



Lady Somerset Lodge
128 Main Road | Smalley | Derby | DE7 6DT

FINE & COUNTRY

LADY SOMERSET LODGE



Lady Somerset Lodge is a 1960s built property accessed through gates and down a long driveway. With four bedrooms and sat within 7 acres of land, this beautiful property has scope for development and potential for equestrian facilities subject to planning.

INTRODUCTION

This property is located in a prominent position within Smalley and provides a good mix of both city and rural locations, with easy access to Derby and Nottingham nearby, but stunning countryside views out on to open fields behind. The property is also located close to 3 main golf courses in the area, with Morley Hayes just down the road and Breadsall Priory and Horsley Lodge close by.

The property remains intact and as well looked after as it was from the day it was built, whilst retaining many original features. The sunny open outlook from the rear onto the garden and open fields beyond is simply stunning and a wildlife lovers paradise, with the 7 acres providing ample space and endless opportunity.



GROUND FLOOR

Lady Somerset Lodge is accessed via a long private driveway with a front lawn, which leads to a large parking area and a double garage. The entrance opens through into a large reception hall, where you are greeted by a lovely open space. Located to the left as you enter the property is a study, followed by a guest cloakroom with w/c and vanity unit.

Ahead of the reception hall is the drawing room and bar area with dual aspect windows, allowing ample natural light to flow into the room and direct views out onto the garden and fields beyond. A Derbyshire stone fireplace breaks up the space between the two areas, whilst also allowing the light to flow through.

Leading off to the right of the hallway, the dining room is to the rear of the property and also enjoys the fantastic views of the garden and fields beyond. Across from the dining room is the kitchen, which has built-in seating and a breakfast bar, as well as a separate utility room that benefits from a built-in drying cupboard.





SELLER INSIGHT

“ Set on its own large acreage of land, with brilliant panoramic views over the local surrounding countryside, this impressive family house has been in the ownership of the same family since it was built in 1968.

It is a home of practicality, combined with style, which has worked so well for family life. The owners have maintained and enhanced their home over the years to enrich its comfort, luxury and convenience. A specially designed bar is located off the main reception room and which, together with its open fireplace, provides a welcoming ambience to all entering into this space. The brilliant dining room, easily accommodates its large dining table, and comfortably seats twelve guests for social gatherings. This room also benefits from its outstanding views out into the garden and beyond. Entertaining family and friends is always a joy, and much use is made of the large hall which always features the Christmas tree, and a special area for the family to gather, and exchange presents. There is plenty of parking space and the secluded garden with its sunny terrace, leading into the garden, is a popular space for summer entertaining, especially when there has been a spectacular firework display. In addition, there is a well constructed greenhouse, alongside a useful summer house.

The location of this house is truly spectacular. Its south west aspect ensures that the rear of the house has constant light and its privacy is an oasis of peace and tranquillity. Its seven acres of land stretch across fields and meadows and to its private woodland, which is awash with native daffodils and bluebells in the springtime – a sight to behold.

It is a pleasant stroll into the village of Smalley to visit one of its pubs, and it is just a few miles to local country clubs and golf courses which offer wide ranging leisure opportunities. Schools are within easy distance, and it is a convenient distance into Derby for more comprehensive amenities, alongside transport links.

This well-proportioned home enjoys an often desired balance between beautiful countryside, combined with peace and tranquillity, alongside convenient access to local amenities and excellent road networks.

*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 open wooden staircase rises from the reception hall to the spacious first-floor landing. The first-floor accommodation offers four double bedrooms, three of which have built-in wardrobes and two have vanity units which could be used should you wish to install ensuites. There is loft access from bedroom four into the eaves, which goes across the right-hand side of the property and provides fantastic storage space. The bathroom has a bath, shower, washbasin, w/c, and bidet.









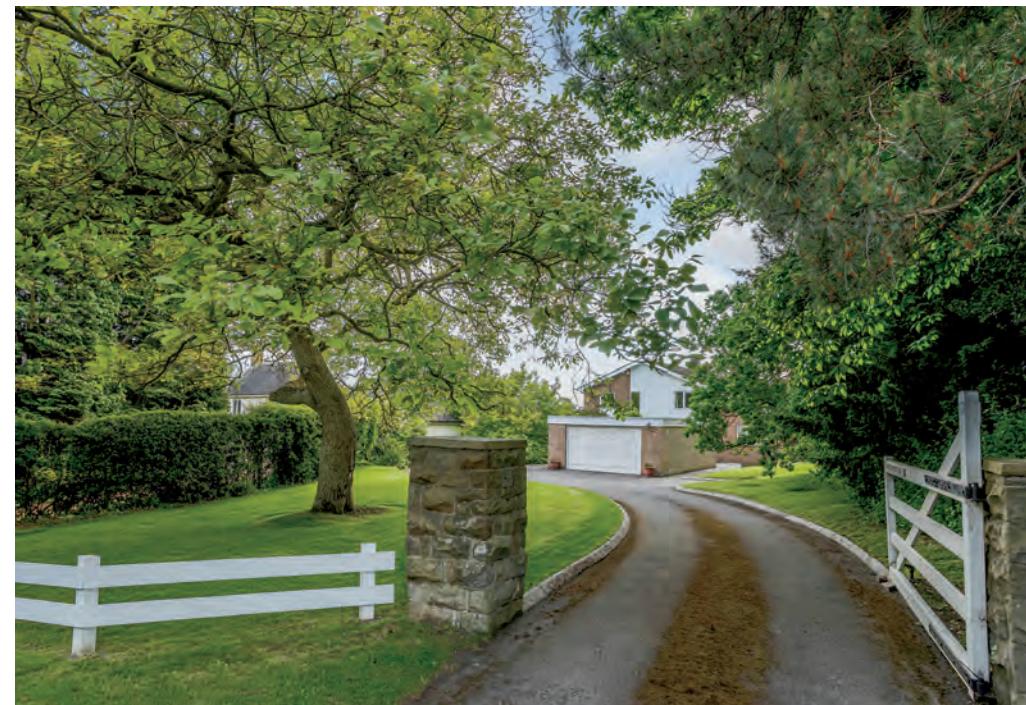






Outside

The property is set in south-facing gardens and grounds extending to circa 7 acres. These comprise beautifully lawned areas to the front and rear garden, with manicured lawns and established flower beds. The rear of the property has a lawn and patio area, with a summer house and greenhouse with solid base and half brick walls. Beyond this is the first field that goes further down to the left of the property and into the woodlands. The second front field enjoys a separate gated access with dropped kerb off the main road located several hundred yards away from the main house.

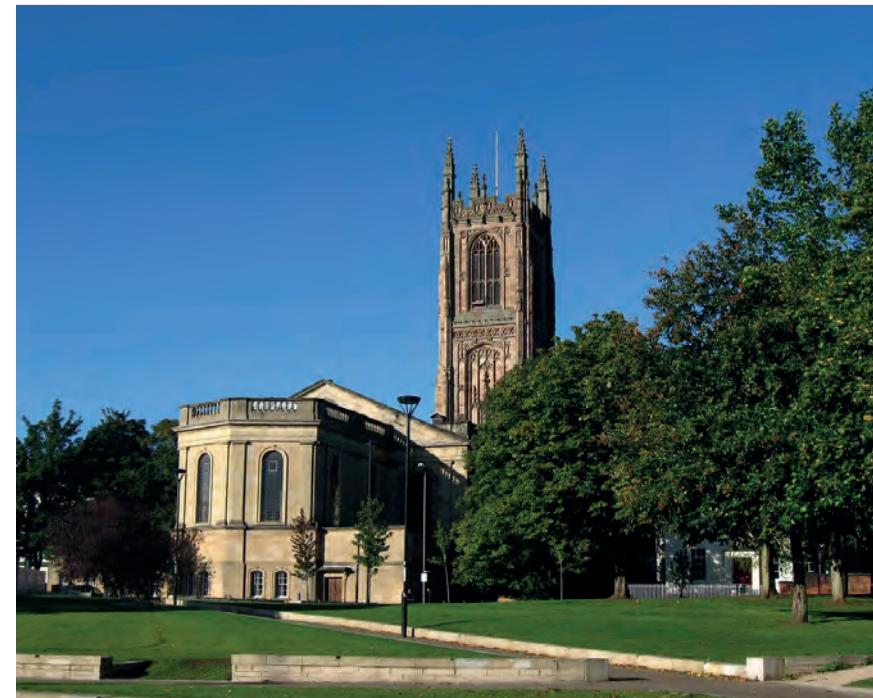




LOCAL AREA

The property is situated in the popular area of Smalley, located just under 7 miles away from Derby City centre and 12 miles from Nottingham City centre. Located central to the village the property is within close proximity to the cricket club and nearby amenities. The well-known Morley Hayes golf club is just down the road from here and also offers various amenities and activities.

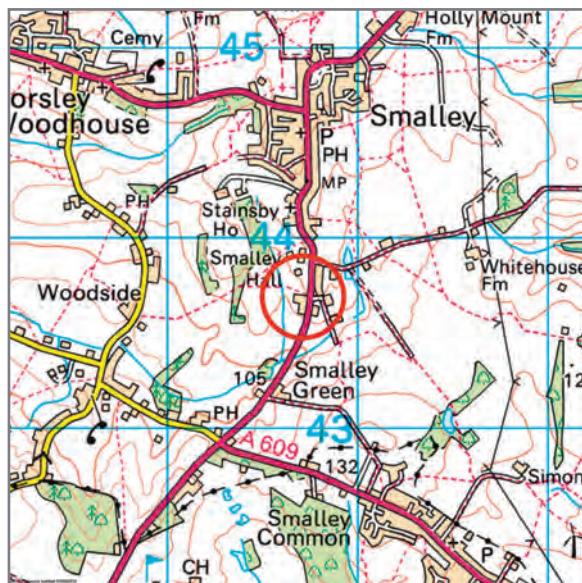
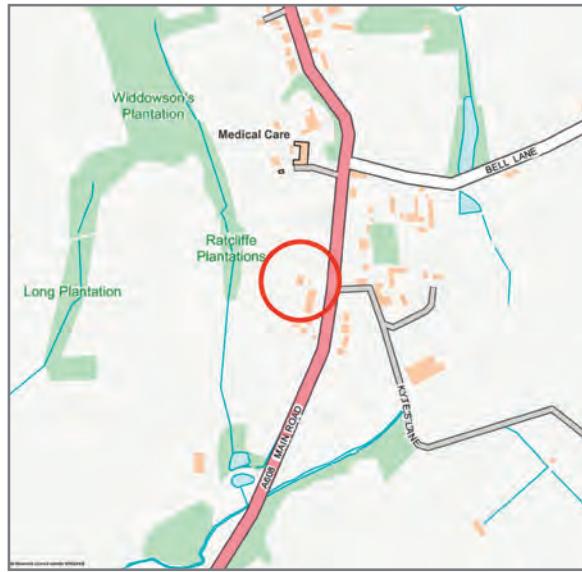
For those looking to commute the property lies within commuting distance of Derby (7 miles), Nottingham (12 miles) Birmingham (55 miles) and Sheffield (44 miles). The M1 (J25) motorways is within 20 miles, while Derby train station offers direct services to London St Pancras (1 hour 45 minutes). Alternatively, Lichfield station provides good commuter links with Euston being just 1 hour and 10 minutes. East Midlands airport is 30 minutes away whilst Birmingham airport is just under an hour away.





LOCATION





INFORMATION

Services

Mains water and electric, Oil heating

Is the property Freehold/Leasehold?
Freehold

Local Authority
Amber Valley Borough Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973 888

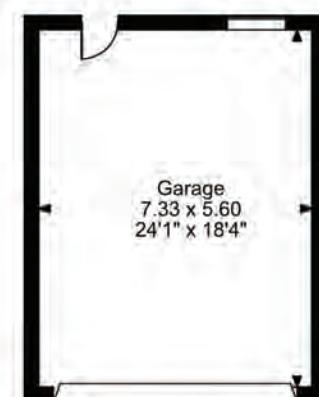
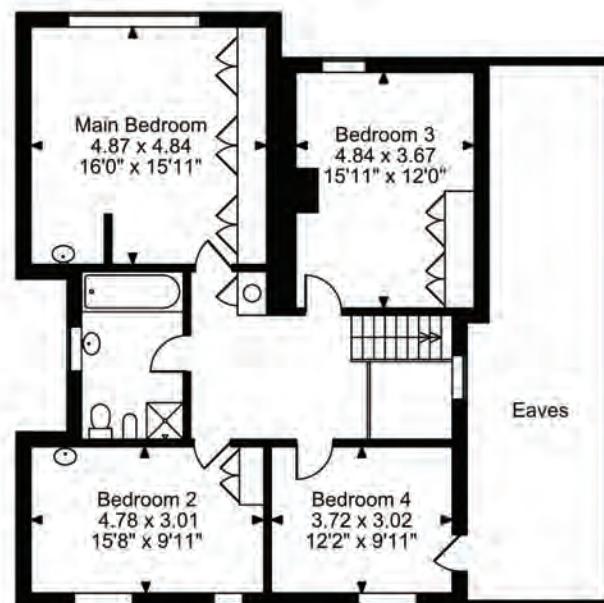
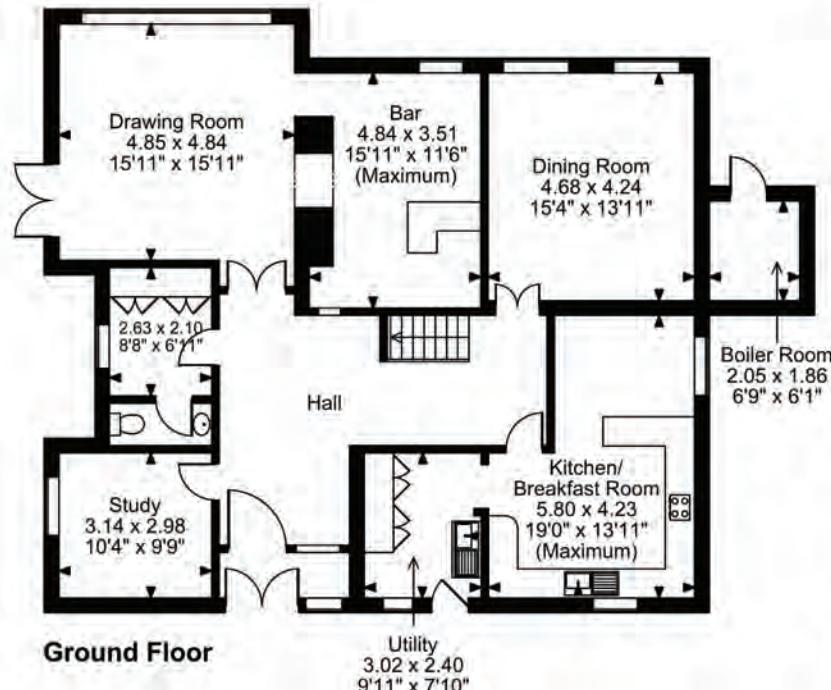
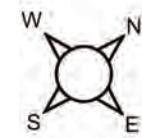
Website

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

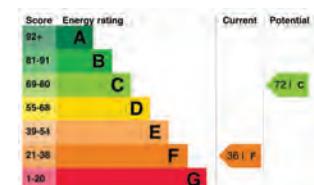
Main Road, Smalley, Ilkeston
Approximate Gross Internal Area
Main House = 2497 Sq Ft/232 Sq M
Garage = 442 Sq Ft/41 Sq M
Boiler Room = 41 Sq Ft/4 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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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 25.06.2021



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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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GREG PERRINS MBA PARTNER AGENT

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Greg has over 11 years' experience working within the real estate industry. With a passion for luxury property, Greg relocated back to the UK to apply his knowledge, experience, and passion for the industry as an Associate for Fine & Country Derbyshire.



JOLENE FELLOWS PARTNER AGENT

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Jolene has over 15 years of experience in the property industry across the midlands and has successfully run her own business for the last 11 years. She has a passion for luxury property and all things connected to it. Jolene loves to help people find their dream home and can offer expert advice on the local area as well as its attractions, pubs and amenities.

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