

SCARGILL MANN & CO.

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Hemington House, Tamworth Road Shardlow, Derby, DE72 2HP



Large five bedroomed Grade II listed late Georgian residence with attached farmhouse, self contained flat and a selection of outbuildings set in approximately 2.37 acres

- No Upward Chain • Offers excellent potential • Highly convenient location • Impressive plot measuring approximately 2.37 acres • Main Georgian residence • Attached farmhouse • Self contained flat • A range of outbuildings including stabling, coach house/garage and cow shed • Requires considerable modernisation/upgrading •

Guide price £725,000



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GENERAL INFORMATION

This is an interesting opportunity to acquire Hemington House which is a Grade II listed late Georgian residence. In its day a home of great significance within the area locally. The property does now require modernisation and upgrading, but offers excellent potential to the discerning purchaser for a range of potential uses.

The property occupies a plot of approximately 2.37 acres. There is additional land available by separate negotiation. The plot offers a high degree of privacy located off Tamworth Road, accessible via multiple driveways, culminating in extensive car standing ideal for somebody looking to run a business subject to planning consent.

The property is set within mature lawns and feature rear courtyard, agricultural barn and outdoor swimming pool. Hemington House also features an attached three bedroomed farmhouse, self contained flat and two large outbuildings incorporating coach house/garage and stable block. Again these offer potential to be converted to barn conversions/annexed accommodation to the main house/potential holiday lets.

LOCATION

The property's location is highly convenient for excellent transport links, notably the M1 and A50. The property is also a short drive from East Midlands Airport. Nearby regional centres include Nottingham,

Birmingham and Derby. Nearby Castle Donington offers an excellent range of facilities/shops. Places of nearby interest include Shardlow and Mercia Marina.

ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL 5.02m x 3.07m (16'6" x 10'1")

CLOAKROOM 2.16m x 1.71m (7'1" x 5'7")

DINING ROOM 4.34m x 3.46m (14'3" x 11'4")

DRAWING ROOM 4.63m x 4.42m (15'2" x 14'6")

CONSERVATORY 10.96m x 2.81m (35'11" x 9'3")

STUDY

BREAKFAST ROOM 4.60m x 4.47m (15'1" x 14'8")

BATHROOM

KITCHEN 4.60m x 4.47m (15'1" x 14'8")

UTILITY ROOM 3.42m x 2.79m (11'3" x 9'2")

BUTLERS PANTRY 3.23m x 1.84m (10'7" x 6'0")

ON THE FIRST FLOOR

BEDROOM ONE 4.92m x 4.56m (16'2" x 15'0")

BEDROOM TWO 4.59m x 4.52m (15'1" x 14'10")

BEDROOM THREE 4.74m x 3.80m (15'7" x 12'6")

BEDROOM FOUR 4.23m x 3.77m (13'11" x 12'4")

BEDROOM FIVE 3.48m x 2.82m (11'5" x 9'3")



BATHROOM 3.46m x 2.38m (11'4" x 7'10")

THE FARMHOUSE

ON THE GROUND FLOOR

HALL

SITTING ROOM 4.35m x 3.60m (14'3" x 11'10")

DINING ROOM 4.59m x 4.05m (15'1" x 13'3")

BREAKFAST ROOM/KITCHEN/PANTRY 5.02m x 3.69m (16'6" x 12'1")

ON THE FIRST FLOOR

BEDROOM ONE 4.56m x 3.67m (15'0" x 12'0")

BEDROOM TWO 4.56m x 4.15m (15'0" x 13'7")

BEDROOM THREE 4.94m x 3.12m (16'2" x 10'3")

BATHROOM 4.27m x 2.58m (14'0" x 8'6")

SELF CONTAINED FLAT

LOUNGE/BEDROOM/KITCHEN/BATHROOM 5.05m x 4.35m (16'7" x 14'3")

OUTSIDE & GARDENS

As mentioned, the property comes with a significant range of outbuildings comprising two large plots with coach house/garage leading to large cow shed.

There is also a large stable block with six loose boxes, saddle room and extensive storage.

As mentioned the property sits in an impressive plot with multiple driveways leading to large car standing, extensive lawned foregarden, mature trees, rear courtyard, further lawned section in front of the farmhouse, outdoor swimming pool and agricultural barn.

COUNCIL TAX BAND

DIRECTIONAL NOTE

The property is located on the B6540 Tamworth Road between Sawley and the A50 roundabout close to the Aldi distribution centre. The entrance is just West of Netherfield Lane, take the 3rd access closest to the A50.

VIEWING

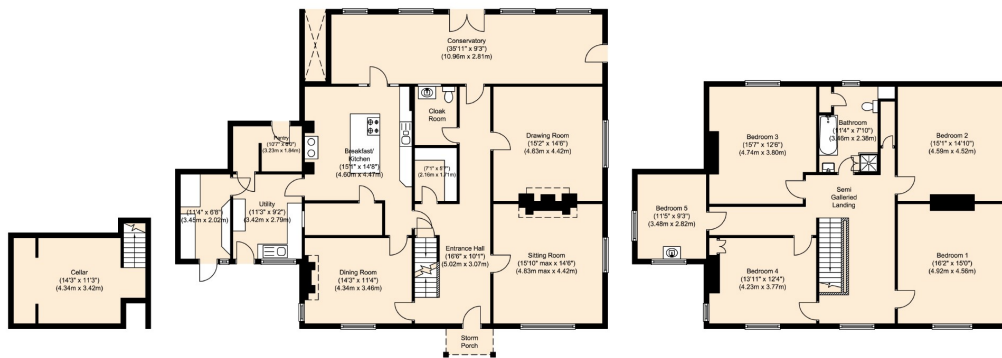
Strictly by appointment through Scargill Mann & Co - Derby office (BA/TS).



Cellar

Ground Floor

First Floor



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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

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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