

# Egginton Junction

Egginton, Derby, DE65 6GU

John   
German





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£500,000

**A very interesting former GWR country station and station masters house set on a plot of around 2.49 acres, between Hilton and the A38. Offering scope for further development, either as one large dwelling or conversion to two properties, with the benefit of planning permission.**



The property has a fascinating history and displays typical Victorian railway architecture, it offers great potential to enhance or alter to suit a purchaser's requirements. Conveniently situated just outside the village of Hilton, with great access to the A38 and A50 leading to both Derby and Burton On Trent and leading Midlands centres.

**Accommodation:** Arranged in a linear form with an East and West wing, there is a central reception hall with circular lantern light over and glazed double doors leading to the entrance hall and inner corridor which serves the east wing, having stairs off and Amtico flooring.

Off this is a further tiled hall with windows to the front leading to a utility/second kitchen which has two central heating boilers and is fitted with a stainless-steel sink with tiled splashback, an inset four ring electric hob and electric oven, further appliance space and plumbing for a washing machine and dishwasher with tiled flooring.

There are two cloakroom/WC's and a stylish bathroom with a white and chrome suite comprising slipper bath, WC and wash hand basin with tiled surrounds and tiled flooring.

Adjacent to this is a spacious sitting room with two windows to the rear and a further spacious living room, again with two windows to the rear and a half glazed door.

A separate inner hall leads off to the west wing and continues with a useful store room and study off, together with a large attractive lounge dining room which was formerly the railway waiting room, having high ceilings with cornice and a fireplace housing a multifuel stove on a slate hearth. There are three windows to the front and two to the rear together with a half-glazed door opening to the rear garden.

There is a modern fitted kitchen with base and wall units with work surfaces, inset stainless steel sink with mixer tap and tiled splashback, space and plumbing for a washing machine and space for a cooker, tiled flooring throughout and a door to the side.

Off the kitchen is a shower-room with tiled shower and glazed enclosure with vanity wash hand basin, low level WC, tiled flooring, extractor fan and halogen lights.

A staircase leads from the kitchen to a master bedroom with en-suite shower room facility.

The first floor to the east wing comprises an attractive oak staircase with balustrade leading to a galleried landing with large picture window facing the front. Off here are three excellent double bedrooms together with a modern cloakroom fitted with a WC and wash hand basin with tiled surround.

Outside the property is set on an extensive plot of approximately 2.49 acres, approached through gates and a long driveway with lawns either side and numerous mature trees leading to an extensive tarmac parking area.

There are further ornamental gardens lying to the front whilst the driveway continues to a further parking area and detached double garage. An area of garden also lies to the rear, screened by silver birch trees.

Planning permission ref: 9/2018/0157 allows for internal alterations and subdivision into two dwellings, together with an extension and double garage, and can be viewed on South Derbyshire District Councils planning website at [www.planning.south-derbys.gov.uk](http://www.planning.south-derbys.gov.uk)

**Please Note:** A number of trees to the front of the property are covered by tree preservation orders, details of which can be found on south Derbyshire district councils website.

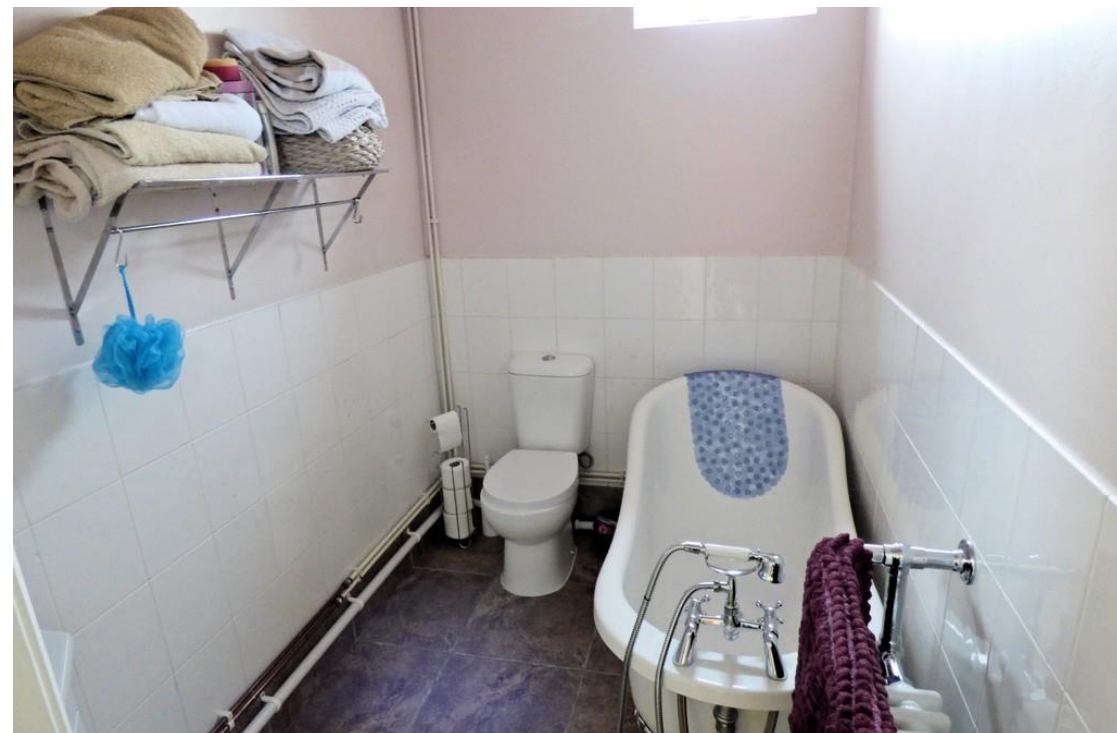
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

