

Blagreaves Lane

Littleover, Derby, DE23 1FP

John 
German





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£1,850,000



Fressingfield Manor is an impressive period house set behind a private gated entrance in extensive grounds. Providing incredibly spacious and versatile accommodation arranged over three floors, perfect for large or multi-generational families in addition to a coach house and outbuildings providing plenty of potential.

Constructed in 1860 and built on land that was formerly part of the Littleover Hall Estate, the property was significantly remodelled in the early 1900's and with various subsequent developments it now presents a superbly proportioned and handsome property. Constructed of brick beneath a roof of both Staffordshire blue tiles and slate. The principal elevation overlooks formal gardens and has three two-storey square bays, surmounted by gables and this area and the side elevation is relieved by extensive tile hanging.

The property is approached via twin stone pillars supporting the entrance gates which give way to a gravelled driveway providing extensive car parking and turning space as well as access to the two storey coach house/garage which offers superb potential for development subject to the necessary permissions of course.

Entrance to the main house is through a heavy timber door leading into an initial entrance lobby with a door to a period style guest cloakroom.

A glazed door leads into an impressive grand hall dominated by a splendid staircase. The principal reception rooms are accessed off the reception hallway, the most impressive of which is the large drawing room providing a spacious area for formal entertainment with a lovely outlook over the gardens. Situated beside is a well-proportioned dining room with high ceilings and a period fireplace. The receiving room takes you through to the second large sitting room with an impressive period inglenook fireplace.

The dining kitchen has been recently completely remodelled and is fitted with high quality contemporary cabinetry with gold accents, a central island, quartz worksurfaces and a full range of fully integrated appliances including a built-in eye level double oven with warming drawer, hob with extractor hood over, integrated dishwasher, fridge and freezer. A beautiful parquet floor now runs through to a spacious dining area with stunning high windows overlooking the terrace and a matching run of floor to ceiling cabinets. The butlers pantry features floor to ceiling cabinets perfect for display whilst the separate laundry room has been refitted to match the kitchen with quartz worksurfaces sink and modern cabinetry with gold accents, leaving space for appliances.

The imposing main staircase leads to the first-floor accommodation which is set around a most attractive galleried landing. There are six handsome double bedrooms and a refitted modern bathroom with a full four piece suite as well as a second charming period style bathroom with a cast-iron roll top bath.

A second stairwell leads back down to the ground floor as well as up to the second where there are four further double bedrooms, a storage room and bathroom allowing further semi-independent accommodation.

Outside set in around an acre of grounds the property overlooks a stunning tiered rear garden with expansive lawns with splendid mature trees leading onto a bountiful orchard. Located deep into the garden is a modern cabin which is fully insulated with cedar cladding and modern sliding doors, used as a garden room, it would make the perfect arts studio. To the side of the property are delightful parterre gardens and a trellis walkway leading to a large, paved terrace area perfect for sunbathing or for al fresco entertainment.

In addition to the coach house are a number of renovated outbuildings used as storage and office space again with potential for redevelopment subject to planning permission and buildings regulation approval. The smallest outbuilding referred to as the gardener's washroom has to be the most fabulous of its kind having been lavishly renovated with luxury fittings and now more closely resembles a luxury spa.

About the Area

Fressingfield Manor is situated in the very popular suburban area of Littleover on the outskirts of Derby. The old village centre provides an excellent range of local amenities including a varied selection of shops and other amenities. There are a good range of state schools at all levels close by with the option of private education in the village with Derby High School and Derby Grammar School for Boys. Repton School is easily commutable as are Denstone College, Foremark Hall Preparatory School and Abbotsholme School. There is a regular bus services to Derby city centre which lies some two and a half miles to the north and in addition Derby's outer ring road provides swift connection with the principal trunk roads and other East and West Midlands centres. Local facilities include a range of sports clubs, recreation clubs and groups for all interests.

