



Selworthy, 131 Burley Lane, Quarndon, Derby, DE22 5JS Price On Application

- Edwardian Arts and Craft Residence
- Three Reception Rooms
- Six Bedrooms, Two En-suites
- 1.25 Acre Private Gardens
- Enjoying South Facing Aspects
- Ecclesbourne School Catchment Area
- Kitchen/Dining Room, Utility
- Family Bathroom, Shower Room
- Double Garage and Single Garage
- Backing Onto Allestree Parkland

An exceptional Edwardian detached period residence built in 1910 providing accommodation of quality style and space, standing within mature extensive grounds of nearly 1.25 acres of stunning beauty.

This 'Arts and Craft' style property retains many of its delightful architectural detailing, and has been sympathetically restored to provide a stylish home of space and quality (3,875 sq ft living accommodation).

The grounds are an absolute delight with a backdrop of mature, deciduous and coniferous trees, affording an exceptional level of privacy.

The private gardens lie to the south of the house with the main area stretching down to mature woodland and back onto Allestree parkland.

Selworthy truly enjoys many charming character features throughout and a internal inspection is strongly recommend to fully appreciate the property, private grounds and sought after location.

City - Distances Approximate

Derby 5 miles, Nottingham 19, Leicester 38 miles, Birmingham 44 miles, Manchester 60 miles, East Midlands Airport 19 miles, Birmingham International/NEC 46 miles

The Location

The property is situated in the very sought after village of Quarndon, some three miles north of Derby City centre and has a cricket ground and noted Joiners Arms public house. It has the benefit of a noted primary school (The Curzon Church of England) and is in the catchment area for the noted Ecclesbourne School in Duffield. Golf courses at Allestree, Duffield and Kedleston.

Ground Floor

Porch

6'8" x 4'4" (2.03m x 1.32m)

With entrance door with inset window with leaded finish, inset door mat, beams to ceiling and solid wood character door opening into entrance hall.

Entrance Hall

14'9" x 13'11" x 8' x 4'4" (4.50m x 4.24m x 2.44m x 1.32m)

A lovely characterful and welcoming L-shaped entrance hall with solid oak herringbone style flooring, beams to ceiling, wood skirting boards and architraves, character leaded window with stone mullions, display alcove with fitted shelving, two radiators and split level staircase leading to the first floor with attractive balustrade.

Cloakroom

6'4" x 5'8" (1.93m x 1.73m)

In white with low level WC, fitted wash basin with chrome fittings and storage cupboard beneath, tiled flooring, radiator, beams to ceiling, character leaded obscure window and internal character latched door.

Most Charming Lounge

26'8" x 20' x 15'7" (8.13m x 6.10m x 4.75m)

With Inglenook style fireplace incorporating stone fireplace with open grate fire and raised hearth, wood skirting boards and architraves, beams to ceiling, exposed wood flooring, four character leaded windows, two radiators, French doors with character leaded windows opening onto rear veranda with views over private garden and internal character latched door.



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Separate Dining Room

17'8" x 17'6" (5.38m x 5.33m)

With chimney breast incorporating feature fireplace with inset Living Flame gas fire and raised hearth, wood skirting boards and architraves, beams to ceiling, exposed wood flooring, featured bay window with leaded finish and also incorporating bay seat, fine views over the private rear garden, radiator and internal character latched door.



Wine Store

6'1" x 3'8" (1.85m x 1.12m)

Incorporated within the dining room with fitted shelving providing storage for bottles of wine.

Family Room/Sitting Room

14'8" x 14'5" (4.47m x 4.39m)

With feature fireplace with inset gas fire and raised hearth, tiled flooring (under-floor heating), attractive panelling to walls, fine views over private rear garden, two radiators, coving to ceiling with centre rose, two matching sealed unit double glazed French doors opening onto raised patio/terrace area and internal character latched door.



