

Woodhouses

Melbourne, Derby, DE73 8DN

John 
German





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£1,195,000

Just moments from upmarket Melbourne is this gorgeous newly converted barn with 5 double bedrooms and 4 bathrooms, 3 reception rooms, a drop dead gorgeous contemporary living dining kitchen, boot room, cloakroom, extensive parking and far reaching countryside views.



Gorse View is perfectly designed for family living as well as mixing business with pleasure! Step across the threshold and you will find nearly 3000 sq.ft of floor space where the flexible layout lends itself particularly well to a wide range of scenarios, no matter what you have in mind! There is a beautiful flow throughout the home from one space to another that has been restored with love. You will find the luxury of underfloor heating on the ground floor, some incredible vaulted ceilings, breathtaking beams and stunning views across surrounding countryside. It is a home dreams are made of!

Gorse View is fantastically located just a mile or so away from pretty Melbourne. Melbourne is a small Georgian market town in South Derbyshire about eight miles south of Derby and 8 miles from Ashby-de-la-Zouch. Meandering through the narrow streets is an absolute must, marvelling at the array of boutique shops, deli's and numerous pubs and restaurants, Amalfi White being highly recommended. For families, schools and leisure pursuits are in abundance and for the commuter, access to Derby, M42, M1 and A50 are all just the other side of Swarkestone Bridge. The area is well served by highly regarded schools including Chellaston Academy Secondary School and a number of schools in Melbourne. Private schools include Repton School, Repton Prep, Derby Grammar and Derby High.

Tucked away, the property is approached over a long hedge lined shared driveway and has a private drive with a detached brick and tiled garage to the rear with adjacent parking. Within the courtyard to the front of the barn is a large gravelled frontage providing lots of parking and the arched entrance door takes you into a wonderful long corridor feature hallway running along full length of the barn. Central to the hallway is a gorgeous oak and glass balustraded staircase with a vaulted ceiling above and a guest's cloakroom/WC set below.

The heart of the home is undoubtedly the expansive open plan kitchen, dining and living area with Karndean flooring having under floor heating underfoot, a host of top notch integrated appliances, an instant hot water tap, acres of sleek contemporary cabinets and a large waterfall edged breakfast island with contrasting dekton quartz effect heat resistant countertops. There is plenty of room for the whole family to sit around for morning coffee and breakfast and overhead the vaulted ceiling and exposed beams are nothing short of spectacular. When nothing but al fresco entertaining will do, bi-fold doors open wide from the kitchen onto the large paved terrace and truly bring the outside in, and with a beautiful south westerly aspect, you are certainly guaranteed plenty of vitamin D! Last but definitely not least is the living area where there is a bespoke concealed gin bar with slide away double doors which reveal a downlit mirrored backdrop, wine cooler and shelving within.

For more formal occasions, the impressive separate dining room with its dual aspect windows is just perfect. There is also a family room/study too for when you need to work from home.

The living room is well proportioned and features full height picture windows offering lovely green aspects with a central glazed door leading out to the front garden.

Return back to the hall and at one end of the barn lies bedroom five. Set on the ground floor, it benefits from a private en suite shower room and its own front entrance door. It would make for an ideal guest's/annex suite or additional reception room.

Moving upwards, the first floor hosts a galleried landing with seating area and a wide feature picture window with glorious views. There are four large double bedrooms arranged around all with feature vaulted ceilings with bedroom two having its own private en suite shower room.

The principal bedroom is to die for! It has a high vaulted ceiling, exposed roof truss, a large walk-in wardrobe and a lovely private en suite shower room. Dual aspect windows guarantee the room is flooded with sunlight and offer lovely views over surrounding countryside.

The family bathroom boasts a contemporary sleek freestanding tub to soak away the stresses of the day as well as a separate shower, vanity wash hand basin, ladder style towel radiator, WC and a porthole style window.

Outside - As previously mentioned the gardens enjoy a sunny southerly aspect with an expansive paved terrace having steps up to a large lawned garden.

Agents notes: The main access drive from the main road is owned by Melbourne Estate and its users are expected to pay a reasonable proportion towards upkeep as required.

The property comes with the benefit of a warranty from Ark.

The barn falls within the curtilage of the listing from Common Farm and as such is subject to the usual regulations of a Listed property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Drive

Electricity supply: Mains

Water supply: Mains

Heating: Oil

Sewerage: Septic tank shared with three barns, costs of approx. £110 per annum.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band

Useful Websites: www.gov.uk/government/organisations/environment-agency

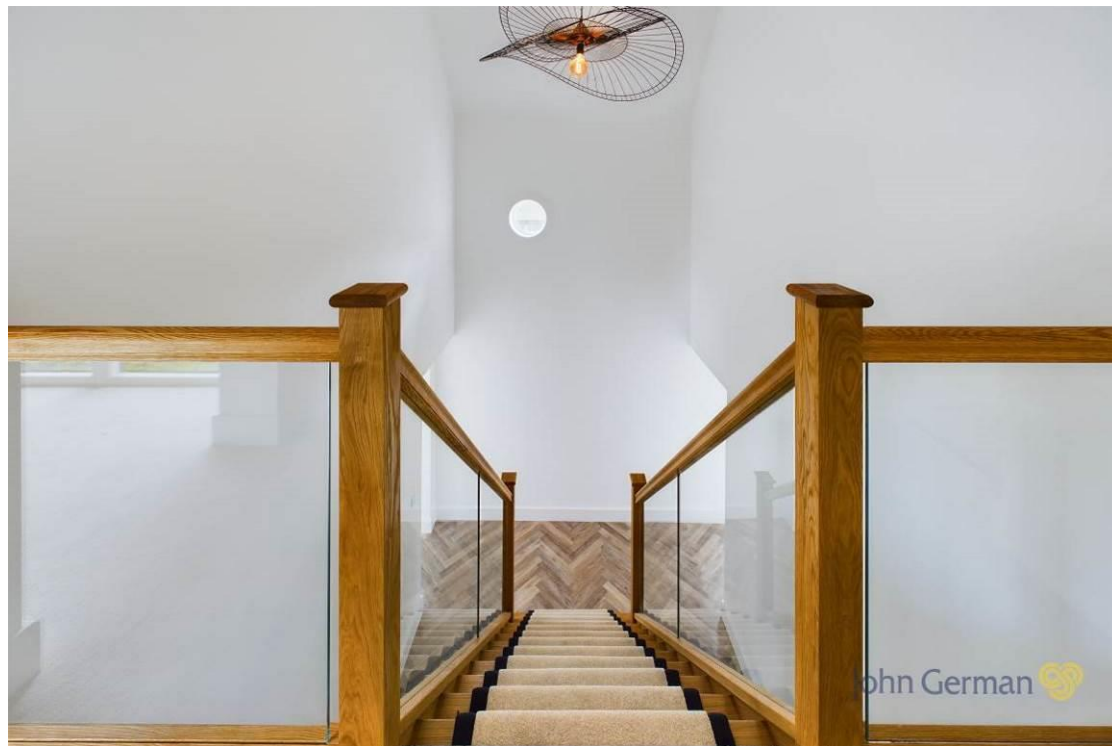
Our Ref: JGA/06092024

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2935.21 ft²

272.69 m²

Reduced headroom

11.95 ft²

1.11 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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