



Main Street
Melbourne Derby



Property Description

A fantastic opportunity to acquire a quaint one bedroom character cottage of crook-frame construction in the popular hamlet of Kings Newton near Melbourne benefiting from off road parking and cottage garden. This delightful property offers a wealth of original charm and character whilst having modern features. Comprising a modern kitchen, traditional lounge with a feature fire, a double bedroom, dressing room area and a bathroom. The property is approximately three quarters of a mile from Melbourne town centre with its shops, pubs and restaurants.

Kings Newton is a picturesque hamlet within the parish of Melbourne, South Derbyshire, about 8 miles south of Derby. It has several 18th century houses and some timber framed properties. Kings Newton contains a 17th century hall, built for the Hardinge family, which was burnt down in 1859 but restored by the railway magnate Sir Cecil Padget in 1910. If you enjoy eating out there is a very good public house here.

Melbourne itself is one of the most sought after locations within South Derbyshire, enjoying a particularly high standard of amenities and leisure facilities including pubs, restaurants, boutique shops, Post Office and doctors' surgery. The A50 and M1 are readily accessible for the commuter, as is East Midland airport and Parkway railway station which offers a very regular service to London St Pancras.

Modern Kitchen

11' 10" x 7' 2" (3.61m x 2.18m)

Fitted with a range of base and drawer units with matching wall cupboards, worktops, an inset sink and drainer with a mixer tap over, an inset electric oven with a four ring electric hob. Other features include space and plumbing for an automatic washing machine, fridge and freezer. Having exposed beams to the ceiling, a built-in storage cupboard housing the boiler, opening to the lounge and

a traditional timber framed window to the front elevation.

Traditional Lounge

11' 10" x 10' 9" (3.61m x 3.28m)

The focal point of this room is the electric fire set on a brick hearth with two built-in storage cupboards either side of the brick chimney breast. TV aerial point, a radiator, exposed beams to the ceiling, stairs to the first floor accommodation, a second entrance door and a traditional timber framed window to the front elevation.

First Floor

Having exquisite vibrant feature wallpaper going up the stairs accentuated with downlights, timber mid height balustrade leading in to the bedroom, exposed timber beams, smoke detector.

Double Bedroom

12' 2" x 12' 1" (3.71m x 3.68m)

A lovely spacious double bedroom having a dressing area within the space. Within the main bedroom there is a handmade bespoke solid timber double wardrobe included with the sale price. Having loft access point, a central heating radiator, tv aerial point and a traditional timber framed window to the front elevation. Opening to:-

Dressing Area

6' 3" x 5' 2" (1.91m x 1.57m)

Having drawers, timber panelling to walls, full length shelf, exposed Crook frame supports add additional character and a roof light window to the rear elevation.

Bathroom

7' 8" x 6' 5" (2.34m x 1.96m)

Comprising: a panelled bath, a pedestal wash hand basin and a dual flush toilet. radiator, an extractor fan and a traditional timber framed window to the rear elevation. Walls finished with feature panelling to dado height.

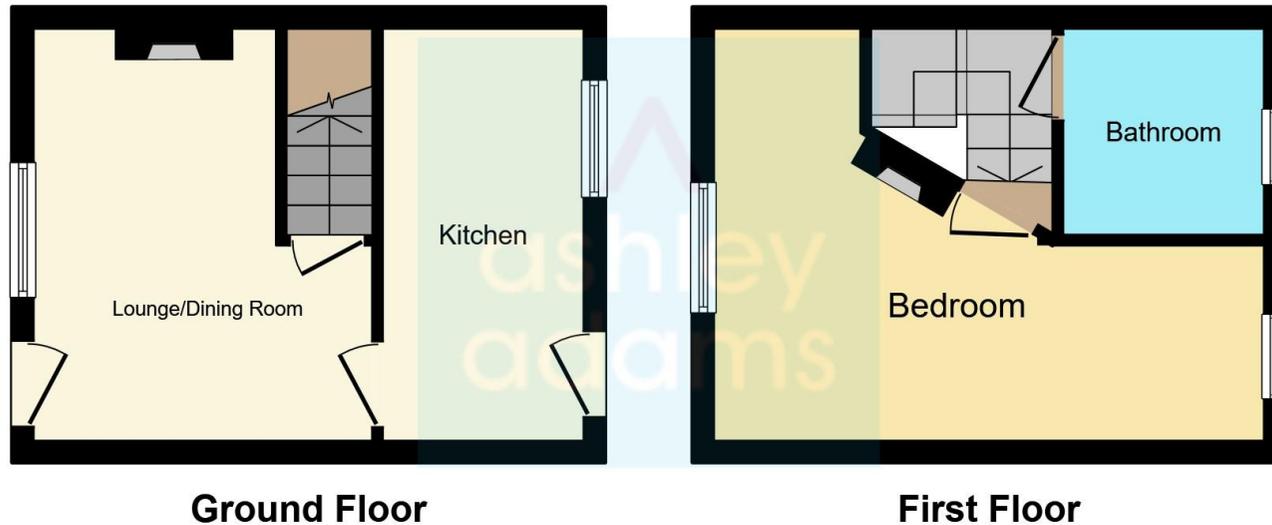
Outside

A delightful private enclosed cottage garden to the rear with a blue brick patio, gravel path and shrubbed borders. Good size timber outbuilding. To the rear of the garden is a parking space for one vehicle, accessed via a shared entry road. The shed in the image currently in the parking space is to be removed or re-sited within the garden area subject to buyers' requirements.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: MEL205441 - 0015

Tenure:Freehold EPC Rating: D Council Tax Band: B

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