Please note: Although the house is not officially listed, it is locally listed. Inclusion of a building or structure on the Local List does not introduce any additional consent requirements. Listed building consent is not needed for works to a locally listed building, and local listing does not affect permitted development rights or change when planning permission is required.

However, when planning permission is required, the Council will take the building's special architectural or historic interest into account. Proposals that would affect a locally listed building or its setting will be assessed against the Council's heritage policies, should respond to the special interest of the building, and should follow guidance contained in the Local List SPD buyers are recommended to take professional advice prior to purchase.

There is an overage clause.

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

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

Property construction:

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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: Derby City Council / Tax Band D

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

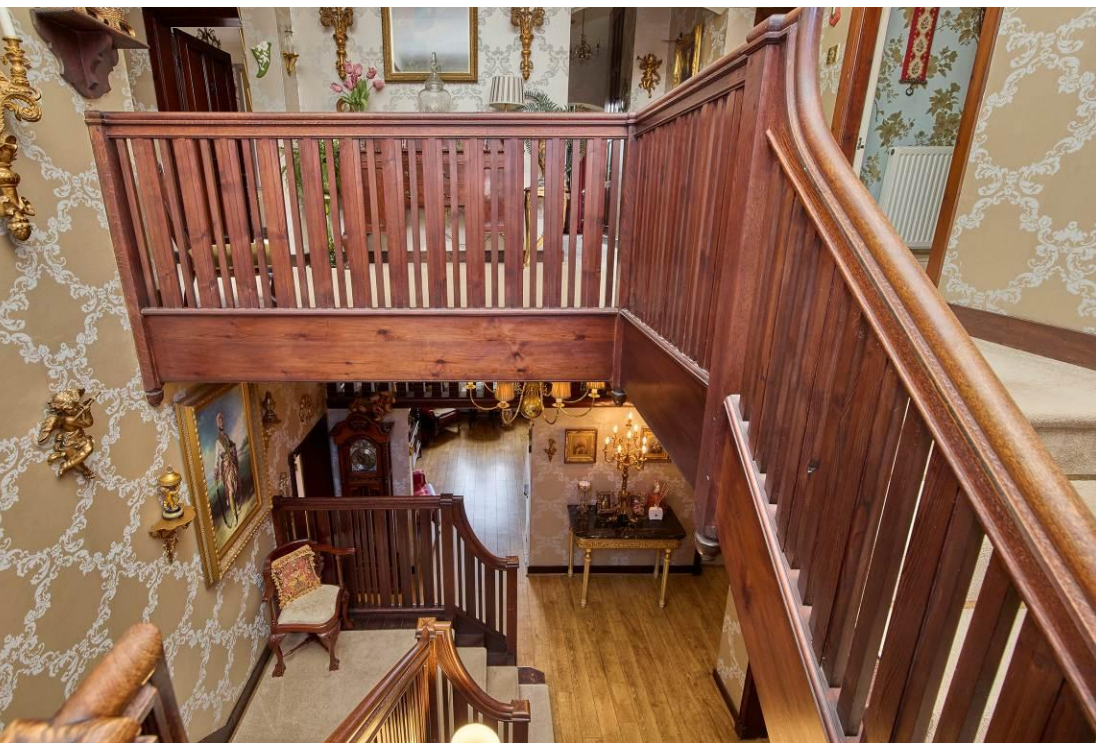
Our Ref: JGA/02092025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







