



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

£725,000 Freehold



A LARGE GRADE II LISTED GEORGIAN FIVE BEDROOM DETACHED FAMILY PROPERTY.

Robert Ellis are delighted to bring to the market this magnificent family home set on approximately 2.37 acres of land, offering a large family residence with additional outbuildings offering further scope for a development opportunity. To fully appreciate this unique detached property, a viewing comes highly recommended.

Set back on Tamworth Road with a large driveway and mature surrounding gardens, there are agricultural barns, outdoor swimming pool and further outbuildings with scope for renovation into office space or annex space subject to the building requirements and planning permission approvals. Ideally positioned with excellent transports links such as the M11, A50, easy access to East Midlands Airport and East Midlands Parkway station.

In brief the accommodation comprises of entrance hallway with original feature staircase leading to the first floor landing, doors to cloakroom



Entrance Hallway

16'6" x 10'1" approx (5.03m x 3.07m approx)

With a large entrance hall, feature staircase leading to the first floor with understairs storage, flag stone flooring, original coving and plaster ceiling rose, original panelled doors with encasements and leading through to:

Cloaks/w.c.

6'7" x 5' approx (2.01m x 1.52m approx)

Low flush w.c., vanity wash hand basin with hot and cold taps over, tiled splashbacks, tiling to the floor, ceiling light point.

Dining Room

14'11" x 14'6" approx (4.55m x 4.42m approx)

Window to the side, wall mounted double radiator, ceiling light point, coving to the ceiling, feature decorative marble fireplace.

Living Room

15'10" x 14'6" approx (4.83m x 4.42m approx)

Ceiling light point, coving to the ceiling, wall mounted radiator, panelled windows to the front and side, original stone feature fireplace with cast iron arched inset.

Conservatory

36'2" x 9'4" approx (11.02m x 2.84m approx)

Windows to the rear overlooking the courtyard, double glazed French doors, tiling to the floor and wall light points.

Sitting Room

12'8" x 11'1" approx (3.86m x 3.38m approx)

Windows to the front and side, feature fireplace incorporating Adam style surround and hearth, wall mounted double radiator, coving to the ceiling, ceiling light point and panelled door to kitchen.

Kitchen

15'3" x 14'9" approx (4.65m x 4.50m approx)

With a range of matching wall and base units incorporating laminate work surface over, 1½ bowl stainless steel sink with mixer tap, integral eye level oven, space for free standing AGA Range cooker, breakfast bar, wall mounted radiator, central island unit with ceramic hob, original Victorian bell system, ceiling light point, tiling to the floor, tiled splashbacks, doors to conservatory, utility and store.

Utility Room

11'6" x 9'5" approx (3.51m x 2.87m approx)

UPVC double glazed window and door to the front, base units with laminate work surface over, space and plumbing for automatic washing machine, inset 1½ bowl stainless steel sink with mixer tap, gas central heating boiler and doors to:

Store 1

6'6" x 4'3" approx (1.98m x 1.30m approx)

Store 2

11'7" x 6'8" approx (3.53m x 2.03m approx)

UPVC double glazed door to the front, base units with laminate work surface over and stainless steel sink with hot and cold taps, tiled splashbacks, tiling to the floor and coal store.

Pantry

7' x 5'6" approx (2.13m x 1.68m approx)

With a range of base units with work surface over and further built-in storage cupboards above.

Larder

9'9" x 3'2" approx (2.97m x 0.97m approx)

Cold stone thrawl, quarry tiled flooring and shelving.

First Floor Landing

Sash window to the front, ceiling light point, coving to the ceiling, wall mounted radiator and panelled doors to:

Bedroom 1

16' x 14'11" approx (4.88m x 4.55m approx)

Sash windows to the front and side, ceiling light point, coving to the ceiling, wall mounted radiator, marble fireplace with cast iron inset fire grate.

Bedroom 2

15'2" x 14'10" approx (4.62m x 4.52m approx)

Sash window to the side, wall mounted radiator, ceiling light point, coving to the ceiling, marble fireplace incorporating cast iron arched inset, built-in cupboard in the chimney recess.

Bedroom 3

14' x 11'9" approx (4.27m x 3.58m approx)

Windows to the front and side, ceiling light point, coving to the ceiling, wall mounted radiator, built-in cupboard into the chimney recess and stone fireplace.

Bedroom 4

15'9" x 9'10" approx (4.80m x 3.00m approx)

Double glazed window to the rear, ceiling light point, coving to the ceiling and original stone decorative fireplace.

Bedroom 5

11'3" x 9'8" approx (3.43m x 2.95m approx)

Windows to the front and side, vanity wash hand basin, wall mounted radiator and access door to the farmhouse.

Bathroom

10'5" x 7'11" approx (3.18m x 2.41m approx)

Four piece suite comprising panelled bath, low flush w.c., pedestal wash hand basin, shower enclosure with shower over, tiled splashbacks, ceiling light point, loft access hatch, double glazed window to the rear, wall mounted radiator and airing cupboard housing the hot water cylinder.

Toilet

8' x 4'1" approx (2.44m x 1.24m approx)

Ceiling lantern and original w.c.

Farmhouse

Hall

Sitting Room

14'3" x 11'10" approx (4.34m x 3.61m approx)

Dining Room

15'1" x 13'3" approx (4.60m x 4.04m approx)

Breakfast Kitchen

16'6" x 12'1" approx (5.03m x 3.68m approx)

First Floor Landing

Bedroom 1

15' x 12' approx (4.57m x 3.66m approx)

Bedroom 2

15' x 13'7" approx (4.57m x 4.14m approx)

Bedroom 3

16'2" x 10'3" approx (4.93m x 3.12m approx)

Bathroom

14' x 8'6" approx (4.27m x 2.59m approx)

Self Contained Flat

Lounge

16'7" x 14'3" overall (5.05m x 4.34m overall)

Kitchen

Bedroom

Bathroom

Outside

The property sits on a large plot measuring approximately 2.37 acres with a coach house, garage and agricultural buildings. Offering further potential to re-develop and renovate to create a unique family dwelling with office buildings or annex subject to a buyers needs and requirements. Sitting on the grounds within the garden there is also an outdoor swimming pool.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and under the railway bridge into Sawley. Continue along passing Sawley Marina on the left and the property can be found before the island on the left.
6209AMNM





Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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	

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