



Beggars Oak Whitewells Lane

Belper

Derby

DE56 2DN

Price

£1,075,000

- Semi-rural location with stunning views
- Outstanding gardens, extensive parking/garaging
- Original charm and character
- Within easy reach of Belper
- A rarity on the market
- Plot measuring 1.5 acres
- Beautiful detached home
- Sure to appeal to those with Equestrian interests
- Viewing Essential

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Beggars Oak is a 1930's built traditional detached residence, particularly attractive in appearance and has an L shaped footprint. The southerly aspect with striking main elevation relieved by a partially timber clad gable end, storm porch and multiple pitched roof with dormer windows. Oil fired central heating and double glazed accommodation comprises entrance hall, lounge, formal dining room, study, dining kitchen, inner hallway, guest cloakroom and separate utility. To the first floor landing there are four bedrooms and family bathroom. There is a large attic space over the integral double garage which could be converted into the main living accommodation.

The property occupies an impressive plot measuring 1.5 acres made up of an approximate 1 acre of garden and adjacent half acre paddock/field. The property is sure to appeal to those with equestrian interests and benefits from a paddock and stable block. The property may also suit a car enthusiast as it provides ample off road car standing, integral double garage with inspection pit, separate single garage with attached double width carport.

Without a doubt a true feature of the sale is the beautiful garden in which the property stands with numerous lawn sections, raised terraces and patio. There is an abundance of superbly stocked borders/flowerbeds with a truly varied selection of flowering plants, shrubs and trees. Further large vegetable/fruit garden, all of which can be overseen from the two principal reception rooms in a southerly aspect.

LOCATION

Whilst feeling rural in its location, the property is only a short drive from the nearby market town of Belper, which offers an excellent range of amenities including schooling at all levels, shops, cafés, restaurants, bars, leisure centre, attractive River Gardens. The property is also within easy reach of the beautiful Carsington Water as well as Matlock, Matlock Bath and the Peak District.

BEAUTIFUL RECESS STORM PORCH

Impressive large oak panel entrance door with glazed inserts, sealed unit double glazed and leaded side lights provides access to:

ENTRANCE HALL

Oak door panelling, radiator, two matching latched oak doors to storage facilities, further latched panel door with glazed inserts to:

FORMAL DINING ROOM

4.27m x 3.99m into fireplace (14'0" x 13'1" into fireplace)

Beautiful inglenook fireplace with stylish oak and brick surround incorporating open fire, two upvc double glazed and leaded corner windows, radiator, upvc double glazed and leaded window, glorious views over the south westerly garden.

LOUNGE

5.47m x 4.3m (17'11" x 14'1")

Beautiful brick fire surround, oak mantel, recessed log burner, radiator, two upvc double glazed windows to side and large upvc double glazed window overlooking the garden and field beyond, latched panel door from hall leading to the:

DINING KITCHEN

6.49m x 3.65m max (21'3" x 11'11" max)

Comprising:





DINING AREA

Feature fireplace incorporating timber surround, raised tiled hearth and cast iron log burner, radiator. double glazed and leaded window to rear.

KITCHEN AREA

Granite effect preparation surfaces with Franke sink and insinkerator, hot and cold tap, oak grain effect base cupboard and drawers, complementary wall mounted cupboards, underlighting, Bosch induction hob with extractor hood over, double fan assisted electric oven and grill, matching microwave, integrated fridge, upvc double glazed door leading to the stunning garden and open views, latched panel door to:

UTILITY ROOM

5.25m x 2.2m (17'2" x 7'2")

Stone effect worktops, matching up-stands, large inset stainless steel sink unit, gloss finish, cupboard and drawer fronts, space suitable for fridge, freezer and washing machine, radiator, tiled flooring, upvc double glazed windows to side, panel and leaded glazed stable door to rear driveway, internal latched panel door to useful cupboard housing the Worcester oil fired boiler.

