



Devana House
Bath Lane | Moira | Derbyshire | DE12 6BP

FINE & COUNTRY

DEVANA HOUSE



Nestled within a bespoke gated development, Devana House is a most special family home with expansive accommodation and luxurious fittings throughout.



The home boasts a total sum of 3,041 square feet of contemporary accommodation to include an open plan dining hallway, lounge, breakfast kitchen and orangery, whilst to the first floor are four bedroom and two bathrooms with a further bedroom and bathroom to the top floor. Externally there is plenty of parking with the home, which then leads to a double garage and the gardens offer plenty of privacy and space for entertaining. The home is tucked away on the edge of the delightful and convenient village of Moira.

GROUND FLOOR

The home is entered via a recessed storm porch and the oak entrance door then leads you into a most spacious reception hallway. The hall is open plan to a dining area, with low level partition walls dividing the area, yet allowing the French doors at the rear of the dining area to flood the hallway with light. There is an oak feature turning staircase and tall double height picture window, leading to the galleried landing above. Off the hallway, there is a shower room with WC, vanity wash basin and large enclosed shower cubicle.

There is a cosy lounge with an impressive herringbone pattern, brick-built fireplace with recess and the flue is installed in readiness for a log burner or open fire. There are tri-fold doors offering views of the garden and direct access to the patio for entertaining.

The heart of the home is the open plan 'live in' breakfast kitchen with adjoining orangery. The space is great space for modern day living, with a well-appointed oak kitchen complete with granite countertops and featuring central island with oak top extending to provide a breakfast bar area. The kitchen features a range of integrated appliances, including a Neff coffee machine, microwave, double oven and induction hob. There are two integral dishwasher drawers by Fisher & Paykel, plus space and plumbing for an American style fridge freezer and for added convenience, a Quooker boiler tap has been installed over the sink unit. Matching tiled flooring continues through from the kitchen into the living area, with tri-fold doors leading to the rear. This spacious area is large enough for both sofas and a family dining table and then leads into the adjoining orangery, with a clear glazed roof, tiled floor and French doors leading outside.

Completing the ground floor is a well-appointed utility/boot room, with plenty of smart storage and the usual appliance spaces, along with a door leading outside.





SELLER INSIGHT

“ Our first impressions of Devana House were of its sense of space and its open layout,” say the current owners of this five bedroom detached home, “the main attraction being the entrance hall and large kitchen / diner which leads onto the conservatory. Outside, there is plenty of space, too. The property sits on a large plot approached by a gated private driveway - there are currently three new properties and one mature house on the development. The grounds of the property are edged by ten mature lime trees, creating a feeling of tranquillity which extends into the pleasant green surroundings of the National Park in which it is situated.”

The house was just over two years old when the owners moved in seven years ago, and remains in excellent condition. Since moving in, the owners have made various improvements to the gardens, with new fencing, loft storage space in the garage, and a built-in barbecue on a large patio for easy outdoor entertaining in the summer months. “The property sits on 0.2 acre mainly laid to lawn,” say the owners. “The rear garden is south facing, partly shaded in summer by the lime trees. The southern aspect of the house has two sets of tri-fold doors and one set of bi-fold doors, letting the outside in to each room and creating an easy flow between house and garden.”

“Being on the edge of the village, yet within the National Park, we have the best of both worlds here,” the owners continue, “with the convenience of amenities and the beauty of nature nearby. Locally there is a village Co-op which is within walking distance. Conkers National Park, the canal and Moira Furnace are all local attractions within half a mile of the property. We are less than 10 minutes from the M42 and 30 minutes from Birmingham Airport, Birmingham International Train Station and the NEC.”

“There is a brook running on the southern boundary of the garden. It is wonderfully relaxing to hear the water flowing on a quiet summer’s evening.”

“Although there are houses on the other side of the southern boundary, the property is totally private due to the lime trees also edging this boundary.”

“We will miss the space the property affords both inside and out, with its well-proportioned rooms and generous grounds.”

“Our favourite room is the sociable kitchen and dining room, which leads out into the conservatory, and in turn out onto the garden. It is the perfect space for everyday life and entertaining alike.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







FIRST FLOOR

The first floor features a spacious galleried landing and has a lovely view back down over the stairwell. The double height picture window is a great source of natural light, which adds to the feeling of space. A further staircase continues onto the second floor, whilst on the first floor you will find four great sized bedrooms, three of which have the benefit of fitted wardrobes and bedroom two, which is particularly spacious, has a large en-suite bathroom with bath, WC, wash hand basin and shower cubicle.

The luxurious principal family bathroom is superbly fitted with a contemporary freestanding bath, WC, wash hand basin and a large frameless walk-in glass shower enclosure, with double shower head above, half height tiling around the walls and lovely teak wood flooring.











