



GADSBY
NICHOLS

Weston Grange Weston Road, Weston-on-Trent, Derby, DE72 2BH
Offers Over £900,000

Weston Grange Weston Road, Weston-on-Trent, Derby, DE72 2BH



Enjoying a CANALSIDE SETTING is this IMPRESSIVE, APPEALING PERIOD THREE-STOREY DETACHED FARMHOUSE, set in just under 1-ACRE OF GARDENS, in a delightful rural setting, with an additional approx. 1-ACRE PADDOCK. The main residence has the benefit of extensive double glazing, LPG central heating, and boasts many character features. The accommodation extends to approx. 3,000 sq. ft., and briefly comprises: -

GROUND FLOOR, entrance hall, walk-in cloaks, sitting room, study, lounge, inner hall, dining room, rear hall, shower room and WC, farmhouse-style dining kitchen, and utility room. FIRST FLOOR, landing, four double bedrooms, and bathroom. SECOND FLOOR, landing, and four large loft rooms (affording potential for conversion to bedrooms). OUTSIDE, gardens, adjoining paddock, and extensive range of single-storey and two-storey outbuildings (with potential for conversion). EPC E, Council Tax Band F.

Weston Grange Weston Road, Weston-on-Trent, Derby, DE72 2BH

THE PROPERTY



A three-storey former farmhouse, which we suspect was constructed in the early-19th century, with part timber-and-render finish. The main residence offers extremely spacious family accommodation of circa. 3,000 sq. ft., comprising; entrance hall, walk-in cloaks, four reception rooms, inner hall, rear hall, shower room and WC, farmhouse-style dining kitchen, utility room, landing, four double bedrooms, bathroom, landing, four large loft rooms, gardens, adjoining paddock, and extensive range of single-storey and two-storey outbuildings.

The property affords excellent potential for conversion of the loft rooms into bedroom and bathroom accommodation, and the range of outbuildings into residential accommodation, all subject to requirements, and obtaining the usual planning and building regulation approvals.

A RARE OPPORTUNITY FOR THE DISCERNING PURCHASER TO ACQUIRE A PERIOD, DETACHED FORMER FARMHOUSE, OF UNDOUBTED CHARM AND CHARACTER, IN A DELIGHTFUL RURAL CANALSIDE SETTING.



LOCATION



The property enjoys a secluded setting, approached from the villages of Weston-on-Trent or Aston-on-Trent, via long tracks. Both villages are considered desirable residential locations, with a range of amenities to include; primary school, village store and post office, churches, public houses, and restaurants, together with delightful canalside walks.

Weston-on-Trent and Aston-on-Trent are within easy driving distance of the A50, which in turn affords links to the east and west of the region, the M1 & M6 motorways, and Derby city centre.



DIRECTIONS

Access to the property can be from Weston Road, Weston-on-Trent, and from Aston-on-Trent, via tracks. For ease of finding the property, we would recommend accessing the property from Aston-on-Trent.

When leaving Derby city centre by vehicle, proceed east along the A52 towards Nottingham, and after approximately 1.5-miles take the exit for the A5111 to the ring road onto Raynesway. Continue onto the A6, Alvaston bypass, and at the traffic island take the exit left signposted for Shardlow before turning right for Aston-on-Trent. On entering the centre of Aston-on-Trent, continue through the village centre before bearing left into Shardlow Road. Opposite the cricket pitch and recreation ground, turn right into the track via a single-bar metal gate, following the

Weston Grange Weston Road, Weston-on-Trent, Derby, DE72 2BH

road for approximately 0.75-miles before finding Weston Grange.

What 3 Words /// pupils.mailboxes.eased

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13473.

ACCOMMODATION

Having the benefit of extensive double glazing, and LPG central heating, the detailed accommodation comprises: -

GROUND FLOOR

ENTRANCE HALL

Having front entrance door, central heating radiator, and stairs to the first floor.

WALK-IN CLOAKS

Having hatch providing access to the basement cellar.

SITTING ROOM

5.11m x 4.22m max (16'9" x 13'10" max)



Measurements are 'maximum into inglenook'. Having inglenook-style recess with period fire surround and cast-iron open fire-grate inset, arched display recesses either side, beamed ceiling, multi-pane double glazed windows to the front and rear, and two central heating radiators.

STUDY

5.16m x 2.84m max (16'11" x 9'4" max)

Having beamed ceiling, built-in cupboards, multi-pane double glazed window, and central heating radiator.

LOUNGE

5.26m x 4.42m max (17'3" x 14'6" max)



Having period slate fire surround with floral relief and inset open afire-grate, two ceiling beams, two central heating radiators, two wall light points, and multi-pane double glazed window enjoying views over the garden to the canal beyond.

INNER HALL

Having central heating radiator, and doors to the kitchen, cloaks/WC, and dining room.

DINING ROOM

3.76m x 2.79m plus (12'4" x 9'2" plus)

Measurements are 'plus recess'. Having fireplace recess, built-in stripped-pine cupboards, multi-pane double glazed window, and central heating radiator.

REAR HALL

3.15m x 3.05m (10'4" x 10'0")

Having built-in cloaks cupboards, and rear entrance door.

