



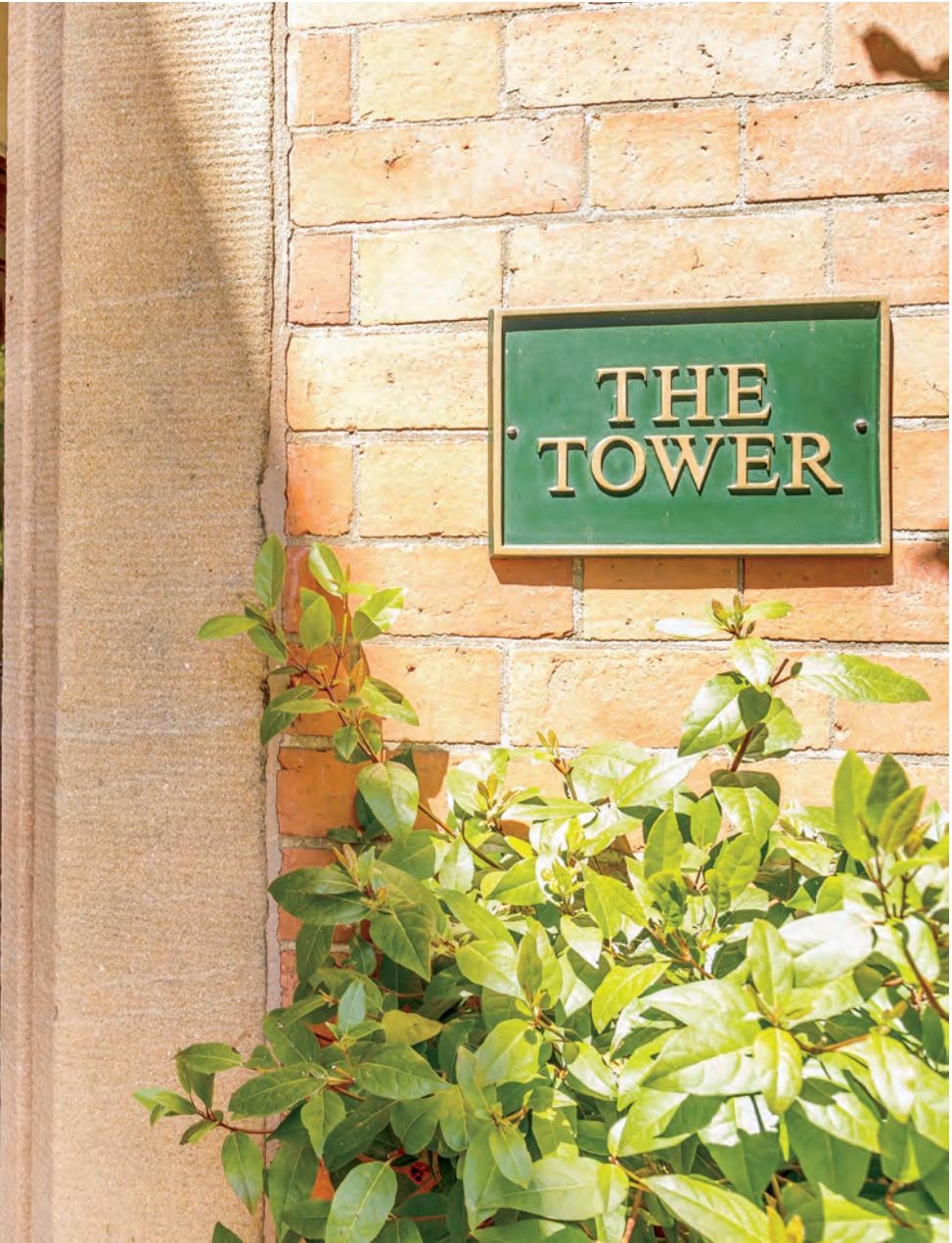
The Tower
Mickleover Manor | Mickleover | Derby | Derbyshire | DE3 0SH

FINE & COUNTRY

THE TOWER



'The Tower is excellent for entertaining, in fact no one ever wants to leave! Luckily there's plenty of space for people to stay over. Living here gives a good quality of life away from the stresses of the outside world.'



The Tower is a one of a kind family home. Converted from a large Manor House, originally constructed in 1849, this Grade II listed property is located in the private estate of Mickleover Manor. Upon entering the property, the magnificent entrance porch with stonework, quarry tiled hallway and vaulted ceiling gives a great impression of the home on offer. The entrance hall has a gothic inspired archway, deep set skirting boards, access to a cloakroom/WC and leads to the staircase which accesses all floors. The principal sitting room has wonderful ceiling heights and a quad stone set window, overlooking the front gardens. The room has more feature gothic arches, deep set skirting boards and ceiling coving. There is an open fire set within a wood surround, with marble inset and hearth.

GROUND FLOOR

The home has a breakfast kitchen, again with full height quad set stone windows with restored shutters and further impressive ceiling heights, making this a light and airy room. The kitchen itself is well appointed with plenty of storage cupboards, an integrated electric oven and hob, and a ceramic sink. There is a dresser unit and plenty of room for a dining table. There are steps leading down to the basement, which makes a comfortable reception room with wall light points and barrel roll ceilings. This leads onto a useful inner hallway, with a door to two further large store rooms/vaulted wine cellars. There is also a refitted utility room to the basement level, with sink unit and a fantastic workshop area in the adjoining room.





SELLER INSIGHT

“ Located in the large village of Mickleover, this unique Grade II listed tower house home laid out over several floors sits within a stunning Gothic manor house development surrounded by perfectly kept grounds. Built in 1849, Mickleover Manor itself hosts eight freehold period properties alongside a further 20 smaller dwellings. ‘We were attracted to the character and spaciousness of the property and the wonderful feeling of grandeur – The Tower is a real one-off. The outside space is fantastic too; a private front garden and delightful communal grounds offer stunning views and plenty of freedom. The grand entrance porch and hall with fourteen-foot-high ceilings, intricate decorative plaster throughout, original fireplaces, mullion windows and a vaulted wine cellar make it a really striking home – the history of the building has been perfectly blended with everything required for comfortable modern living. Being semi-rural and gated, living here feels very tranquil and safe. The development hosts a good mix of families, professional couples – many whom work at nearby Derby Royal Hospital – and singles. It’s a lovely community with a committee to keep things in order and orchestrate social activities. The village is well-served however you can hop on a bus and be in Derby in just ten-minutes – the train station here ensures easy countrywide travel,’ say the owners.

‘We love the character of the property and the brilliant location; it’s great to live somewhere beautiful and quiet on the edge of a village with good amenities. Mickleover hosts a primary school, good pubs, a gym, shops, doctors’ surgery and a post office. Pretty much everything you need is within walking distance and the countryside is right on the doorstep – we love not having to get in the car every time we need to go somewhere.’

‘All rooms in The Tower are stunning but the oak panelled office with gothic style windows and amazing views of the Derbyshire peaks and Dovedale is especially good. Each room has its own set of striking features.’

‘We enjoy good views from both the front and back of the property and love that the garden isn’t overlooked and attracts an abundance of birds.’*

*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.





BASEMENT





FIRST FLOOR

To the first floor is a split-level landing, leading to a well-appointed bathroom, which is half tiled and features a three piece suite and feature windows. Here, there is also a further sitting room (easily used as a bedroom), with a feature fireplace, ornate coving and ceiling roses. This floor also houses the principal bedroom, with a full range of bedroom furniture and its own ensuite, with corner quadrant walk in shower, polished limestone flooring and wall tiles.









SECOND FLOOR

To the second floor is a further split-level landing. There are two more double bedrooms, with the bedroom to the rear having some wonderful views over the countryside and both offer the most wonderful ceiling heights. There is also a refitted shower room serving this floor. Off the half landing is bedroom four with dual aspect stone set windows, deep sills and a period stone fireplace.







THIRD FLOOR

The third floor, located at the top of the tower, boasts a lovely wood panelled office/study room, complete with its own period fireplace and views to four elevations encompassing countryside, the communal grounds and over the roof tops and chimneys, whereby you can really gain a sense of the period of the home.



OUTSIDE

The home benefits from two allocated parking spaces included in the deeds in a communal car park, which allows for guest parking also. The Tower has its very own private garden to the front which is South West facing and has a low maintenance, intricate box hedge design, leading onto a large flagstone terrace before entering the grand vestibule. From the gardens, you can appreciate the architecture of the home and at the pinnacle of The Tower interesting gargoyles can be seen and the stone work around the windows can be noticed. The communal grounds of Mickleover Manor are a real feature and are spread over a 4 acre site, with well-maintained parklands and copses, and a walled garden which has access via a private gate, leading into woodlands walks and an easy route to get into the centre of Mickleover