SECOND FLOOR

The principle suite sits on the top floor and has dual aspect dormer windows and a glazed skylight. There are fitted wardrobes along one wall and access to useful eaves storage. Set directly opposite, is the large bathroom, having tiled flooring and half height tiling to the walls, contemporary freestanding bath, WC, wall mounted wash hand basin with storage beneath and a standalone shower cubicle with shower above. From the bathroom there is access to further eaves storage.





OUTSIDE

Devana house sits within a gated development and is currently the last house on the right-hand side as you enter the development. There is planning granted for a further four similar homes on the plot, three will be after Devana House and this will have little impact on this home. Outside, the property sits on a lovely plot with a lawned fore garden with central pathway approach to the entrance door and its recessed storm porch. The driveway provides ample parking and leads to a detached double garage with an up over door, light and power, storage over and a personal door to the garden. The rear garden is laid principally to lawn with a wide and expansive paved patio area, perfect for entertaining. The garden has feature lime trees which screen the home and add to the privacy and there is a small stream running along the rear boundary of the gardens.







LOCAL AREA

The village of Moira is surrounded by the scenic National Forest and is ideally situated within easy walking distance to Donisthorpe Country Park, Conkers, Hicks Lodge and Moira Furnace Museum which sits by the Ashby canal. The Co-op provides all that you need in the way of local grocery shopping and Ashby de la Zouch is close on hand for more amenities. For commuting the M42 is close by giving access to the West Midlands. For further commutes there is a mainline station so 20 minutes away in Tamworth giving access to London in 1hr 20mins. For families, the local primary school is popular before they feed into Ashby School.

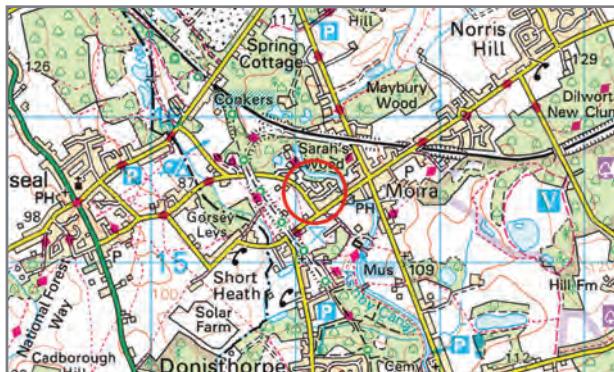
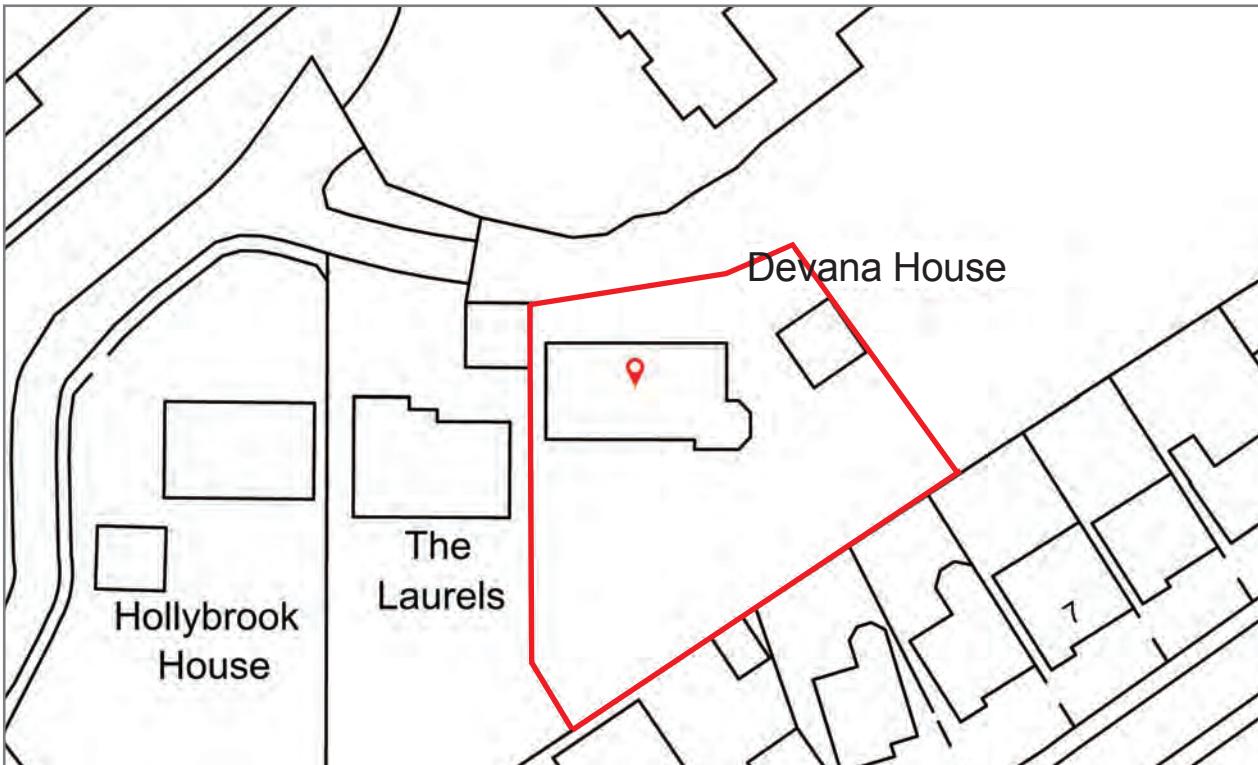




