



ESTATE AGENTS & VALUERS
CHARTERED SURVEYORS
AUCTIONEERS

01332 349307

www.eatonandhollis.co.uk

FREEHOLD

WITH VACANT POSSESSION

**PARKSIDE FARM
BRIDLEGATE LANE
ALVASTON
DERBYSHIRE**

**A MOST VALUABLE RESIDENTIAL
SMALL HOLDING
EXTENDING TO ALMOST 6 ACRES**

**FOR SALE BY AUCTION
(UNLESS PREVIOUSLY SOLD)
ON
TUESDAY 29TH NOVEMBER 2011
AT 7.00PM AT**

THE MEADOWS INN, CATTLE MARKET, CHEQUERS ROAD DERBY DE21 6EP

Vendors Solicitors
John M Lewis and Co
92 St Peters Street
Derby
DE1 15R
Tel: 01332 292204

Subject to the Conditions of Sale which may be perused at the offices of the Auctioneers or the Vendors Solicitors during the seven days preceding and at the sale of which the purchaser shall be deemed to have knowledge whether examined or not

**PARKSIDE FARM
BRIDLEGATE LANE
ALVASTON DERBYSHIRE
EXTENDING TO ALMOST 6 ACRES**



SITUATION

The property is conveniently situated on Bridlegate Lane close to Elvaston Country Park just off the A6 Alvaston By-pass that links the A52 to the A50 and the M1 Motorway. Derby City Centre is only 4 miles away with the City of Nottingham 15 miles and Nottingham East Midland Airport 6 miles.

DESCRIPTION

This most valuable property was built approximately 20 years ago and has been subject to tasteful improvements over the last 4 years and comprises of an appealing three bedroomed detached residence with Self Contained Flat standing on a large secluded plot with neatly kept gardens, and grazing paddocks with stables extending to almost 6 acres.

There is also an adjoining secure yard with separate access and substantial multipurpose portal framed building which holds an operator's licence for 2 vehicles and offers potential for commercial use.

In all a delightful residential smallholding suitable for Equestrian or Commercial use located in a semi rural position having a high degree of privacy yet close to the national roadway network.



ACCOMMODATION

The property is approached via electronic decorative wrought iron gates with turning circle and ample car standing space.

The individual detached brick and tile constructed residence offers well proportioned and equipped living accommodation including sealed unit double glazing and gas central heating.

The accommodation is as follows:-

RECEPTION HALL

3.53m (11'7") x 2.16m (7'1")

Entered by door to front with sealed unit double glazed window to the front elevation, wood grain effect laminate flooring, dado rail, central heating radiator and staircase to first floor.

GUEST CLOAKROOM

Affording a low level WC, wall mounted wash hand basin, fully tiled surround walls, panelled door with architraves and skirting boards.

LOUNGE

6.53m (21'5") x 4.09m (13'5")

With sealed unit double glazed window to front elevation. The focal point of the room is the cast iron multi-burner on a granite hearth with a brick surround and granite mantle. Coving to ceiling, dado rail, television point, two central heating radiators, French doors leading to the dining room and patio door leading through to the conservatory and panelled door with architraves and skirting boards.



DINING ROOM

7.11m (23'4") x 4.62m (15'2") into bay reducing to 3.94m (12'11")

With bay sealed unit double glazed window to the rear elevation and patio doors leading out onto the garden, coving to the ceiling, oak flooring and central heating radiator.

Please note we feel this room could be converted into two reception rooms subject to usual consents.



CONSERVATORY

5.64m (18'6") x 2.36m (7'9")

An irregular shape conservatory offering spacious accommodation and being part brick construction with wood grain effect sealed unit upvc double glazing and patio doors, telephone jack point and tiled flooring.

Please note the current vendor uses this room as an office.

BREAKFAST KITCHEN ROOM

5.28m (17'4") x 3.91m (12'10")

With sealed unit double glazed window to the front and side elevation. The kitchen comprises a comprehensive range of wall mounted cupboards with base units, drawers, U-shaped Corian preparation surface with a stainless steel sink and drainer and a 1 3/4 bowl and mixer tap. Integrated appliances comprises AEG stainless steel electric oven and grill with a five ring wok burner, fat fryer and illuminated cooker hood over. There is also an integrated dishwasher, fridge, space for freezer, feature corner display units, useful understairs storage cupboard, burglar alarm control panel, double central heating radiator, panelled door with architraves and skirting boards.