Kitchen/Dining Room

22'4" x 13'6" (6.81m x 4.11m)

With 1½ bowl stainless steel sink unit with mixer tap including boiling tap, base units with drawer and cupboard fronts, travertine limestone tiled splash-backs, wall and base fitted units with matching black granite worktops, stainless steel Neff dual fuel range style cooker with stainless steel extractor hood over, matching fitted central breakfast island again with black granite worktops and storage cupboards beneath including built-in Neff stainless steel microwave and wine rack, integrated Neff dishwasher, concealed vegetable basket drawers, matching stainless steel Neff American style fridge/freezer incorporating drinks dispenser, matching tiled flooring (under-floor heating), radiator, coving to ceiling, spotlights to ceiling, two matching character leaded windows, telephone / intercom system for the electric gates, two pull-out larder cupboards providing good storage, radiator, character internal latched door.



Laundry/Utility

10'4" x 9'3" (3.15m x 2.82m)

Matching the units in the kitchen/dining room with twin bowl stainless steel sink unit with mixer tap, fitted wall and base cupboards with travertine limestone tile splash-backs and worktops, plumbing for automatic washing machine, space for tumble dryer, tiled flooring (under-floor heating), radiator, spotlights to ceiling, concealed worktop lights, internal character latched door opening into the kitchen/dining room and side access door.

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Boiler Cupboard

7'5" x 5'2" (2.26m x 1.57m)

With boiler.

Additional Cloakroom

5'3" x 2'6" (1.60m x 0.76m)

With WC, tiled flooring, radiator, obscure window and character internal latched door.

First Floor Landing

With character leaded window with aspect to front, three matching open archways, coving to ceiling with centre rose, continuation of the staircase leading to the second floor, two radiators, under-stairs storage, additional character window to front with leaded finish.

Master Double Bedroom

19'3" x 14'2" (5.87m x 4.32m)

With two matching centre rose, fine views over private garden, two radiators, character leaded window to side, character bay window with leaded finish and deep window sill with aspect to rear and internal character latched door.



Walk-in Wardrobe

12'7" x 5'3" (3.84m x 1.60m)

Providing comprehensive storage with hanging rails, drawers and shelving, radiator, character leaded window and internal character latched door.

En-suite

13'5" x 8'6" (4.09m x 2.59m)

In white with bath with chrome mixer tap/shower attachment, twin wash basins, both having chrome fittings and storage shelf beneath, low level WC, separate shower cubicle with shower, tiled flooring, coving to ceiling, spotlights to ceiling, heated chrome towel rail/radiator, additional radiator, fine views over private garden, character leaded window, built-in storage cupboard and internal character latched door.



Double Bedroom 2

15'4" x 14'5" (4.67m x 4.39m)

With fitted wardrobes and matching chest of drawers, radiator, fine views over private garden, centre rose, character leaded window to rear and internal character latched door.



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En-suite

5'6" x 4'9" (1.68m x 1.45m)

Double Bedroom 3

18'6" x 14'11" (5.64m x 4.55m)

With fitted wardrobes, additional fitted display shelving, two radiators, fine views over private garden, bay window with leaded finish and internal character latched door.



Double Bedroom 4

14'6" x 12'9" (4.42m x 3.89m)

With fitted wardrobes, radiator, character leaded window with aspect to front, centre rose and internal character latched door.



Double Bedroom 5

13'6" x 11'5" (4.11m x 3.48m)

With fitted wardrobes, centre rose, radiator, character leaded window with aspect to front and internal character latched door.



Family Bathroom

9'9" x 9'6" (2.97m x 2.90m)

With bath with chrome mixer tap/shower attachment, twin wash basins with chrome fittings, low level WC, tiled splash-backs, tiled flooring, radiator, additional heated chrome towel rail/radiator, coving to ceiling, spotlights to ceiling, character obscure leaded window and internal character latched door.

