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Montpellier, 120 Longfield Lane Ilkeston, Derbyshire DE7 4DB



Beautiful four double bedroom Edwardian detached residence occupying a stunning and private plot measuring approx 0.4 of an acre in a sought after location

- Rarity on the market • Fabulous open views
 - Beautiful well established garden
- Private plot measuring approx 0.4 of an acre
 - Extensive driveway/parking and garage
- Edwardian detached family home offering four double bedrooms
 - Much original charm and character throughout
 - **VIEWING ESSENTIAL** •

Guide price £595,000



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GENERAL INFORMATION

A rare and exciting opportunity to acquire a charming Edwardian residence and much loved family home. Keeping with the property of its era it retains much charm and character throughout with many original features and must be seen to be fully appreciated.

Internally the property comprises, a most impressive entrance hall, porch, useful larder, lounge, formal dining room, garden room, snug and breakfast kitchen. The fabulous dual aspect semi-galleried landing gives access to a balcony offering delightful views over the garden and distant open countryside. There are four genuine double bedrooms, well-appointed bathroom and separate w.c.

Outside is a most impressive garden measuring approximately 0.4 of an acre, hidden away from Longfield Lane, the property has ample off road parking to front leading to a detached garage, there is a further separate pathway which runs through the mature gardens and leads to the property itself.

There are various seating areas throughout the gardens which offer a south westerly aspect and a beautiful two-tiered lawn surrounded by extremely well stocked herbaceous borders and flowerbeds containing a varied selection of flowering plants, shrubs and mature trees. The garden is without a doubt a true feature of the property which must be seen to be fully appreciated.

LOCATION

The property's location on Longfield Lane gives easy access into Ilkeston town centre which offers an excellent range of amenities and schooling at all levels including excellent public schools such as Repton and Trent College. The property is also within easy access of attractive open countryside, nearby Erewash golf course and also gives easy access to both Derby and Nottingham.

ACCOMMODATION

ON THE GROUND FLOOR

Panel and glazed entrance door provides access to:

MAGNIFICENT ENTRANCE HALL

With original oak Parquet flooring, coved cornice, feature archway and

picture rail, radiator, telephone point, beautiful oak panel staircase to first floor with wooden balustrade, panel and glazed door to:

PORCH

Continuation of the solid oak flooring, attractive three quarter wood panelling to walls, panel and glazed door with original stained glass window to rear.

USEFUL LARDER 2.7m x 1.8m (8'10" x 5'11")

A great addition to the property with original meat hooks and tiled flooring, shelving, ideal for use as food/wine storage with original quarry tiled flooring and window to front.

LOUNGE 4.79m into bay x 4m (15'9" into bay x 13'1")

Attractive cant bay window to side elevation with stained glass quarter lights, beautiful oversized oak fire surround with cast iron interior, tiled hearth, coal effect living flame gas fire, radiator, coved cornice and picture rail, oak Parquet wood flooring, feature archway to:

FORMAL DINING ROOM 5.04m into bay x 3.96m (16'6" into bay x 13'0")

Sealed unit double glazed cant bay window with stained glass quarter lights offering the most impressive views over the landscaped garden and rolling Derbyshire countryside in the distance towards Stanton by Dale. Radiator, coved cornice, picture rail, continuation of the oak Parquet flooring, multi paned door to:

GARDEN ROOM 4.35m x 1.79m (14'3" x 5'10")

Sealed unit double glazed timber framed windows, matching door to the garden offering delightful views over the garden and into the distance.

SNUG 5.46m into bay x 3.98m (17'11" into bay x 13'1")

Sealed unit double glazed box bay window with stained glass quarter lights to front over looking the garden and distant views, feature fireplace with decorative wooden surround, raised heather brown quarry tiled hearth, cast iron interior with decorative tiled slips, living flame fitted gas fire, two radiators, coved cornice and picture rail, exposed wooden floorboards, stained glass window to side elevation.

BREAKFAST KITCHEN 4.83m into recess x 3.99m (15'10" into recess x 13'1")

Chimney breast with impressive cast iron range and display mantle over, extensive range of granite preparation surfaces with tiled surrounds,



Belfast sink with mixer tap, period style units with fitted base cupboards, complementary wall mounted cupboards, plate racking, china display cabinets, Rangemaster cooker with five plate gas hob, hot plate, double oven with grill and storage, further appliances to include: dishwasher, fridge/freezer, washing machine, tumble dryer, slate tiled flooring with underfloor heating, window to front and side elevation, panel multi pane stable door to side garden.

ON THE FIRST FLOOR

IMPRESSIVE SPLIT-LEVEL DUAL ASPECT SEMI-GALLERIED LANDING

Having the continuation of the feature balustrade, seating/study area to rear elevation incorporating sealed unit double glazed french doors to a beautiful balcony with timber balustrade offering impressive distant views. Radiator, coved cornice and picture rail, stained glass window to the front elevation and panel door to:

DOUBLE BEDROOM ONE 4.6m x 4.01m (15'1" x 13'2")

Radiator, coved cornice, picture rail, stripped wooden floorboard, window to side, upvc double glazed window with impressive open view further multi-pane door accessing aforementioned balcony off the landing.

DOUBLE BEDROOM TWO 3.99m x 3.86m (13'1" x 12'8")

Radiator, coved cornice, fitted mirror fronted storage cupboard and further larger storage cupboard housing the gas fired boiler, window to side elevation.

DOUBLE BEDROOM THREE 4.32m x 4m (14'2" x 13'1")

Radiator, coved cornice, stripped wooden floorboards, window to side elevation and sealed unit double glazed window to front again offering impressive views.

DOUBLE BEDROOM FOUR 3.99m x 3.99m (13'1" x 13'1")

Radiator, pedestal wash hand basin, triple aspect with windows to front, side and rear elevations.

BATHROOM 2.7m x 1.78m (8'10" x 5'10")

Period style suite comprising, low flush w.c., pedestal wash hand basin, roll edged claw foot bath with shower attachment, separate cubicle with integrated shower, period style towel radiator, recessed ceiling spotlighting, extractor fan and window to front.

SEPARATE W.C.

Low flush w.c and window to front.

OUTSIDE & GARDENS

The property occupies a stunning location hidden away off Longfield Lane and without a doubt the stunning mature well established plot is a true feature of the sale which measures approximately 0.4 of an acre. The property is set down from Longfield Lane accessed via a driveway culminating in ample car standing for several vehicles and access to:

DETACHED GARAGE

There is a separate pathway meandering down the beautiful mature gardens to the rear and side door, the latter is a pleasant spot to enjoy the afternoon/evening sun. The main outlook of the property and gardens lie to the south westerly aspect and offer views over a two tiered lawn and distant open countryside.

The gardens are a true asset to the sale and must be seen to be fully appreciated. They wrap around the house and feature some splendid mature trees, extremely well stocked borders with flowering plants, shrubs, various seating areas, all of which offer a good degree of privacy. This truly is a fabulous family home on a stunning and mature plot.

COUNCIL TAX BAND

Erewash - G.

DIRECTIONAL NOTE

From Derby proceed out of town heading east along the A52 towards Nottingham, bearing left onto Lodge Lane and pass through Spondon proceeding out into open countryside on the outskirts of Ilkeston passing through Kirk Hallam and at the traffic island on Little Hallam Lane, turn right onto Quarry Hill Road and left into Longfield Lane. Viewers are advised to park on Longfield Lane and proceed through the wrought iron hand gate down the path way to the property.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (BA/ SE).



Ground Floor

First Floor



Montpellier, 120 Longfield Lane, Ilkeston, DE7 4DB

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Assessments First



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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