SIDE ENTRANCE / UTILITY

4.70m (15'5") x 2.31m (7'7)

With sealed unit double glazed window to the front elevation, a range of base units in white with preparation surface, stainless steel sink with splash back tiling, plumbing for washing machine, intercom system, central heating radiator and access through to the sitting room.

SITTING ROOM

5.41m (17'9") x 2.31m (7'7")

With a double glazed window to the front and rear elevation, contemporary style wall mounted gas fireplace, air vent, panelled door with architraves and skirting boards. This room is positioned under the self contained flat.

FIRST FLOOR LANDING

Gallieried landing with spindle balustrade, newel post, double built in airing cupboard, double and single central heating radiator and loft access.

PRINCIPLE BEDROOM

10.36m (34'0") x 3.96m (13'0") reducing to 2.64m (8'8")

With sealed unit double glazed window to front, rear and side elevation. Undoubtedly the eye catching feature of this room is the circular, luxury, Jacuzzi bath with gold effect, telephone style, mixer tap and shower attachment with marble backing, a vanity unit with mixer tap and a barrel style, marble effect, walk in wardrobe, two spot lights coving to ceiling, two ornamental roses, feature inset wine cooler into the wall. Please note this was formerly two bedrooms and could be easily converted back subject to the usual consents.



BEDROOM TWO

4.09m (13'5") x 3.63m (11'11")

Restricted height with sealed unit double glazed window to the front elevation, TV aerial lead, central heating radiator, panelled door with architraves and skirting boards.

BEDROOM THREE

4.09m (13'5") X 2.77m (9'1")

With sealed unit double glazed window to the rear elevation, central heating radiator, panelled door with architraves and skirting boards.

FAMILY BATHROOM

2.95m (9'8") x 2.08m (6'10")

With a sealed unit obscure double glazed window to the rear elevation. The three piece bathroom suite in white comprises a free standing, Victorian style, rolled top, clawed feet bath set on a raised level with a centre mixer tap and shower attachment. There is a low level wc, pedestal wash hand basin, light with shaver point, wall mounted chrome laddered heated towel rail, ornamental rose, complimentary tiling to the walls and panelled door with architraves.



SELF CONTAINED FLAT

INNER ENTRANCE LOBBY

Located off from the dining room with access through to the bathroom and stairs to the first floor.

BATHROOM

2.97m (9'9") x 2.77m (9'1")

Comprising a panel bath with gold style mixer tap, shower attachment, low level wc, pedestal wash hand basin, complimentary tiling to the walls, built in cupboard, double central heating radiator, double glazed window to the rear and panelled door with architraves and skirting boards.

LIVING KITCHEN

6.25m (20'6") maximum x 3.25m (10'8")

With double glazed window to the front and rear. The fitted kitchen units comprise a range of wall mounted cupboards, base units, drawers, hard top worksurface, sink and drainer with mixer tap and splash back tiling for fridge, eaves storage space, tv aerial lead and double central heating radiator.

BEDROOM

3.30m (10'10") x 3.23m (10'7")

Restricted height. Double glazed window to the front and side, useful eaves storage space, telephone jack point and central heating radiator.

OUTSIDE

Wrought Iron remote controlled entrance gates to tarmac driveway, parking area and turning circle.

The formal gardens are well screened by a mature range of conifers with lawned gardens to the front, side and rear.

Sun terrace and shrubbery.

OUTBUILDINGS

Fully clad portal framed GENERAL PURPOSE SHED 100' x 40' with double access doors, water, power and security lights.

Hard core YARD to front and side.

Separate access to Bridlegate Lane via a right of way shown edged brown on the plan.

Timber and Tile Range of 8 KENNELS with galvanised gates and partitions and 4 Exercise Runs.

LAND

4 GRAZING PADDOCKS with 2 SEPARATE STABLE BLOCKS extending to almost 5 ACRES.

Schedule

Taken from SK 3933

OS N^o

9215

Description

House, Garden, Outbuildings
and Grass Paddocks

Acreage

5.82

TOTAL 5.82 Acres

PLAN

The property is shown edged red on the attached plan.

