



The Coach House
Holbrook Hall Makeney Road
Holbrook, Belper
Derbyshire
DE56 0TF

Price
£1,200,000

- Stunning Former Coach House conversion
- Extends to approx 3,500 sq ft
- Superbly presented throughout
- Delightful Gardens with stunning views
- Large Garage and Workshop
- Imposing Entrance Hall and Guest Cloakroom
- Large Lounge, Sitting Room, Formal Dining Room
- Breakfast Kitchen and Utility Room
- Principal Bedroom and Luxury En-suite
- Three further Bedrooms and Large Bathroom

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

A sumptuously appointed former Coach House, having been substantially refurbished over many years by its current occupier to a stylish and fashionable design, the property offers large accommodation approx 3,500 sq ft in total and provides sumptuous living accommodation for a family.

A recommended inspection of this stylish property will reveal a wide imposing reception hallway with staircase off and guest cloakroom. There is a superb lounge with feature fireplace and french doors providing access to a delightful patio. A formal dining room with a feature stone fireplace, second sitting room or office, a superbly appointed fitted kitchen with hand-painted fitted units with Aga and central island and there is also a large utility room. To the first floor off a spacious landing access is gained to the principal bedroom which has a luxury range of fitted wardrobes, a delightful four piece en-suite bathroom, three additional double bedrooms and a family bathroom with a four piece suite.

Outside, is an easy to manage formal garden with flagstone patio, ideal for alfresco dining, raised lawns with open aspects and views. There is a large former milking parlour converted into a double garage with two additional storage facilities adjacent and ample parking.

The sale provides a very unique opportunity for a discerning purchaser to acquire this stylish former coach house in an idyllic setting, convenient for many local facilities.

LOCATION

Holbrook boasts local facilities including pubs, shops, highly favoured infant and junior schools, fast access to the A6 and A38.

ACCOMMODATION - ON THE GROUND FLOOR





IMPOSING ENTRANCE HALL

Oak block herringbone flooring, stairs to the first floor, double radiator, glazed door to front, decorative coving.

GUEST CLOAKROOM

Comprising, vanity wash hand basin, low level w.c., tiled flooring, double radiator.

SECOND SITTING ROOM/STUDY

3.61m x 3.6m (11'10" x 11'9")

Exposed beams to ceiling, herringbone oak block flooring, double radiator, built in base storage cupboards, shelving and desk unit.

SUPERB LOUNGE

5.4m x 4.92m (17'8" x 16'1")

Exposed beams to ceiling, two radiators, fireplace with slate hearth and stone lintel with adjacent woodstore and french doors leading to a delightful patio.

FORMAL DINING ROOM

4.86m x 3.22m (15'11" x 10'6")

Decorative picture rail, herringbone oak block flooring, stone feature fireplace with matching hearth and open fire, double radiator, large windows and original coach house doors.

BREAKFAST KITCHEN

5.2m x 5m (17'0" x 16'4")

Fitted with an attractive range of hand-crafted units with gas fired Aga and shelving over, central breakfast island with granite work surfaces, storage cupboards under, inset enamel sink unit with mixer tap and hand-painted base units, storage cupboards, integrated fridge and dishwasher, free-standing dresser unit with shelving above, wall mounted hand-painted cupboards and granite work surfaces, stone flag flooring, door to the rear, large original picture windows and original coach house doors.



UTILITY ROOM

4.97m x 2.12m (16'3" x 6'11")

Inset sink unit with mixer tap over, base cupboard under, granite work surfaces, plumbing for automatic washing machine, tumble dryer point, boiler providing domestic hot water and servicing the central heating system, tiled flooring, door to the rear off, decorative spotlighting.

ON THE FIRST FLOOR - PASSAGE LANDING

Three radiators and doors leading to all bedrooms.

MASTER BEDROOM

5.12m x 4.8m (16'9" x 15'8")

Two radiators, a range of high quality fitted wardrobes some with sliding doors.

LUXURY EN-SUITE BATHROOM

Comprising, corner shower cubicle, panel bath, pedestal wash hand basin, low level w.c., spotlighting, extractor fan, heated chrome towel rail.

BEDROOM TWO

3.79m x 3.66m (12'5" x 12'0")

Decorative coving, radiator.

BEDROOM THREE

4.92m x 3.83m (16'1" x 12'6")

Built in wardrobes, storage cupboards over and matching dressing table, radiator.

BEDROOM FOUR

5m x 3.3m (16'4" x 10'9")

Radiator, decorative coving.



FAMILY BATHROOM

Luxury suite comprising, corner shower cubicle, tiled surrounds, panel bath, vanity wash hand basin, low level w.c., heated chrome towel rail, spotlighting, extractor fan.

OUTSIDE & GARDENS

To the rear of the property is a flagstone patio ideal for alfresco dining with raised lawns, flowering beds and borders and enjoys stunning views over open countryside. There is a lawned foregarden with flagstone patio, herbaceous flowering beds and borders leading to the:

DOUBLE GARAGE

With twin electrically operated up and over door.

ADJACENT STORAGE FACILITIES

8.4m x 4.96m (27'6" x 16'3")

Former Milking Parlour.

ADJACENT WORKSHOP

4.9m x 1.7m (16'0" x 5'6")

Power and lighting.

DIRECTIONAL NOTE

From Derby proceed via Duffield Road travelling through Allestree and continuing towards Duffield. Take the turning right where signposted for Holbrook, following the road along the Duffield Bank and eventually turning right into Red Lane, just before Makeney. Follow the road for approximately 1 mile take the turning right where signposted for Holbrook Hall (Nursing Home), proceed along the private driveway forking to the left towards The Coach House.

VIEWING

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

First Floor



SCARGILL MANN & CO.
 CHARTERED SURVEYORS | ESTATE AGENTS | COMMERCIAL PROPERTY MANAGERS | RESIDENTIAL LETTING AGENTS

Ground Floor



The Coach House, Holbrook Hall, Makeney Road, Hollbrook DE56 0TF

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

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	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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