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The Old Sawmill, Cole Lane Ockbrook, Derby, DE72 3RD



Sumptuously appointed stylish former Sawmill, offering five bedroom accommodation with dependent relatives' accommodation attached and stabling within 1.75 acres (approx) of agricultural land

- https://drive.google.com/drive/folders/1wSWbfUI5pp8jMgbSxP_WD-jiOb5bQl6Q (Virtual Tour)
- Sumptuously appointed stylish former Sawmill • Offering exceptional and well-presented five bedroom accommodation • Within a delightful secluded setting with 1.75 acres of agricultural land • Dependent relatives' accommodation attached • Associated stabling
- Swift access to A52 linking to Derby, Nottingham and motorway connections of the M1 •
- **VIEWING ESSENTIAL** •

Price £975,000



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GENERAL INFORMATION

A sumptuously appointed stylish former sawmill, being offered for sale in an exquisite secluded location in the heart of the village of Ockbrook and providing four bedroom accommodation providing a substantial family home. Also with the benefit of an attached dependent relatives' accommodation, 1.75 acres approximately of agricultural land and associated stabling.

The property has been meticulously maintained to a very high standard by its current owner and provides superb family accommodation offered with a wealth of charm and character throughout.

The property is constructed of traditional brick with a pitch slated roof and was refurbished into a sumptuous home many years ago. The property has subsequently been re-appointed by its current owner to a very high standard and offers centrally heated and double glazed accommodation throughout. Offering dependent relatives' accommodation which has the benefit of a living kitchen, a large genuine double bedroom and a luxury en-suite shower room.

The main family accommodation extends to a superb lounge with wood burning stove within a feature brick fireplace, an adjacent open plan dining room with magnificent glass and oak open plan staircase, a quality fully fitted kitchen in pine with an adjacent dining area, a good sized utility room fully fitted and a very useful home office/study. To the first floor, off a very elegant open galleried landing, access is gained to the principal bedroom which has a walk-in dressing room and a quality adjacent bathroom. There are three additional double bedrooms and a large family bathroom.

Outside is a very pleasant terrace garden to the side of the property with patio areas ideal for alfresco dining, with direct access to the 1.75 acres (approximately) of agricultural pasture land. There is associated stabling, tack room and ample car standing spaces. There is an additional courtyard garden with paved area, raised ornamental pond and an enclosed hot tub (available subject to separate negotiation).

The sale provides a very genuine opportunity for a discerning purchaser to acquire this superbly appointed family home in a very unique location offering seclusion and privacy but within easy reach of the comprehensive village facilities of Ockbrook. Viewing can strongly be recommended.

LOCATION

The property's location is extremely convenient for swift access to the A52 linking to Derby, Nottingham and the motorway connections of the M1. Ockbrook boasts a range of facilities including public houses and shops. The Ockbrook School is close at hand together with other schooling in the area.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With slate flooring, radiator and courtesy door to the rear.

ADJACENT DEPENDENT RELATIVES' ACCOMMODATION

Comprising:

LIVING KITCHEN 4m x 3.5m (13'1" x 11'6")

Comprising:

LIVING AREA

French door providing access to the courtyard, radiator.

KITCHEN AREA

Inset sink unit with taps over, base cupboard under, a range of base and drawer units, work surfaces over, tiled surrounds, decorative spotlighting.

BEDROOM ONE 3.1m x 3m (10'2" x 9'10")

Radiator and French door providing access to courtyard.

EN-SUITE SHOWER ROOM

Comprising low level w.c., wash hand basin, shower cubicle, tiled flooring, heated chrome towel rail, decorative spotlighting.

MAIN HOUSE ACCOMMODATION

LOUNGE 5.5m x 4.98m (18'1" x 16'4")

Solid oak flooring, magnificent brick feature fireplace with heavy oak mantle, stone hearth incorporating wood burning stove, two radiators, French door to the front.

ADJACENT DINING AREA 5.88m x 4.11m (19'3" x 13'6")

With magnificent oak and glass staircase with exposed brick walls, solid oak flooring, twin French doors to front and rear, two radiators.

