

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## Longford Mill, Longford Lane Longford, Derbyshire DE6 3DT



### **An enchanting and delightful historic Grade II Listed former water mill, enjoying an idyllic position with a most superb landscaped garden and waterside setting**

- Historic Grade II Listed former water mill • Superb waterside setting! • 8 acres approximately • Wide reception hall and guest cloakroom off • Two formal reception rooms and study • Breakfast kitchen and separate utility room • Four superb bedrooms to first floor, luxury en-suite and large family bathroom • Open plan second floor reception room with an additional bedroom and shower room • Detached double garage with office above • All-weather tennis court • Two loose boxes • Orchard and paddocks • With separate field extending to approx 5.7 acres (total 8 acres approximately) • Gardens with spectacular views over the lake and Grade II Listed weir
- **VIEWING ESSENTIAL** •

**Guide price £1,850,000**



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## GENERAL INFORMATION

This historic former water mill enjoying an idyllic setting offers enchanting accommodation with superb lake and waterside features with original mill wheel and offers superb accommodation throughout. The former water mill, which is now a Grade II Listed delightful property was built by Richard Arkwright in 1837.

Operating as a working mill up until 1956 the property was converted to exacting standards in 1972 and has over many years undergone sympathetic refurbishment and extensive modernisation to provide presently a delightful family home.

The accommodation is set upon three floors offering an imposing wide reception hallway with galleried landing above, useful guest cloakroom to ground floor, study to the front which could easily be used as a secondary sitting room or snug, there is a formal lounge with a magnificent inglenook feature fireplace with views over the lake, formal dining room, well-appointed recently re-equipped farmhouse style fitted kitchen with heavy oak beams leading to a rear utility area with direct access to the decking.

To the first floor off the galleried landing access is gained to the principal bedroom which enjoys a magnificent en-suite facility with bathroom and dressing facilities in one, three additional bedrooms and a bespoke period bathroom with shower cubicle. To the second floor is an open plan lounge with exposed beams and some workings of the former mill in situ with an additional bedroom and shower room.

Outside, the property has the most delightful carefully considered and landscaped garden, taking full advantage of the lake with its lawns, flowering beds and discreet tree planting, a garden Breeze House ideal for a summer barbeque, all-weather tennis court with changing facilities, a detached double garage and access to a first floor sitting room/office, two loose boxes, an additional orchard to the front of the property and paddock land extending to 5.7 acres. However the total size of the entire property and surrounding area is approximately 8 acres.

## ACCOMMODATION

### **ON THE GROUND FLOOR**

#### **ENTRANCE HALL**

Stable entrance door, quarry tiled flooring, internal door leading into:

#### **RECEPTION HALL 3.88m x 3.88m (12'9" x 12'9")**

Polished oak flooring, exposed beams to ceiling, built in storage cupboards and stairs to the first floor galleried landing off.

#### **GUEST CLOAKROOM**

Comprising, wash hand basin, low level w.c., built in understairs storage cupboard, polished oak flooring.

#### **DRAWING ROOM 8.86m x 4.53m (29'1" x 14'10")**

Feature inglenook brick built fireplace with log burner, double glazed French doors to side terrace.

#### **STUDY/SNUG 3.94m x 2.84m (12'11" x 9'4")**

Exposed beams to ceiling, feature decorative cast iron fireplace, TV and telephone points.

#### **DINING ROOM 5.66m x 4.03m (18'7" x 13'3")**

Exposed beams to ceiling, feature cast iron fireplace.

#### **BREAKFAST KITCHEN 5.54m x 4.16m (18'2" x 13'8")**

Fitted with a range of hand crafted antique pine base and wall mounted cupboards, Belfast sink, granite work surface areas, glazed display units, plumbing for dishwasher, recess space for upright fridge/freezer, pantry cupboard, four ring electric hob with extractor fan over, built in double oven, Aga into chimney recess, exposed beams to ceiling.

#### **UTILITY ROOM 3.64m x 3.21m (11'11" x 10'6")**

Low level cupboards with work surfaces over, built in storage cupboard, plumbing for washing machine, tumble dryer point, cupboard housing the LPG gas fired boiler, door to rear off.

### **ON THE FIRST FLOOR**



#### **GALLERIED LANDING**

With cast iron balustrade with mahogany hand rail, airing cupboard.

#### **MASTER BEDROOM SUITE 4.85m x 4.15m (15'11" x 13'7")**

Coving and exposed beams to ceiling, connecting inner lobby to:

#### **EN-SUITE BATHROOM WITH DRESSING AREA 5.14m x 4.12m (16'10" x 13'6")**

Panelled corner bath, twin vanity wash hand basins, low level w.c., bidet, three double wardrobes and two chests of drawers.

#### **BEDROOM TWO 4.22m x 3.88m (13'10" x 12'9")**

Fitted with a range of wardrobes with cupboards over, wash hand basin set within antique pine wash stand.

#### **BEDROOM THREE 3.98m x 2.83m (13'1" x 9'3")**

Built in double wardrobe, decorative wash hand basin.

#### **BEDROOM FOUR 5.02m x 3.64m (16'6" x 11'11")**

Built in wardrobes.