SERVICES

Mains Water, Electricity and Gas

Sewer to Septic Tank

LOCAL AUTHORITY

Derby City Council

COUNCIL TAX

BAND G

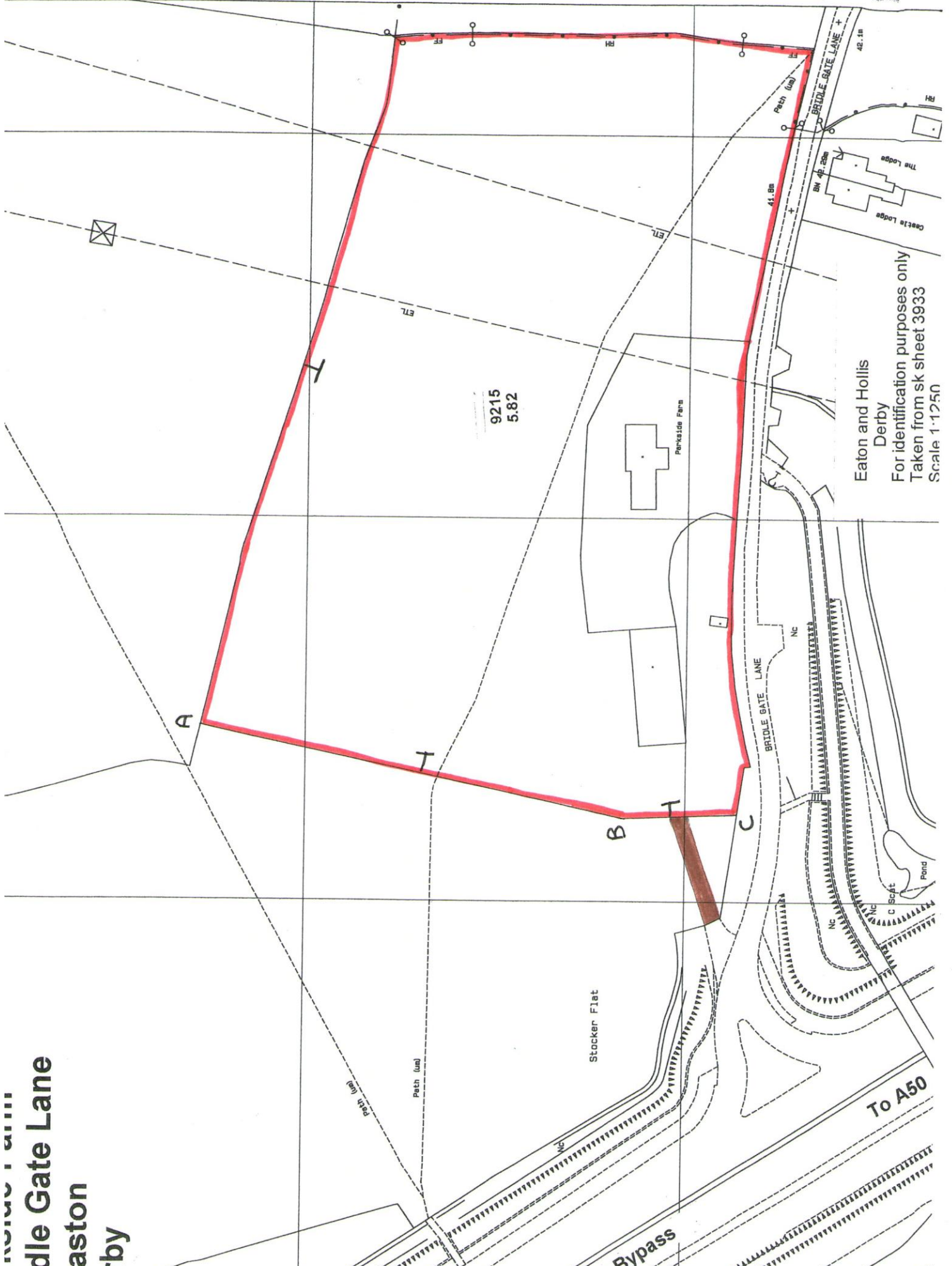
VIEWING

By Appointment with Auctioneers.

PRICE GUIDE

£700, 000 to £750, 000

Bridle Gate Lane Eaton and Hollis Derby



9215
5.82

Eaton and Hollis
Derby
For identification purposes only
Taken from sk sheet 3933
Scale 1:1250

To A50

Bypass

Stocker Flat

c. Sept

Pond

BRIDLE GATE LANE

Perkasie Farm

The Lodge
Gables Lodge

41.8m

42.1m

Path (un)

ETL

ETL

Path (used)

Path (un)

A

H

B

H

C