Second Floor Landing

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Double Bedroom 6

20'3" x 11'7" (6.17m x 3.53m)

With two radiators, storage into eaves, fine views over private garden and beyond, side character leaded window, rear character window with deep window sill, fitted wardrobe and internal character latched door.



Shower Room/En-suite

9'4" x 4'3" (2.84m x 1.30m)

In white with double shower cubicle with shower, pedestal wash hand basin, low level WC, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling and internal character latched door.

Store Room/Occasional Bedroom

23#2" x 6'3" (7.01m#0.61m x 1.91m)

With radiator, fitted wardrobe, character leaded window with deep window sill, views over private rear garden and internal character latched door.

Gated Entrance

The property is set back from Burley Lane and occupies a private position and cannot be seen from the road. It is approached through wrought iron electric gates and driveway leading to the property and garages and stores.

Private Gardens

Being of a major asset of sale to this particular property is its well established private south facing rear garden which backs directly onto Allestree Park land. There are shaped wide lawns, well stocked flower beds, shrubs, specimen trees and a large terrace/patio area providing a pleasant sitting out and entertaining space with fine views across the garden and character veranda with two open archways. There is also a raised decking area which again provides a pleasant sitting out and entertaining space. Timber shed included in the sale. Outside lights and cold water tap.



Driveway

A sweeping driveway provides car standing spaces for several vehicles.

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Brick Double Garage

15'8" x 15' (4.78m x 4.57m)

With concrete flooring, fitted shelving and electric up and over front door.

Large Single Garage

17'4" x 11'6" (5.28m x 3.51m)

With electric up and over door.

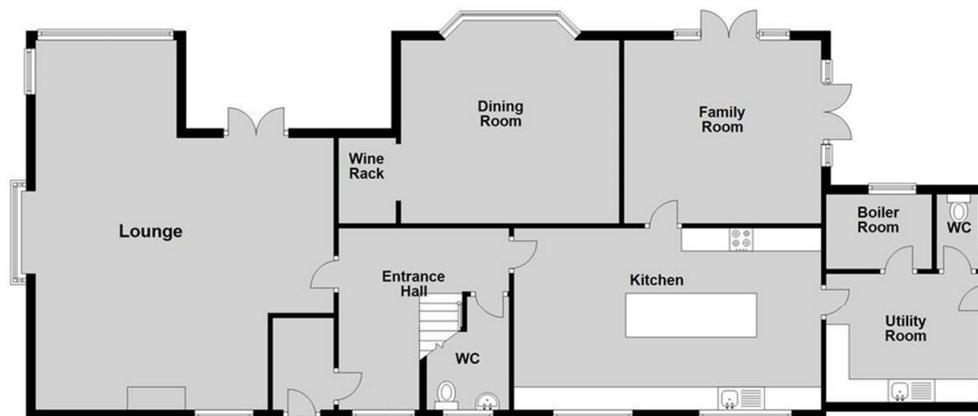
Brick Store

8'2" x 7'2" (2.49m x 2.18m)

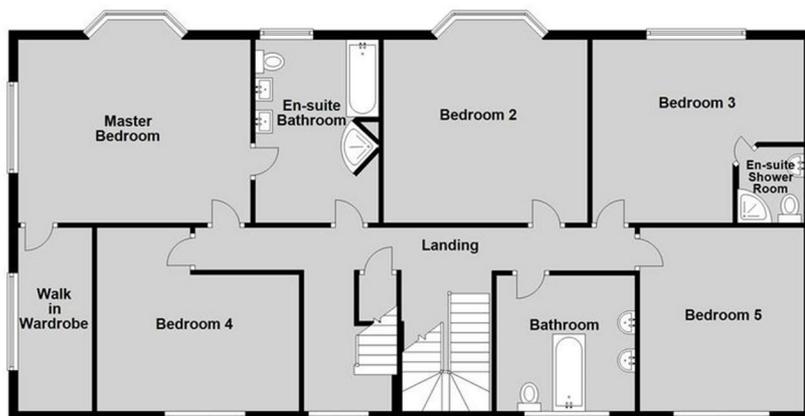
Alarm

The property is fitted with an alarm system with manual and remote control.