REAR LOBBY

Staircase to first floor, under stairs cloak cupboard, radiator, latch panel door to:

STUDY

2.59m x 1.54m (8'5" x 5'0")

Radiator, upvc double glazed and leaded window to side.

GUEST CLOAKROOM

Suite comprising, low flush w.c., wash hand basin, chrome towel rail/radiator, upvc double glazed and leaded window to rear.

ON THE FIRST FLOOR - SEMI-GALLERIED LANDING

Radiator, two upvc double glazed and leaded windows to rear, latched panel door to useful storage cupboard.



BEDROOM ONE

5.01m x 3.34m (16'5" x 10'11")

Radiator, two upvc double glazed windows offering fabulous views, built in storage cupboard.

BEDROOM TWO

4.56m x 3.27m (14'11" x 10'8")

Radiator, range of fitted furniture including wardrobes, drawers and matching cupboards into recess.

BEDROOM THREE

4.58m x 2.41m (15'0" x 7'10")

Radiator, built in wardrobe, shelving, window seat storage, recess storage, upvc double glazed and leaded window overlooking garden.

BEDROOM FOUR

4.11m x 3.35m (13'5" x 10'11")

Radiator, bespoke fitted wardrobe recess storage, upvc double glazed and leaded window overlooking the garden and sealed unit double glazed velux window.

WELL APPOINTED BATHROOM

5.62m x 2.65m (18'5" x 8'8")

Mainly tiled with a white suite comprising vanity unit wash hand basin, bath, separate large cubicle with integrated shower, radiator, under floor electric heating, two upvc windows, electric towel rail, two upvc double glazed windows, linen cupboard housing the hot water tank and immersion heater.

SEPARATE W.C.

Tiled with a contemporary white suite incorporating low flush w.c., vanity unit wash hand basin, mixer tap, radiator, upvc double glazed and leaded window.

OUTSIDE & GARDENS

Beggars Oak occupies a particularly impressive plot a short drive from Belper and is set back from



Whitewells Lane down a good sized gravelled driveway which runs past two garages one single pitched roof garage with workshop to rear and side door back on to the driveway and an attached open fronted car port. The driveway continues through a gate and sweeps around to the right to the attached double garage with twin up and over doors. To the side of this garage is the attached pony paddock/field which measures approximately half an acre, the stable for this paddock is located at the bottom of the garden with access within an attractive stone wall.

SINGLE DETACHED GARAGE/WORKSHOP TO REAR

5.28m x 2.75m (17'3" x 9'0")

Pitched roof, up and over door to front, window and rear door to workshop.

ATTACHED DOUBLE WIDTH CAR PORT

7.16m x 6.06m (23'5" x 19'10")

Open fronted.

DETACHED DOUBLE GARAGE

6.78m x 5.45m (22'2" x 17'10")

Power lighting, two up and over doors one remote controlled, inspection pit, access to the loft space above which could be converted to provide additional accommodation to the main house.

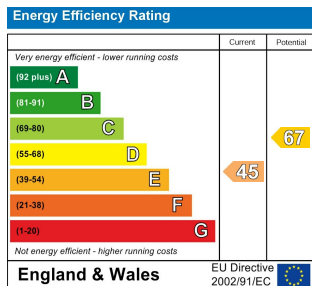
STABLE

3.66m x 3.64m (12'0" x 11'11")

The main gardens to this beautiful home lie predominantly to the south. There is a pathway and terrace which runs around the southerly elevation a place to enjoy the breath-taking views over the garden, fields beyond and the Derwent Valley. The gardens have been carefully tended and greatly improved by the current vendors. There is a wide variety of large shaped beds and herbaceous borders containing a truly varied selection of plants, shrubs and trees as well as rockery. Winding between these borders are large lawn expanses. A further range of beds containing vegetable and fruit plots as well as apple and plum trees at the bottom of the garden and there is a good level of security lighting as well as power.

COUNCIL TAX BAND

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