



ELITE HOMES



Willow House, 23 Main Street, Hemington
DE74 2RB

Consultative Estate Agents with Integrity

Overview

Willow House is a stunning six bedroom Victorian residence, set over 3 floors, offering almost 5,000 sq.ft of elegant accommodation. Set in a beautiful village location, the property has been lovingly refurbished and styled to the highest standards creating an exquisite family home. Boasting a large gated driveway, separate double garage and beautiful landscaped gardens. This home simply oozes charm and character!

Key Features

- Exceptional 6 bedroom Victorian property set in beautiful village location
- Grand reception hall that leads to an elegant sitting room, fantastic family room, study area and formal dining room
- A large breakfast kitchen - excellent functionality with vintage charm and utility room, boot room, and pantry/boiler room
- Spacious bedroom accommodation comprising 6 elegant generous rooms
- Two beautifully fitted luxury bathrooms and ensuite to master bedroom
- Traditional style double glazed sash windows, some fitted with plantation shutters
- Beautifully maintained landscaped sunny garden
- Private gated driveway - secure parking for numerous vehicles and detached double garage, currently being part used as a gym

History

Willow House was built around 200-220 years ago. Located in the centre of the village, the property provided an invaluable air raid shelter for the local community during the war. Historically the property has also been known to be a boutique hotel and more recently the house has been lovingly and beautifully restored back into an elegant family residence.

Location

The property lies in the heart of the village, with church and village hall within walking distance. Local amenities in Castle Donnington are only circa 5 miles away, including restaurants, pharmacy and village shops. The local schools are the very popular and highly regarded. On the doorstep to this property there are many stunning walks and open countryside. The property is ideally positioned for great transport links including East Midlands Airport and good road networks into Nottingham and Derby, with easy access to the M1, A50 and A453.

Accommodation

Willow House showcases the handsome façade of Victorian architectural design including grand proportions, traditional wrought iron railings and pleasing symmetry with large sash windows. Inside, the elegant interiors are spacious, featuring high ceilings, ornate cornicing, picture rails, traditional style radiators and feature fireplaces with rooms filled with natural light. The impressive reception hallway with its generous dimensions and beautiful wood flooring offers a sense of arrival, setting the tone for the stylish interior accommodation on offer within the home. The ground floor comprises a stunning sitting room perfect for entertaining guests and with a fabulous bay window affording views over the garden, formal dining room, study area and fantastic family room with doors to the garden.

The exceptionally spacious kitchen/breakfast room hosts a complimentary blend of traditional and modern fixtures and appliances including bespoke kitchen units, a marble counter-top, double Belfast sink and Rangemaster cooker. There is a large breakfast bar area creating a fabulous sociable space. Adjoining the kitchen are the prerequisites for a house of this size, namely a boot room with access to the rear garden courtyard, laundry/utility room with traditional ceiling pulley ailer, sink, fitted cupboards and storage, and finally a useful walk-in pantry/boiler room. There is also a downstairs toilet and large under stair cloakroom.

A broad staircase with curved handrail and ornamental wrought iron spindles rises to the first and second-floor accommodation where 6 generous bedrooms can be found. On the first floor there are three large double bedrooms and a luxurious family bathroom with large corner shower enclosure, beautiful roll top bath, free-standing vanity unit, heated towel rail and underfloor heating. The largest room on this floor is an impressive master suite with feature fireplace, bespoke fitted wardrobes and en-suite. To the second floor there are three further bedrooms and an additional spacious bathroom with underfloor heating, heated towel rail and large jacuzzi bath with shower.

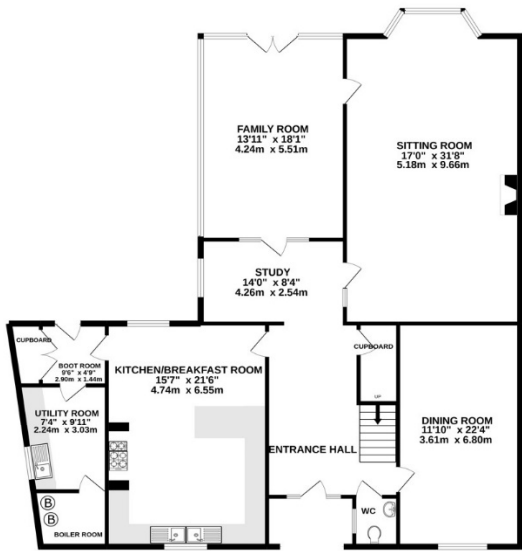
Willow House boasts a wonderful formal landscaped garden which offers a large patio and traditional courtyard area separated by structured box hedging and bay trees. The garden is partially walled as well as having mature laurel hedging. An established willow tree located at the end of the garden which creates a tranquil setting along with some delightful apple trees.

The property has a large private driveway set behind gates, which offers a wealth of parking along with an electric Pod charging point. There is a detached separate garage which is currently being used as a gym area and useful separate store.

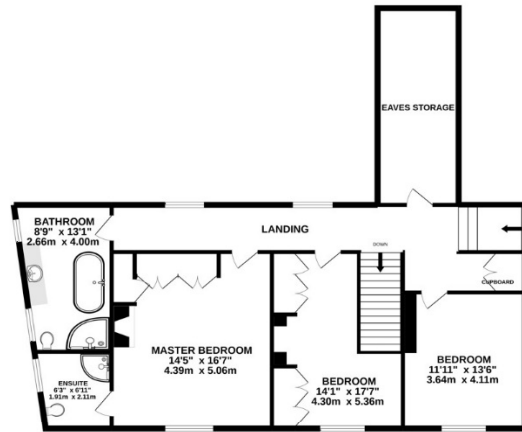
Council Tax: Band G



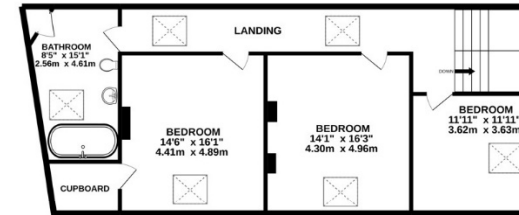
GROUND FLOOR
2111 sq.ft. (196.1 sq.m.) approx.



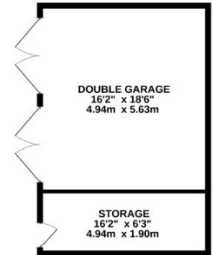
1ST FLOOR
1362 sq.ft. (127.2 sq.m.) approx.



2ND FLOOR
1109 sq.ft. (102.0 sq.m.) approx.



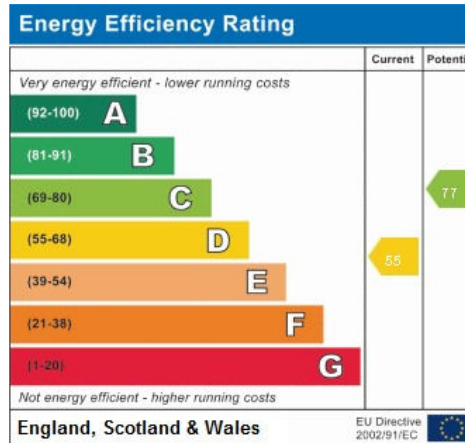
OUTBUILDING
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 4887 sq.ft. (454.0 sq.m.) approx.

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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