#### **VICTORIAN STYLE BATHROOM**

Comprising, cast iron bath, wash hand basin, low level w.c., built in shower cubicle, heated chrome towel rail, oak flooring.

#### **ON THE SECOND FLOOR**

#### **LOWER LEVEL LANDING AREA**

With useful underfloor storage space with stairs leading to:

#### **OPEN PLAN RECEPTION ROOM 38.0m x 31.0m (124'8" x 101'8")**

Superb open plan space comprising, exposed beams and king post trusses to ceiling, original pulley system, exposed brick walls, two radiators, access to front railed lucam enjoying fine countryside views.

#### **SEPARATE SITTING AREA**

Large skylight window.

#### **BEDROOM FIVE 3.92m x 3.33m (12'10" x 10'11")**

Exposed beams to ceiling, decorative vanity wash hand basin.

#### **SHOWER ROOM**

Part exposed brick walls, shower cubicle, low level w.c., vanity unit and wash hand basin.

#### **OUTSIDE & GARDENS**

There is the most delightful carefully considered and landscaped garden, taking full advantage of the lake with its lawns, flowering beds and discreet tree planting, a garden Breeze House ideal for a summer barbeque, all-weather tennis court with changing facilities, an additional orchard to the front of the property and paddock land extending to 5.7 acres. However the total size of the entire property and surrounding area is approximately 8 acres.

#### **DOUBLE GARAGE WITH MEZZANINE OVER 6.07m x 5.87m (19'11" x 19'3")**

Situated on the ground floor.

#### **MEZZANINE OFFICE OVER 6.07m x 3.21m (19'11" x 10'6")**

#### **GARAGE BLOCK/STORE ONE 3.98m x 3.21m (13'1" x 10'6")**

Situated on the lower ground floor.

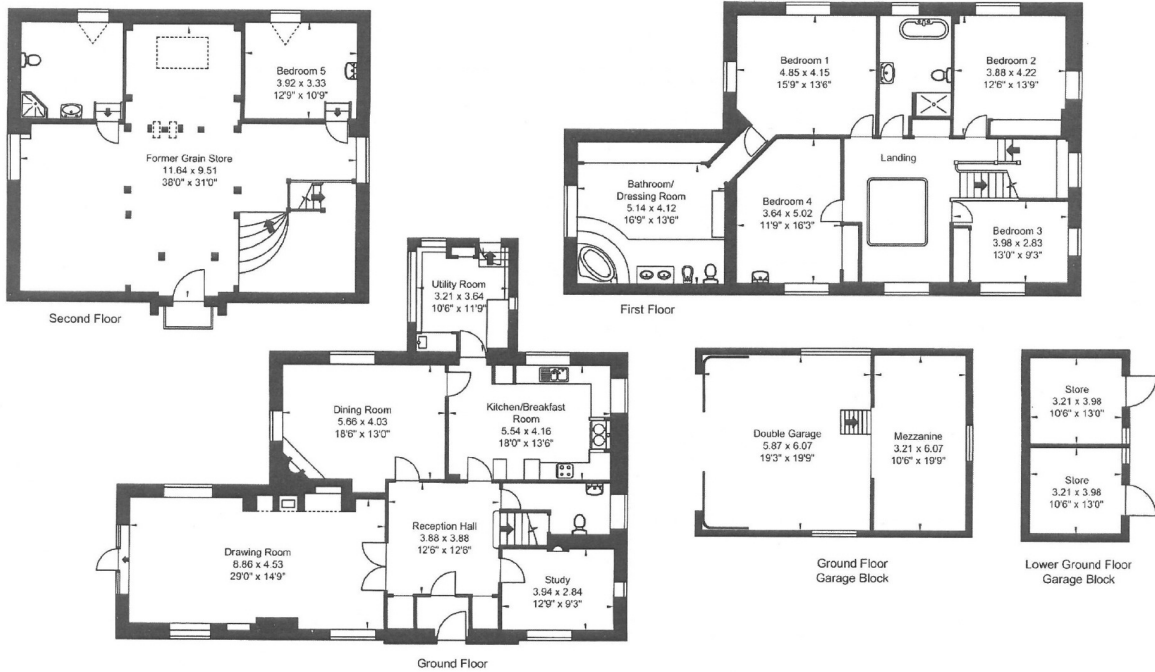
#### **GARAGE BLOCK/STORE TWO 3.98m x 3.21m (13'1" x 10'6")**

#### **DIRECTIONAL NOTE**

Longford is situated 11 miles west of Derby - from the main junction of the A50 and A38 proceed westerly towards A50 Uttoxeter for approximately 2 miles then turn right on the A516 towards Derby. Proceed for one mile before turning left into Ash Lane proceed along Ash Lane for approximately 2½ miles and at the T Junction turn left towards Thurstaston and Longford. Pass the sign for Longford for another ½ mile along Longford Lane where the property will be situated on the right hand side.

#### **VIEWING**

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



This plan is for guidance only and must not be relied upon as a statement of fact.

Longford Mill  
Longford

Approximate Gross Internal Floor Area:  
382 sq m. 4110 sq ft. (House)  
75 sq m. 807 sq ft. (Garage block)  
Total: 457 sq m. 4917 sq ft.  
2.4.2003. de/734. CFP Ltd. 01789-261865



#### 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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