

## Manor House The Village, Dale Abbey, Derbyshire, DE7 4PN



**O.I.R.O £550,000**



## Manor House The Village, Derbyshire DE7 4PN

Margi Willis Estates are excited to offer to the market this beautiful property set in the historic village of Dale Abbey. Part of the property is thought to be the former kitchen to the main abbey which was built in Medieval times, the property has been tastefully extended through the years. The accommodation comprises: Entrance porch, breakfast kitchen, lounge, study, ground floor bathroom three bedrooms and family shower room. Outside there are gardens to the front and large gardens to the rear with a stunning view of the arch of the ruins of abbey. The property and village are steeped in lots of history which makes both a fabulous and interesting place to live. This property is grade 2 listed.

### Entrance Porch

With stable door and door leading to the dining kitchen.

### Dining Kitchen

15'4" x 13'9" (4.67m x 4.19m)

Comprising a range of wall, base and drawer units incorporating working surfaces over, window to the front elevation, space and plumbing for automatic washing machine, radiator, tiling to the floor, heavily beamed ceiling, stairs leading to the first floor landing.

### Lounge

13'8" x 12'9" (4.17m x 3.89m)

With heavily beamed ceiling, feature brick fireplace with multi fuel burning stove, radiator, window to the rear elevation.

### Study

7'8" x 6'3" (2.34m x 1.91m)

With window to the rear, radiator.

### Hallway

With with stable door to the rear garden, radiator.

### Ground Floor Bathroom

Comprising a three piece suite of low level w.c, and wash basin set in vanity unit, paneled bath with mains fed shower over, ladder towel rail, windows to both the front and side elevations.

### Dining Room

15'8" x 7'8" (4.78m x 2.34m)

With feature fireplace incorporating electric fire, windows to the front and side elevations, radiator, stairs leading up to the Loft Bedroom.

### Loft Bedroom

15'7" x 10' (4.75m x 3.05m)

With double glazed velux window to the rear elevation, radiator.

### First Floor Landing

With access to bedroom one and two and the shower room.

### Bedroom One

14'4" x 13'2" (4.37m x 4.01m)

With window to the rear elevation, radiator, fitted wardrobe.

### Bedroom Two

15' x 11'3" (4.57m x 3.43m)

With window to the front elevation, radiator, wardrobe.

### Shower Room

Comprising a three piece suite of w.c and wash hand basin set into vanity unit, shower cubicle with mains fed shower above, radiator, window to the side elevation.



## Outside

The property is set on a good sized plot overall with pleasant courtyard at the front of the property, at the side there is a driveway and a garage and at the rear there is beautiful landscaped garden with mature shrubs and trees and a summer house, beyond this there is a another piece of land.

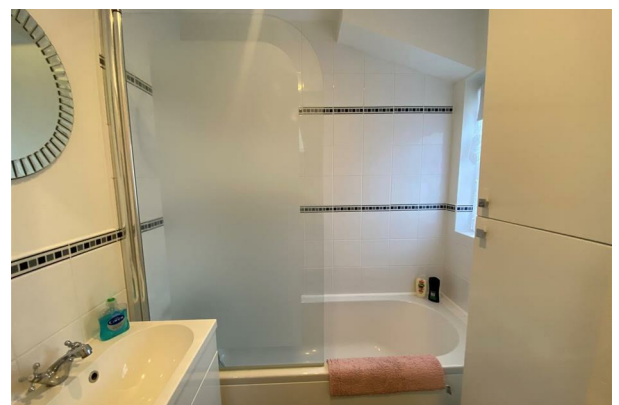
The most interesting thing about this garden is the view of the old ruins of the Abbey and that the original abbot lodging is buried beneath.

## Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 [sales@margiwillis.co.uk](mailto:sales@margiwillis.co.uk) You can also contact us on Facebook and Twitter.

## About Dale Abbey

Dale Abbey dates back to Medieval Times, around 1200 a handful of Premonstratension Canons (much like Monks) set up Dale Abbey. The basic building took around 100 years to complete. Today all you see are the ruins, these are not destroyed by battles it was closed in 1538 by Henry the V111 and and all of the assets stripped out, you will see them scattered around in other Churches. However quite a lot of the walls were still in place until well into the 18th Century when the Abbey site began to be used as a quarry, it was in this era that the arch was repaired, this was the era of Folly Building most probably to enhance the landscape. In the 1930's H M Colvin and 1980's Trent and Peak Archaeological Trust and in 2009 major repairs to the arch and Hut (Hermits Hut) were undertaken with grant support from the English Heritage.







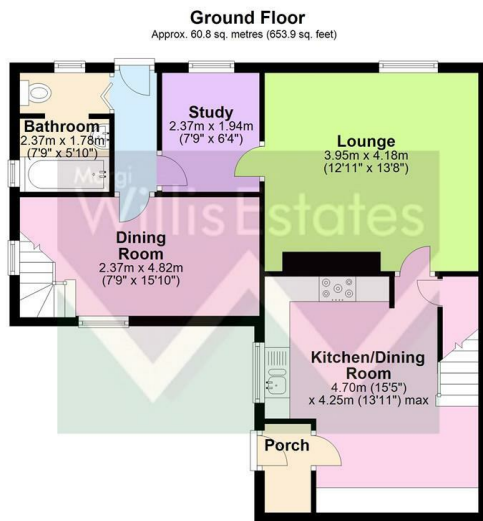












Total area: approx. 113.3 sq. metres (1220.0 sq. feet)