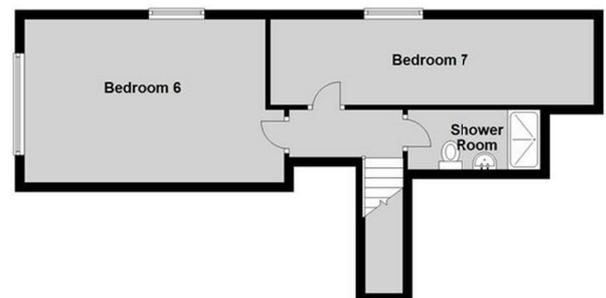
Ground Floor



First Floor



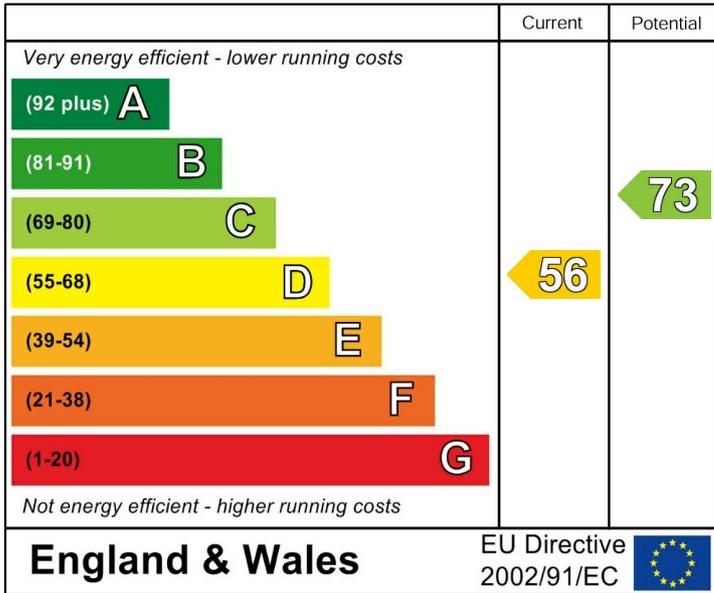
Second Floor



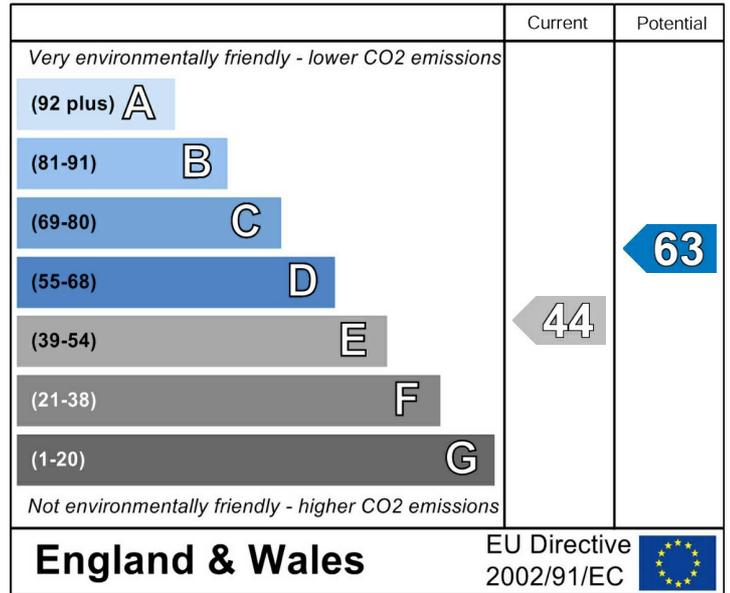
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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