LOCATION



INFORMATION



Services

All mains services are connected. The home benefits from underfloor heating throughout the ground floor with independent thermostats in each room

Local Authority

North West Leicestershire District Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973888

Website

For more information visit www.fineandcountry.com/uk/derbyshire

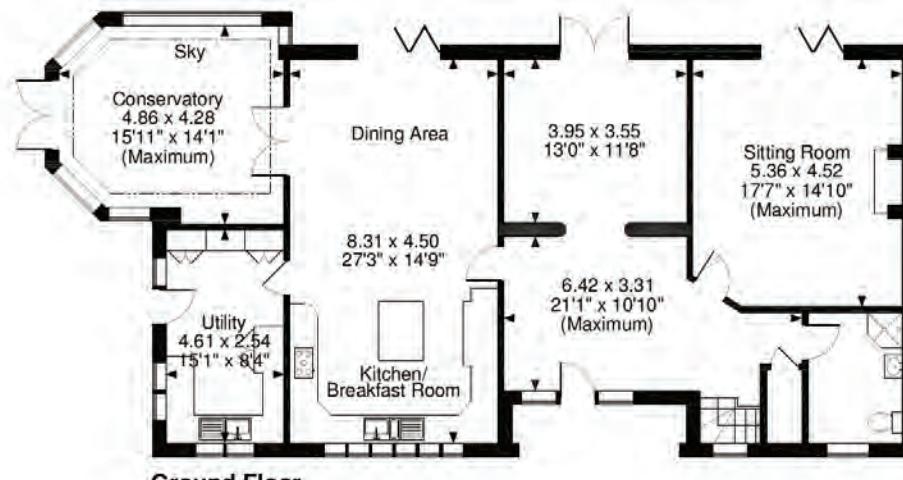
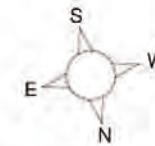
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

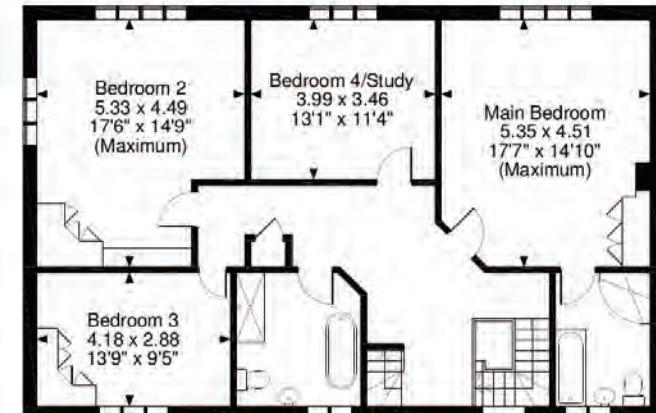
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

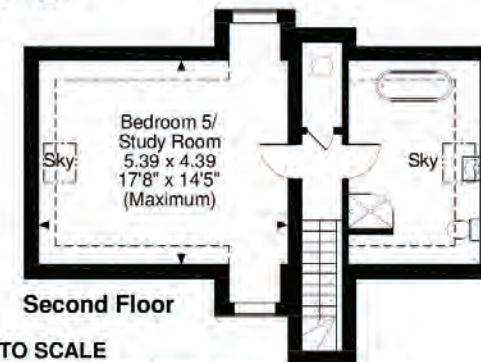
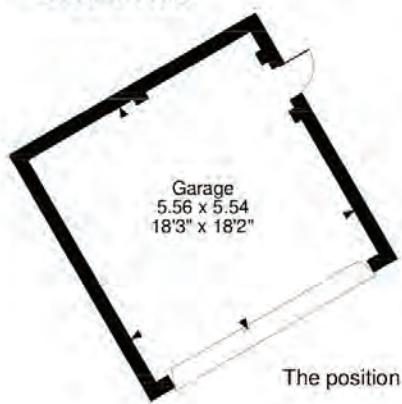
Devana House, Bath Lane Moira, Swadlincote
 Approximate Gross Internal Area
 Main House = 3041 Sq Ft/283 Sq M
 Garage = 332 Sq Ft/31 Sq M



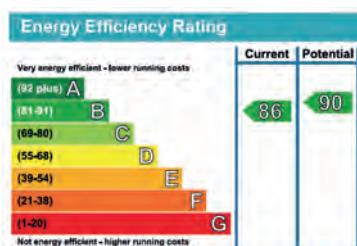
Ground Floor



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 02.01.2020



FINE & COUNTRY

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