REAR LOBBY

Solid oak flooring, with access to:

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GUEST CLOAKROOM

Comprising low level w.c., vanity wash hand basin, half tiled surrounds, solid oak flooring, radiator, hanging and shelving.

DINING KITCHEN

Comprising:

DINING AREA 3.86m x 2.72m (12'8" x 8'11")

Radiator.

KITCHEN AREA 6m x 5.5m (19'8" x 18'1")

Tiled flooring with underfloor heating, a range of solid oak units offering central island with granite work surfaces, breakfast bar, drawers and base units, inset Range cooker within chimney surrounds, a full range of base and drawer units with granite work surfaces over, enamel inset sink with mixer tap over, complementary wall mounted cupboards, integrated dishwasher, tall pantry cupboard with double door to front, decorative spotlighting, beams to ceiling, courtesy door to the front and rear.

UTILITY ROOM 2.6m x 1.85m (8'6" x 6'1")

Inset sink unit and base cupboard under, plumbing for automatic washing machine, work surfaces over, complementary wall mounted cupboards, boiler providing domestic hot water and servicing the central heating system, tiled flooring, radiator.

HOME OFFICE/STUDY 3.6m x 2.4m (11'10" x 7'10")

Radiator.

ON THE FIRST FLOOR

GALLERIED LANDING

With large picture windows, exposed beams to ceiling, radiators.

PRINCIPAL BEDROOM 4.85m x 3.6m (15'11" x 11'10")

Oak and glazed double doors, exposed King Truss beams, radiator.

EN-SUITE BATHROOM

Comprising vanity wash hand basin, panel bath with shower over and glazed side screen, tiled surrounds, low level w.c., full tiling to main walls and flooring, heated chrome towel rail, velux roof light, decorative spotlighting.

WALK-IN DRESSING ROOM/WARDROBE

With hanging and shelving.

BEDROOM TWO 4.3m x 3.2m (14'1" x 10'6")

Radiator, velux roof light, decorative spotlighting, exposed beam to ceiling.

BEDROOM THREE 4.3m x 3.17m (14'1" x 10'5")

Radiator, exposed truss beam to ceiling.

BEDROOM FOUR 3.48m x 3.11m (11'5" x 10'2")

Double door providing access to:

FAMILY BATHROOM

Panel bath with Jacuzzi, glazed side screen with shower over, low level w.c., pedestal wash hand basin, tiled flooring, heated chrome towel rail, decorative spotlighting, velux roof light.

OUTSIDE & GARDENS

The carefully landscaped garden extends to flagstone patio with raised flowering beds and borders, ideal for relaxation, with access to the 1.75 acres (approximately) of agricultural paddock land.

STABLING, TWO PENS & A TACK AREA 7.5m x 5m (24'7" x 16'5")

With power and lighting.

ADJACENT AREA 5m x 3.6m (16'5" x 11'10")

Rear courtyard with flagstone patio, raised ornamental fish pond, hot tub with cover and flowering beds and borders.

There is ample off-road parking to front.

COUNCIL TAX BAND

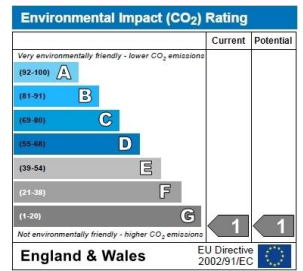
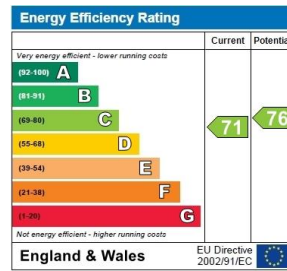
Erewash Borough Council - Band G.

DIRECTIONAL NOTE

From Derby proceed along the main A52 travelling towards Nottingham. Eventually turning left where signposted for Ockbrook onto Victoria Avenue. Take the first turning right into Collier Lane and at the T Junction turn right and then taken an immediate turning left down the dirt track where The Old Sawmill will be located on the right hand side.

VIEWING

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



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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