Weston Grange Weston Road, Weston-on-Trent, Derby, DE72 2BH

LARGE SHOWER ROOM

Having suite comprising; low-level WC, pedestal wash hand basin, and corner shower cubicle, together with wall-mounted Dimplex electric heater, and multi-pane double glazed window.

FARMHOUSE-STYLE DINING KITCHEN

5.16m x 3.23m plus (16'11" x 10'7" plus)



Measurements are 'plus inglenook recess'. Having feature black-lead Range (NOT WORKING) with beam over, an additional two ceiling beams, tiled floor, and fitments comprising; one double base unit, five single base units, two sets of drawers, and four single wall units, together with ample work surface areas with tiled splashbacks, integrated electric hob, integrated electric oven, one-and-a-half bowl stainless steel sink unit with single drainer, central heating radiator, tiled floor, and multi-pane glazed windows to the rear enjoying views.



UTILITY ROOM

7.72m x 3.12m max (25'4" x 10'3" max)

Having stainless steel sink unit with single drainer, one double base unit, multi-pane double glazed window, walk-in airing cupboard, secondary staircase to the first floor, and latch-door to outside.

FIRST FLOOR

LANDING

Having beamed ceiling, multi-pane double glazed windows, secondary staircase to the utility room, and door to the stairs accessing the loft rooms.

BEDROOM ONE

5.18m x 4.34m max (17'0" x 14'3" max)



Having built-in wardrobe, central heating radiator, and multi-pane double glazed windows to the front and side enjoying views.

BEDROOM TWO

5.26m x 4.42m (17'3" x 14'6")



Having two ceiling beams, central heating radiator,

Weston Grange Weston Road, Weston-on-Trent, Derby, DE72 2BH

and multi-pane double glazed window enjoying views over the gardens.

BEDROOM THREE

3.73m x 2.79m (12'3" x 9'2")

Having two built-in double wardrobes, central heating radiator, and multi-pane double glazed window.

BEDROOM FOUR

3.35m x 2.90m max (11'0" x 9'6" max)

Having beamed ceiling, central heating radiator, and multi-pane double glazed window.

FAMILY BATHROOM



Having modern white suite comprising; low-level WC, pedestal wash hand basin, free-standing bath, and separate walkin shower enclosure with shower unit, together with multi-pane double glazed window, part-tiled walls, and central heating radiator.



SECOND FLOOR

LANDING

Having Velux double glazed rooflight, and access to the loft rooms.

It should be noted that the ceiling heights to the loft rooms range from approximately 5'10" to 6'2"/1.78m to 1.88m.

LOFT ROOM ONE

3.66m x 3.20m (12'0" x 10'6")

Having multi-pane glazed window.

LOFT ROOM TWO

8.10m x 3.35m (26'7" x 11'0")

Having multi-pane glazed windows to the front and side.

LOFT ROOM THREE

5.18m x 4.39m (17'0" x 14'5")

Having multi-pane glazed windows to the front and rear.

LOFT ROOM FOUR

5.28m x 4.42m (17'4" x 14'6")

Having multi-pane glazed window.

OUTSIDE

ATTACHED SINGLE-STOREY OUTBUILDING

Of brick-and-tile construction, and incorporating: -

STABLE ONE

4.72m x 3.66m (15'6" x 12'0")

COAL HOUSE/BOILER ROOM

4.88m x 1.85m (16'0" x 6'1")

Housing the LPG boiler, providing domestic hot water and central heating.

WALK-THROUGH STORE

Providing access to the paddock.

EXTENSIVE RANGE OF ATTACHED, TWO-STOREY OUTBUILDIN



Of brick-and-tile construction, comprising: -

GROUND FLOOR

Weston Grange Weston Road, Weston-on-Trent, Derby, DE72 2BH

STABLE TWO

4.95m x 4.62m (16'3" x 15'2")

STABLES THREE & FOUR

11.89m x 4.62m (39'0" x 15'2")

STABLE FIVE/TACK ROOM

4.62m x 2.06m (15'2" x 6'9")

FIRST FLOOR

ROOM EXTENDING THE FIRST FLOOR

18.90m x 4.62m approx (62'0" x 15'2" approx)

ATTACHED POTTING SHED

Of brick construction.

STORE

GROUNDS



The property stands in delightful mature gardens, extending to nearly 1-acre, with lawns adjoining the canal, mature trees, shrubs, and flower borders.



PADDOCK



Adjoining the grounds, is an approximate 1-acre pony paddock.





ADDITIONAL INFORMATION

NOTE TO PURCHASERS

The loft rooms provide excellent potential for conversion into further residential accommodation, i.e. bedrooms and bathroom/shower room/ensuites, subject to requirements, and obtaining the usual planning and building regulation approvals.

The range of single and two-storey outbuildings afford excellent potential for conversion into additional residential accommodation, again subject to obtaining the necessary planning and building regulation approvals. We would advise that the current vendors will reserve the right to place an overage/uplift clause on the outbuildings for any future residential conversion.

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

SERVICES

PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

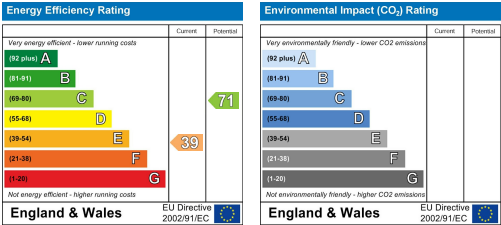
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13473



PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective