



CHEVIN END

FARNAH GREEN, DERBYSHIRE



CHEVIN END

FARNAH GREEN, DERBYSHIRE

SPACIOUS PERIOD COUNTRY HOME IN APPROX. 2.7 ACRES

A substantial stone built country house of over 4,500 sq ft in approx. 2.7 acres of gardens and paddock for sympathetic upgrading and improvement

Superb location in a highly sought after area

Easy access to a range of regional centres including Derby, Nottingham and into the Peak District National Park

Entrance vestibule to a fine reception hall

Superb drawing room with sitting room off

Large dining room with conservatory

Separate snug/day room

Breakfast room

Spacious kitchen

Range of built-in store rooms with potential

First Floor

Generous well lit landing ♦ Large master bedroom

Five further principal bedrooms ♦ Two bathrooms

Side Wing

Providing four further bedrooms with potential for separate annexe

Outside

Period garaging and stable ♦ Lovely formal gardens with courtyard areas adjoining paddock ♦ In approx. 2.7 acres





LOCATION

The property enjoys a very fine setting on the edge of the historic and sought after village of Farnah Green and within easy reach of the lovely town of Belper which offers a wide range of amenities and facilities. The A6 running through Belper provides excellent access to Derby and with links across to the M1 motorway.

The Peak District National Park is also within easy reach.

DIRECTIONS

On entering Belper town centre take the turning towards Ashbourne on the A517. Proceed out into the open countryside and after a short distance turn left onto Farnah Green Road and the property will be seen a little way along on the left hand side before entering the main village.

DESCRIPTION

Chevin End offers a rare opportunity to acquire a period country home priced to account for improvement and renovation works to a purchaser's own requirement.

The main house extends to over 4,500 sq ft and was originally constructed probably in 1790 as two substantial stone cottages known as Chevin Cottages. They were then incorporated in the 1920s with a cleverly created and well matched link to create the now substantial country home. The principal reception rooms are of very generous dimensions with superb well-proportioned drawing room, substantial dining room and two smaller cosy sitting rooms/snugs. There is a lovely entrance vestibule and a fine reception hall lit from a lantern light at roof level.

The generous kitchen and separate breakfast room lead onto the lower hallway with additional store rooms providing further potential.

To the first floor is the very generous and well-lit main landing leading to a superb master bedroom with wonderful views. There are five further bedrooms within the main body of the house and two family bathrooms. Set to the side wing is an inner landing which was originally servant's quarters where there are four further bedrooms and a secondary staircase leading down to the ground floor. This has potential for creation of a separate annexe if required. Originally there was a separate staircase (now removed providing external access). Set to the side of the house is a fine and private courtyard which leads to a period stone garage and stable block.

The gardens are a particular feature of the property with side adjoining paddock area and an early tennis court area (in need of renovation). In all some 2.7 acres or thereabouts.



ACCOMMODATION

Ground Floor

Principal entrance vestibule with cloakroom and W.C. Fine reception hall lit from a first floor period roof lantern.

Superb well-proportioned drawing room with hardwood strip flooring and open chimney piece and fitted cupboards and garden views. A sitting room off with lovely high grid stone chimney piece and a door to rear terrace.

Generous well-proportioned dining room with open chimney piece, return door to snug/day room and part glazed door to small side conservatory overlooking the main side garden area. Snug/day room with lovely painted panelled walls including matching fire place surround, wood burning stove. There is a generous breakfast room with secondary staircase rising to the first floor and dining kitchen set off with two stainless steel sink units and extensive range of fitted cupboards and working surface.

The lower hallway leads out as the principal day to day entrance with fitted cupboards, one housing a gas fired boiler providing central heating and domestic water. Separate early high suite W.C.

Note there are two large interconnecting store rooms set off the hallway.

First Floor

Generous light main landing area with range of fitted cupboards, master bedroom with superb views set to the side over the main gardens, a period chimney piece, archway through to a dressing room with fitted wardrobes. There are five further generous bedrooms, some with period chimney pieces, and two bathrooms, one with a claw foot bath and wash hand basin and the second family bathroom of generous dimensions with a panelled bath, low suite W.C and wash hand basin. Inner landing area to the side wing with secondary staircase to the ground floor. This provides four further bedrooms with potential for adaptation to create a separate annexe if required. A doorway leads to where there was an early external staircase down to ground level which has been previously removed.

OUTSIDE

The property has a courtyard entrance area with substantial detached period stable block, barn/garage with an adjoining large single garage.

