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CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

The Laurels, 76A Hardy Barn Shipley, Heanor, Derbyshire DE75 7LY



A detached four bedroomed period farmhouse commanding fine views over the Erewash Valley

- Gas central heating • Enclosed porch • Dining room • Sitting room
- Family room / Study / Library • Well fitted farmhouse breakfast kitchen with oven range
 - Large rear hall / boot room with laundry area • vaulted wine cellar
 - Four bedrooms • Spacious bathroom
- Charming south facing walled garden • Planning permission granted to erect a double garage
 - Agricultrual land available by separate negotiation if desired •

Offers over £310,000



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GENERAL INFORMATION

Lane End Farm comprises a four bedroomed detached period residence believed to date from the 19th Century occupying a sought after and highly convenient location enjoying fine views over the Erewash Valley to the rear. Originally part of the Miller Mundy Family Estate, and sold into private ownership many years ago.

Internally inspection will reveal spacious, light, gas centrally heated accommodation including an enclosed porch, sitting room and dining room - both with fireplaces, plus a family room / study / library. There is a large farmhouse breakfast kitchen with matching units and an oven range. Boot room including a laundry area. Fitted guest cloakroom. Vaulted wine cellar. On the first floor there are four bedrooms together with a large bathroom.

The property is approached via a sweeping gravelled driveway culminating in a car parking area and single garage. Please note the property benefits only from a charming south facing walled front garden. There is a pathway only to rear.

LOCATION

The house is located at Shipley, midway between the towns of Heanor and Ilkeston, and is highly convenient for both Derby and Nottingham city centres plus the M1 and national motorway system and many other midland and northern centres including East Midland International Airport. There are fast intercity trains from both Derby and Nottingham to London and other parts of the country. Local mainline station at Langley Mill (a further mainline station is believed to be available in Ilkeston in approximately 2 years time). Excellent hacking and walking is available on the 400 acre Shipley Country Park located close to the entrance of Lane End Farm.

DEVELOPMENT OPPORTUNITY

ACCOMMODATION

ENCLOSED ENTRANCE PORCH

With twin glazed doors to:

DINING ROOM 4.29m x 4.26m (14'1" x 14'0")

Feature fireplace having a dressed stone surround, raised stone hearth with exposed brick interior and living flame burning coal gas fire. The room has the benefit of a double aspect with window to the side and front.

SITTING ROOM 4.24m x 3.95m (13'11" x 13'0")

A very pleasant light room with French window having matching side screens providing a delightful southerly aspect over the secluded garden. Feature fireplace with polished pine surround incorporating a display mantel, tiled hearth, brick interior and open fire grate with canopy. Exposed ceiling beam.

STUDY / FAMILY ROOM / LIBRARY 3.79m x 3.67m (12'5" x 12'0")

Further well proportioned room with exposed ceiling beams. Fitted base cupboard. Excellent range of book shelving. The measurements include the staircase to the first floor off with polished oak balustrade.

INNER HALL

FITTED GUEST CLOAKROOM

Having white fittings including a wash basin and low suite WC.

Door and brick steps down to:

VAULTED WINE CELLAR 3.22m x 2.20m (10'7" x 7'3")

With thravls and electric lighting.

FARMHOUSE BREAKFAST KITCHEN 4.64m x 3.69m (15'3" x 12'1")

Feature limestone effect Amtico flooring. Excellent range of matching units featuring granite effect preparation surfaces,



door and drawer fronts with oak detail and including an L-shaped preparation surface with ceramic tiled surround, under cupboards, drawers, inset stainless steel sink unit (mixer tap), and appliance space beneath including plumbing for a dishwasher. Adjacent superior Leisure oven range including warming drawer, two ovens, grill, five plate gas hob, adjacent electric ceramic hob and stylish stainless steel canopy over by Leisure incorporating a variable speed extractor and electric light. Two further preparation surfaces, one also forming a breakfast bar with under cupboards and drawers with matching tiled surround.

