



£750,000

Long Lane, Shipley Gate NG16 3JE

Detached House | 4 Bedrooms | 2 Bathrooms

01773 832355

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- A Historic Former Slaughterhouse Having been Skillfully Converted And Extended
- Idyllic Rural Location With Approximately Two Acres
- Secluded Private Location Close To The River Erewash
- Breakfast Kitchen And Laundry Room/Utility
- Living Room Open Plan To Sitting Room
- Sun Room And Ground Floor Bedroom Four With En Suite
- Three Further Bedrooms And Two Bathrooms
- Scope To Convert Outbuildings(Subject To Planning Consent)
- Well Positioned For Access To Nottingham And M1
- Guide price £750000 to £775000

Property Description

Derbyshire Properties bring to the market this superbly presented and skillfully extended historic former Slaughterhouse. Located on an idyllic semi rural and secluded plot of approximately two acres between the Erewash canal and River Erewash, the house offers stylish and versatile four bedroom accommodation. Viewing essential!

Main Particulars

Derbyshire Properties bring to the market this superbly presented and skillfully extended historic former Slaughterhouse with multiple outbuildings. Located on an idyllic semi rural and secluded plot of approximately two acres between the Erewash canal and River Erewash, the house offers stylish and versatile four bedroom accommodation. Dating back to the early 1900s the property has a wealth of history and character with some parts dating back to the 1700s.

Accommodation includes an Entrance Hall, Breakfast Kitchen, Living Room opening to a Sitting Room overlooking the garden, separate Dining Room, Sun Room, Garden Room and a Utility Room. There is a ground floor Bedroom with En Suite which would also make an excellent Office/Study. To the first floor is a spacious Landing, Three double Bedrooms and two bathrooms.

In addition, the former stables (currently used as an office and garage with storage areas off) provide potential for conversion to further living space (subject to the necessary planning permission). There is an additional single garage and double car port measuring 5.6m x 4.7m, and also a detached double garage with car port adjoining, all of which sit behind two separate gated driveways.

The Old Slaughterhouse is located just outside the popular town of Eastwood which has a range of shops, leisure facilities and public houses. There is good access to Junction 26 of the M1 and useful transport links to Nottingham via the A610.

An internal inspection is strongly recommended to fully appreciate this beautiful home and setting.

Entrance Hall

An entrance hall having a stable door providing access, window to the front, a tiled floor and radiator. Three steps lead to the kitchen

Breakfast Kitchen

14'11 x 11'5 (4.55m x 3.48m) Appointed with a range of modern base cupboards, drawers and eye level units with a work surface over incorporating a farmhouse style sink with feature mixer tap over. There is a feature Aga style Stanley range cooker with two hot plates (also used for hot water and central heating). There is an integrated electric oven with induction hob, feature double glazed windows, radiator and feature glass fronted display/larder cabinets providing excellent storage space.

Living Room

18'7 x 14'5 (5.67m x 4.42m) Steps lead down to the living room from the Breakfast Kitchen which has a feature exposed wooden floor, a log burner, exposed brick and tiled wall and double glazed French doors lead to the Sun Room. Stairs lead off to the first floor and the Living Room is open plan to the recently extended/added Sitting Room/Garden Room.

Sitting/Garden Room

14'6 x 11'9 (4.42m x 3.60m) Sitting/garden room has a continuation of the wooden floor, two modern radiators, inset spotlighting and double glazed skylight windowsto

the ceiling. Having double glazed doors providing views of and leading to the garden

Sun Room

10'0 x 5'9 (3.07m x 1.76m) With a solid base, wooden double glazed windows and a door to side providing access.

Dining Room

14'9 x 14'11 (4.51m x 4.55m) Having feature painted wooden floorboards, a wall mounted stove, modern central heating radiator and four double glazed windows to the rear and side elevation. A Spiral staircase lead to the first floor

Garden Room

11'6 x 6'10 (3.51m x 2.11m) Having a tiled floor, double glazed windows and double glazed French doors provide access

Utility Room

11'11 x 6'2 (3.64m x 1.90m) Having a Belfast style sink with drainer, a wooden work surface, tiling to the splash back, plumbing for an automatic washing machine and space for a fridge/ freezer. Having two double glazed windows and exposed beams to the ceiling.

Snug/Bedroom Four

11' 0" x 9' 9" (3.35m x 2.97m) Max measurements. With a central heating radiator and a double glazed door providing access to the rear garden. Exposed beams to ceiling and a feature stained glass window.

En Suite Shower Room

Appointed with a three-piece modern suite comprising a corner shower cubicle with mains fed shower and sliding shower doors, low flush WC and wall mounted wash hand basin. There is tiling to the shower enclosure, a double glazed skylight window to the ceiling, spotlighting and a radiator.

First Floor

Landing

Having a double glazed floor to ceiling window, central heating radiator and a beamed ceiling. There is spotlighting t the ceiling.

Bedroom One

13'10 x 11'10 (4.23m x 3.62m) With two double glazed windows, exposed beams to the ceiling and range of built-in bedroom furniture comprising wardrobes and drawers which provide hanging and storage space

Bathroom

7'1 x 6'0 (2.18m x 1.84m) Appointed with a three-piece suite comprising a roll top bath with feet, glass shower screen and shower over, a pedestal hand basin and a low flush WC. Having full metro style tiling to the walls, a wood grain affect laminate floor, double glazed skylight style window and exposed beams to the ceiling

Bedroom Two

11'0 x 7'9 (3.36m x 2.38m) Having a double glazed, skylight window, exposed timbers, a cupboard providing storage space and a central heating radiator.

Bedroom Three

10'10 x 7'2 (3.32m x 2.21m) *** please note this bedroom can be accessed via bedroom two or from it's own independent spiral staircase which rises from the Dining Room. Having a central heating radiator and two double glazed skylight windows to the ceiling. Exposed timbers and a feature double glazed circular window

Bathroom

6'8 x 3'4 (2.05m x 1.02m) Appointed with a three piece suite comprising a panelled bath with handheld shower attachment over and glass shower screen, vanity wash hand basin with useful cupboards beneath and a low flush WC. There is tiling to the splash back, panelling to the walls, feature fixed mirror, electric light with shaver point and exposed beams to ceiling. Having a double glazed skylight style window.

Outside

Gardens

The property is approached via a gated entrance, with a gravel driveway providing parking for multiple vehicles.

Delightful gardens surround the property and are a real feature of the house, with patio areas to the front and rear of the house, extensive lawns and mature hedges and shrubs, providing ample privacy, with a woodland area covering the rear of the plot and an additional gated entrance with parking area. The plot extends to the River Erewash and is approximately 2 acres in size.

Outbuildings

Externally, the former stables are divided into various store rooms of varying sizes equipped with light points and electric sockets.. There is an additional room with separate external access which is used as an Office by the current owners and is well equipped with light and power as well as a garage with light points and electric sockets. There is a double car port and an additional Detached Double garage with car port to the side. Also with a range of other outbuildings providing storage.

Directions

Proceed out of Nottingham on the A610 turning off on the A608 ramp to Eastwood. Rejoin the A610 heading back towards Nottingham and exit onto Newmanleys Road. Turn left onto Brookhill Leys Road, left again onto Tinsley Road and left again onto Newmanleys Road South. Follow this road round, going over the bridge over the river. The property is located on the right hand side of the road just before the canal.

Council Tax

We understand that the property currently falls within council tax band F, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN LETTERS =

www.derbyshireproperties.com