The gardens which lie around the house offer various areas of interest with good sized lawns leading down to an early tennis court (in need of renovation) and hand gate access down onto the lower lane.

There are many sitting areas set around the property that take full advantage of the private mature grounds.

There is an adjoining paddock.

In all the house, gardens and grounds extend to some 2.7 acres or thereabouts.





GENERAL INFORMATION

Tenure: Freehold, vacant possession.

Services: Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

Viewing: Strictly by appointment with Savills.



NOTE - Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed. Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office © Crown copyright licence number 100022432 Savills (L&P) Limited.



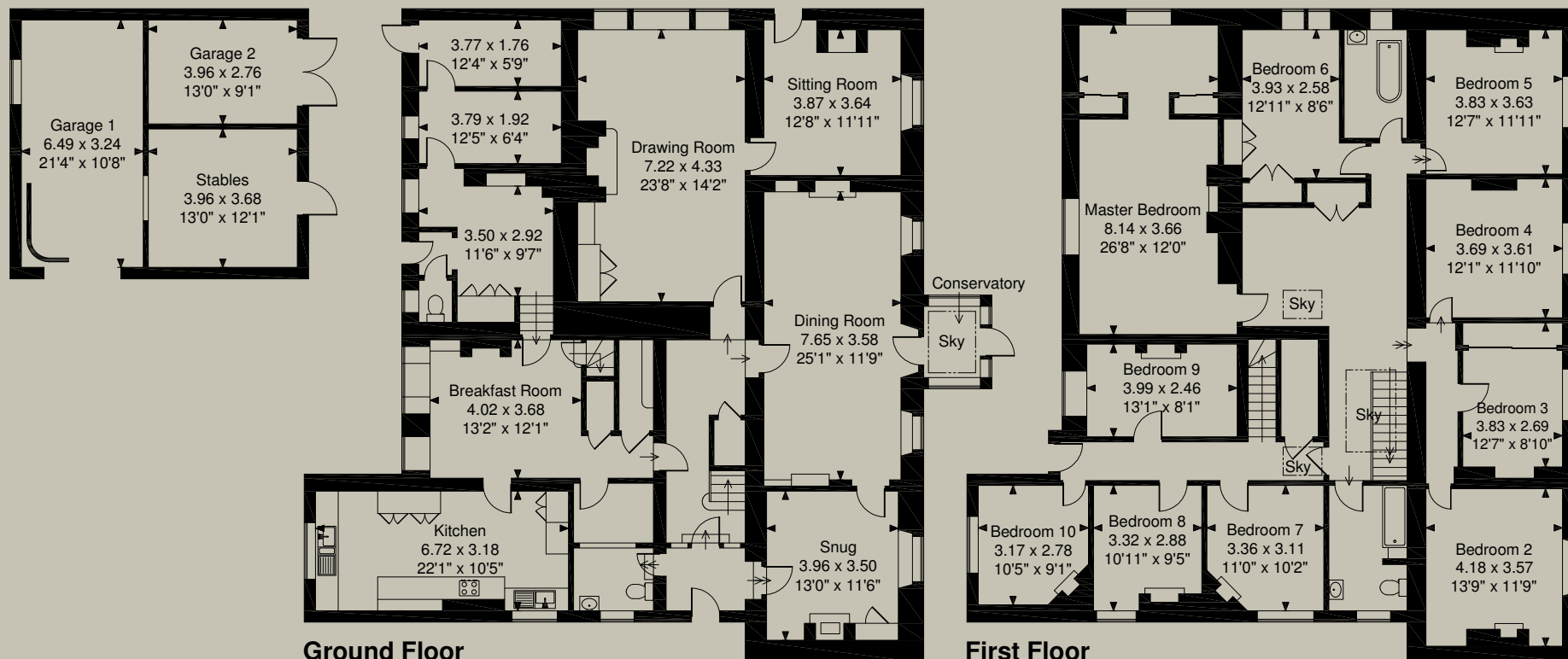
FLOORPLANS

Main House gross internal area = 4,556 sq ft / 423 sq m

Garages gross internal area = 351 sq ft / 33 sq m

Stables gross internal area = 157 sq ft / 15 sq m

Total gross internal area = 5,064 sq ft / 470 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8354353/MKB

SAVILLS NOTTINGHAM

Nottingham@savills.com

0115 934 8020

savills.co.uk

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 180801CB

savills