Recess suitable for an upright fridge freezer, fitted eye level cupboard including central china display cabinet with leaded glazed doors. Glowworm gas fired central heating boiler providing a water filled radiator central heating system. Multi paned glazed door to the rear. The room has the benefit of a double aspect with window to the front overlooking the courtyard and further window to the side providing a delightful far reaching view.

Stable style door from the kitchen to;

SPACIOUS REAR HALL / BOOT ROOM 3.38m x 2.41m (11'1" x 7'11")

Wood grained effect Karndeian flooring. Excellent full room length cupboard fitment with four doors including cloaks hanging, general storage shelving and a laundry cupboard with plumbing for an automatic washing machine. Latch door to a balcony and the garden.

ON THE FIRST FLOOR

LANDING Hinged trap door and loft ladder to the roof space.

BEDROOM ONE 4.30m x 3.67m (14'1" x 12'0")

The second measurement taken to the rear of the bed head with adjacent arched alcoves, bedside tables / drawer fitments, further adjacent double wardrobes with hanging rails and storage cupboards over.

REAR BEDROOM TWO 3.87m x 3.72m (12'8" x 12'2")

The measurements including a bulkhead incorporating a vanity unit.

FRONT BEDROOM THREE 4.26m x 4.33m (14'0" x 14'2")

BEDROOM FOUR 3.68m x 2.29m (12'1" x 7'6")

The measurements including the depth of the fitted bedroom furniture with double wardrobe and storage cupboards over. This room has the benefit of a double aspect with windows to the side and front.

SPACIOUS BATHROOM

Having a suite comprising a panelled bath with ceramic tiled surround and mixer tap. Separate shower with Mira Sprint electric shower fittings, pedestal wash basin with tiled splashback and low suite WC. Built-in airing cupboard including an insulated hot water cylinder together with slatted shelving.

OUTSIDE

Charming south facing walled garden including a raised sun terrace retained by a low brick wall, steps down to a garden area with a neat lawn, paved paths, central flowerbed and well stocked herbaceous borders containing an interesting and varied selection of plants, shrubs and trees.

The property is approached by a driveway culminating in a car parking area and single garage.

DIRECTIONAL NOTE

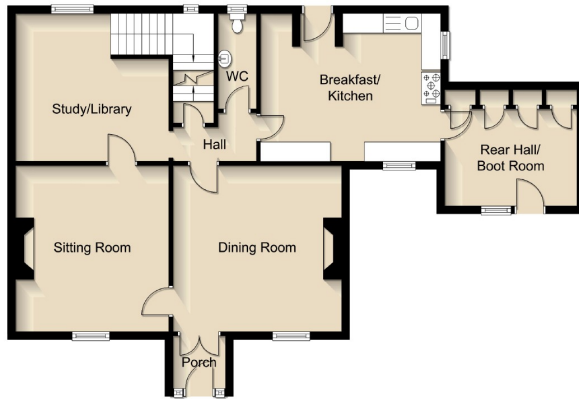
The approach from Heanor town centre is via the A607 towards Ilkeston, having reached Shipley number 76 will be located on the left hand side as denoted by our "for sale" board.

VIEWING

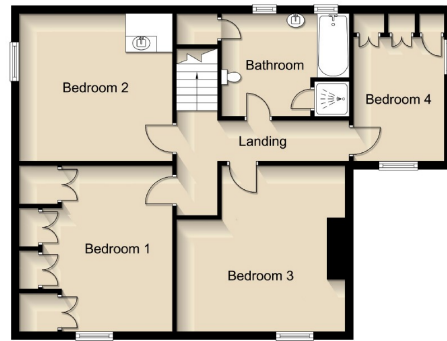
Strictly by appointment through Scargill Mann & Co - Derby Office (BA 19/11/18)



Ground Floor



First Floor



Lane End Farm, 76 Hardy Barn, Shipley, Heanor, Derbyshire, DE75 7LY

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
			78
		30	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			
			75
		26	

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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