel rail, spotlights, extractor fan.

OUTSIDE

To the front of the property there is a decorative shaped and curved brick wall to the boundary lines with a decorative block paved pathway providing access to the front entrance door and initial access to the driveway. Block paved pathway to the front door, split and shaped garden lawn with planted flowerbeds and borders housing a wide variety of specimen bushes and shrubbery. To the front there are three sets of lighting points, block paved pathway then continues and provides access to the driveway area and continues in front of the property providing access to the door, leading to the side hallway and then continues to the rear. The front also offers a gravel driveway providing hard standing parking for several vehicles.

TO THE REAR

The rear garden is split into various sections incorporating a porcelain tiled patio area (ideal for entertaining). This then leads onto a side garden lawn, planted flowerbeds and borders housing a wide variety of bushes and shrubbery. Decorative gravel stone chippings and a hopscotch-style stepping stones lead through a planted archway to the side garden which is predominantly block paved, making a further entertaining space, offering access to the front of the building whilst also benefitting from an outside water supply, power outlets and lighting points. Concrete base and historic planning permission for a mezzanine level garden room.

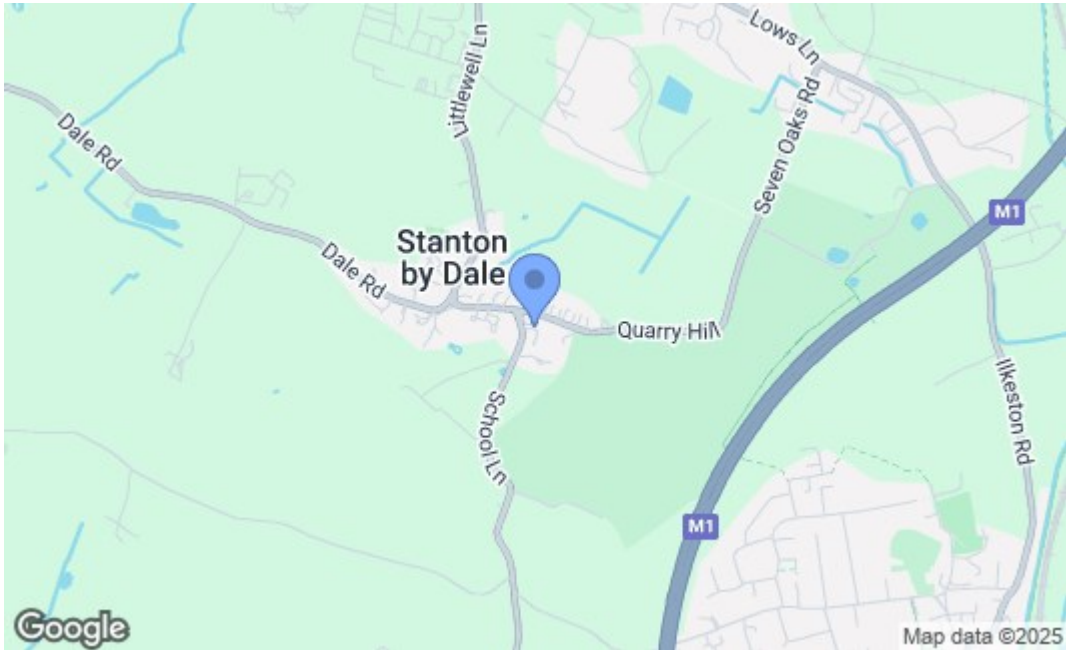
DIRECTIONS

Leave Stapleford and continue through Sandiacre, up the hill towards Risley before taking a right hand turn at the traffic light junction onto Rushy Lane. Continue and take a left hand turn, signposted Stanton by Dale/Dale Abbey. Go past the Cow Shed onto Potato Pit Lane and continue on the winding road and enter the village of Dale Abbey. Along Dale Lane you will see the historic Abbey Arch to the left and the property can be found on the right hand side, identified by our For Sale boards.

AGENTS NOTE

Historic planning permission has been granted to allow for the construction of a mezzanine garage/garden roof to the rear of the property. Planning Reference via the Erewash Planning Portal website is 0323/0061. It is advised that you check the details with your Solicitor and Erewash Borough Council.





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.