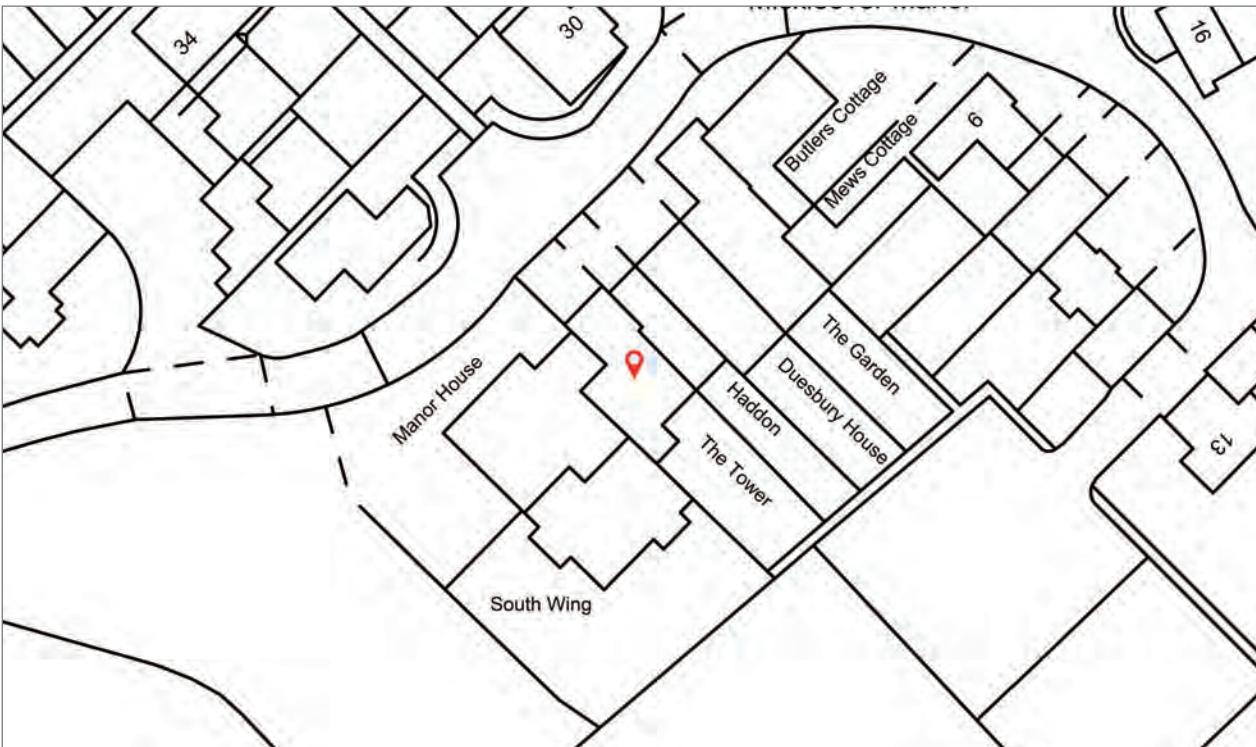


LOCAL AREA

The home is located in one of Derby's most popular suburbs being Mickleover. There is an excellent range of amenities here with supermarkets, takeaways, public houses, gym and restaurant's all within easy reach of the Manor. For schooling, Brookfield Primary School and Littleover Community school are both close by as is a range of Private Schools. The home is close to leisure pursuits also with a Community Centre and Leisure Centre close by and access into the Peak District for all the Walking and Country life you could wish for. For Commuting the home is close by to the A38 giving access to the A50, M1, A52 and within easy reach of Nottingham, Derby, Leicester, Stoke on Trent and the West Midlands. From Derby city train station trains can be caught into London in around 1 hr and 20 mins. There is also international travel via the East Midlands International Airport.



INFORMATION



Services

All mains services are connected to the home. Recently upgraded there are two new combination boilers for heating and hot water.

Extra Information:

There is a maintenance charge of £250.00 per year
The property is situated in a conservation area

Local Authority
Derby City Council

Viewing Arrangements

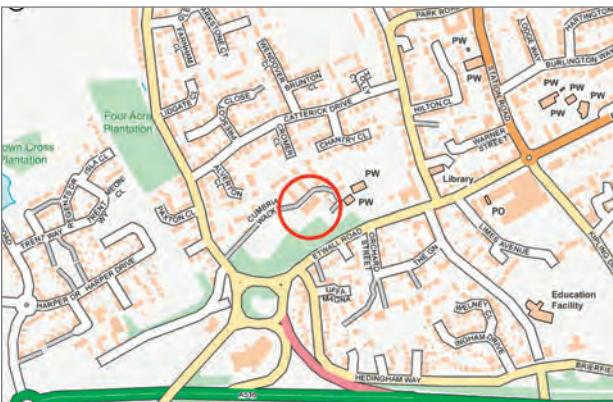
Strictly via the vendors sole agents Fine & Country on 01332 972 888

Website

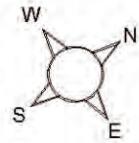
For more information visit <https://www.fineandcountry.com/uk/derbyshire>

Opening Hours:

Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm
Sunday By appointment only



The Tower, Mickleover Manor, Mickleover, Derby
Approximate Gross Internal Area
3310 Sq Ft/308 Sq M



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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EPC Exempt



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FINE & COUNTRY



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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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LEE ARMSTRONG

BRANCH PARTNER

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Lee has over 20 years' experience within the property market working across the Midlands and is highly educated within the industry holding both a BA (Hons) Degree in Marketing along with a Post Graduate Diploma in Surveying. He also holds the NAEA Technical Award and is ARLA qualified and therefore is fully able to advise clients on all aspects of the property market. Living locally to the area, Lee has a great knowledge of the affluent suburbs of Derby and an in depth knowledge of the Peak district's villages and Market Towns. Couple this experience and knowledge together with the specialist marketing techniques and sales processes Fine & Country offer he is confident he can help to gain the best possible results for sellers across Derbyshire and help buyers find the home of their dreams.

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