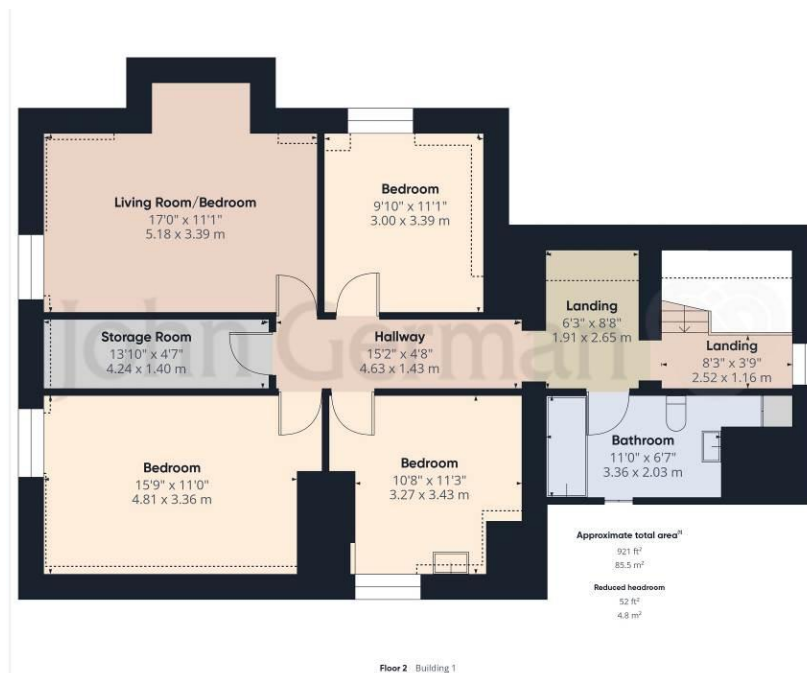




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Main House - Second Floor



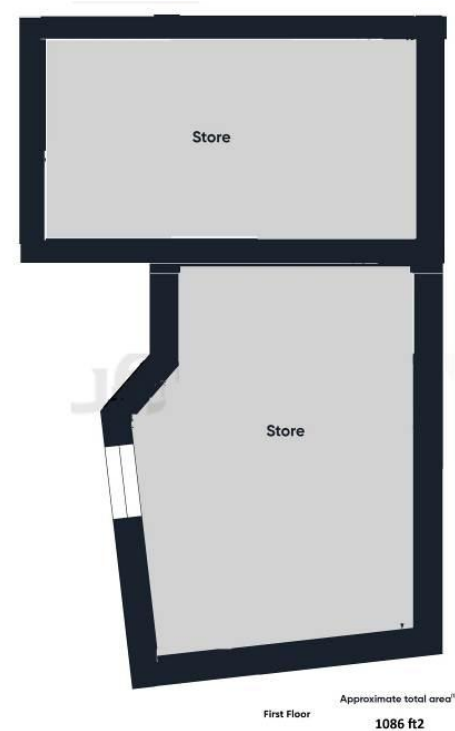
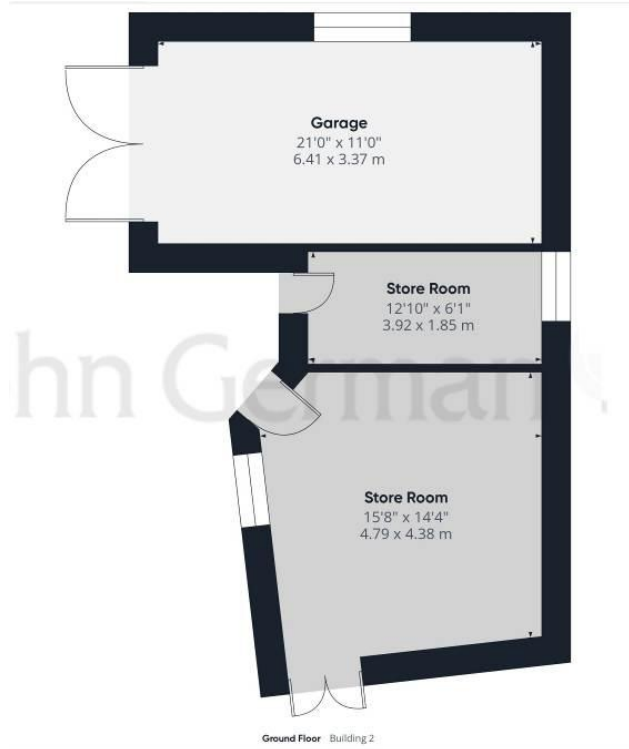
Coach House - Ground Floor & First Floor

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



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