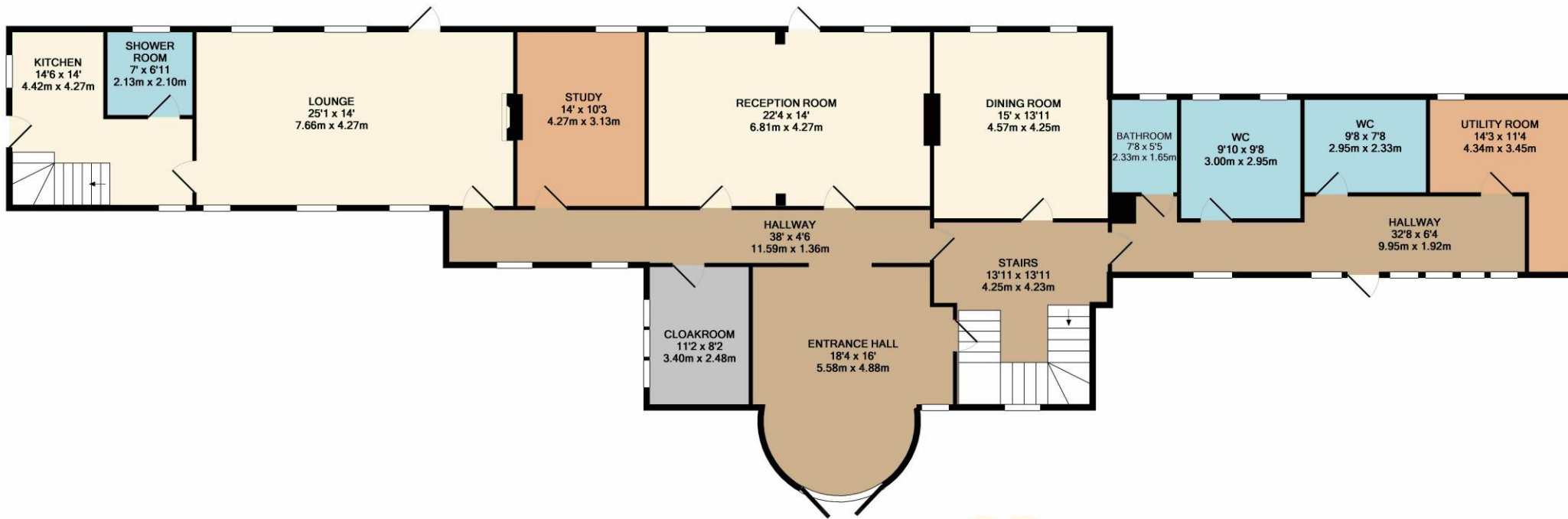
**Services:** Mains water, drainage and electricity are believed to be connected to the property. The property has LPG central heating. Purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk); [www.planning.south-derbys.gov.uk](http://www.planning.south-derbys.gov.uk)

**Our Ref:** JGA/22012019

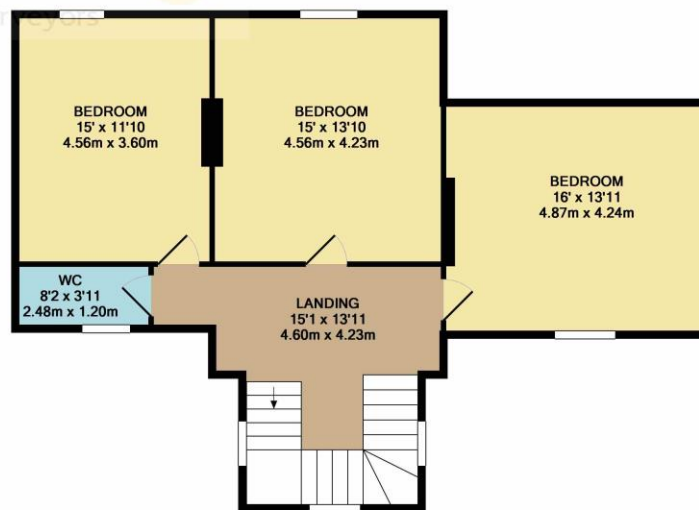
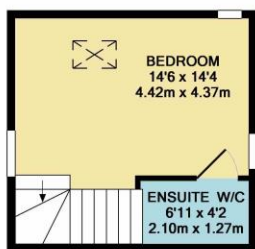






John Gorman  
 Estate Agents & Chartered Surveyors

GROUND FLOOR  
 APPROX. FLOOR  
 AREA 2401 SQ.FT.  
 (223.0 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 1024 SQ.FT.  
 (95.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 3425 SQ.FT. (318.2 SQ.M.)



#### Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

#### 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.

#### Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

AWAITING EPC MEDIA



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