



Beautiful 6 bedroom country home in 2.17 acres

Merevale House, Woolstitch Park, Clifton Road, Netherseal, Derbyshire

Freehold



Merevale House is a substantial country home forming part of a small development of similar high quality modern and yet period style properties offering extensive accommodation with a high degree of flexibility and approx. 2.17 acres or thereabouts. No chain involved.

Location

Merevale House is a glorious family home enjoying generous gardens and paddock areas just outside the historic village of Netherseal. The village itself offers an excellent range of local facilities and amenities including schooling, post office and general store. It lies just some 5 miles to the north of the M42/A42 providing ready access to a range of regional and national centres including, Nottingham, Derby, Leicester and Birmingham.

Description

Built by Lychgate Homes, Merevale House provides modern living set within a new style period property of very generous dimensions offering a great degree of flexibility. It enjoys a fine setting off a lane leading out of the centre of Netherseal Village and has wonderful open views across its own 2 acres of land to the adjoining countryside around. The house enjoys underfloor heating throughout the ground floor with individual room controls and a well-planned lighting scheme. The accommodation offers a fine blend of open plan living and family space off the extensive breakfast living kitchen area which has recently been refitted to a very high standard together with an impressive formal principal reception room and TV room.

There is a separate ground floor bedroom wing off a generous central hallway/ reception which includes a particularly fine bedroom suite with dressing room and a superb main bedroom with a vaulted ceiling and well fitted en suite bathroom. There are two further bedrooms and a family bathroom at this level.

To the first floor is a spacious galleried landing/ study area with three further bedrooms and two bath/ shower rooms. There is internal access from the ground floor side hallway which leads to a cloak and well fitted utility into the extensive triple garaging which has a full height drive through doorway into the rear garden and paddock area.

Accommodation

Principal reception hall with full height vaulted ceiling and glazed doors leading out to rear terrace and gardens beyond.

Inner hallway with separate cloakroom and WC.

Drawing room/principal reception – a delightful formal reception room with a high vaulted ceiling with exposed roof beams. Attractive brick fireplace with multi-fuel cast iron stove. Glazed French doors leading to side terrace and gardens with far-reaching viewings.





Study/office – fitted with bespoke desk unit and built-in shelving.

TV/day room with glazed double doors leading from the side hallway.

The heart of the house is the superb generous refitted living kitchen breakfast area with a separate family room off and a galleried landing over in part. The kitchen has recently been refitted to an extremely high standard with a central island unit, extensive range of quality fitted cupboards and with Cimstone Quartz finished working surface. Extensive range of NEFF built-in appliances including twin ovens, five ring induction hob, integrated microwave and integrated larder refrigerator and separate freezer. Matching bespoke dresser unit and built-in wine fridge.

There are fine open views from the triple aspect kitchen area with French doors at the side leading out to a private side terrace. The dining area overlooks the front garden area and to the side is a separate but linked living/sitting area which includes the individual dresser/display unit and creates a very extensive and well planned combined central kitchen and living space. Throughout this part and much of the ground floor is high quality natural floor finish all with underfloor zoned heating.

From the kitchen area there is access to the rear hallway with a second cloakroom and WC

and a spacious well fitted and presented boot room and utility with direct access to the rear courtyard and gardens. Direct internal access into the extensive triple garaging from a side store room with three automatic up and over doors and a rear full height drive through doorway to the exterior of the property at the rear. There is an oil fired boiler providing central heating and hot water throughout the property.

The house enjoys a remote controlled farm gate access leading onto the private driveway and there is a generous large courtyard set to the front of the house with lawned gardens with a variety of mature trees and shrubs.

Around the property to the side and the rear are extensive mainly lawned gardens overlooking the adjoining open farmland and with a range of external lighting and power points.

In all including the adjoining paddock there is some 2.17 acres or thereabouts of grounds and garden.

General Information
Tenure
Freehold

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

Viewing
Strictly by appointment with Savills.

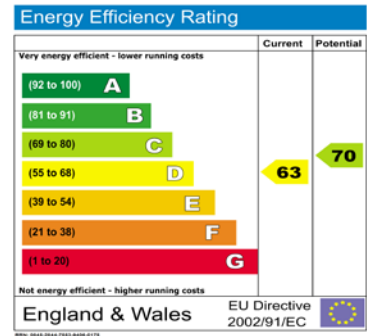
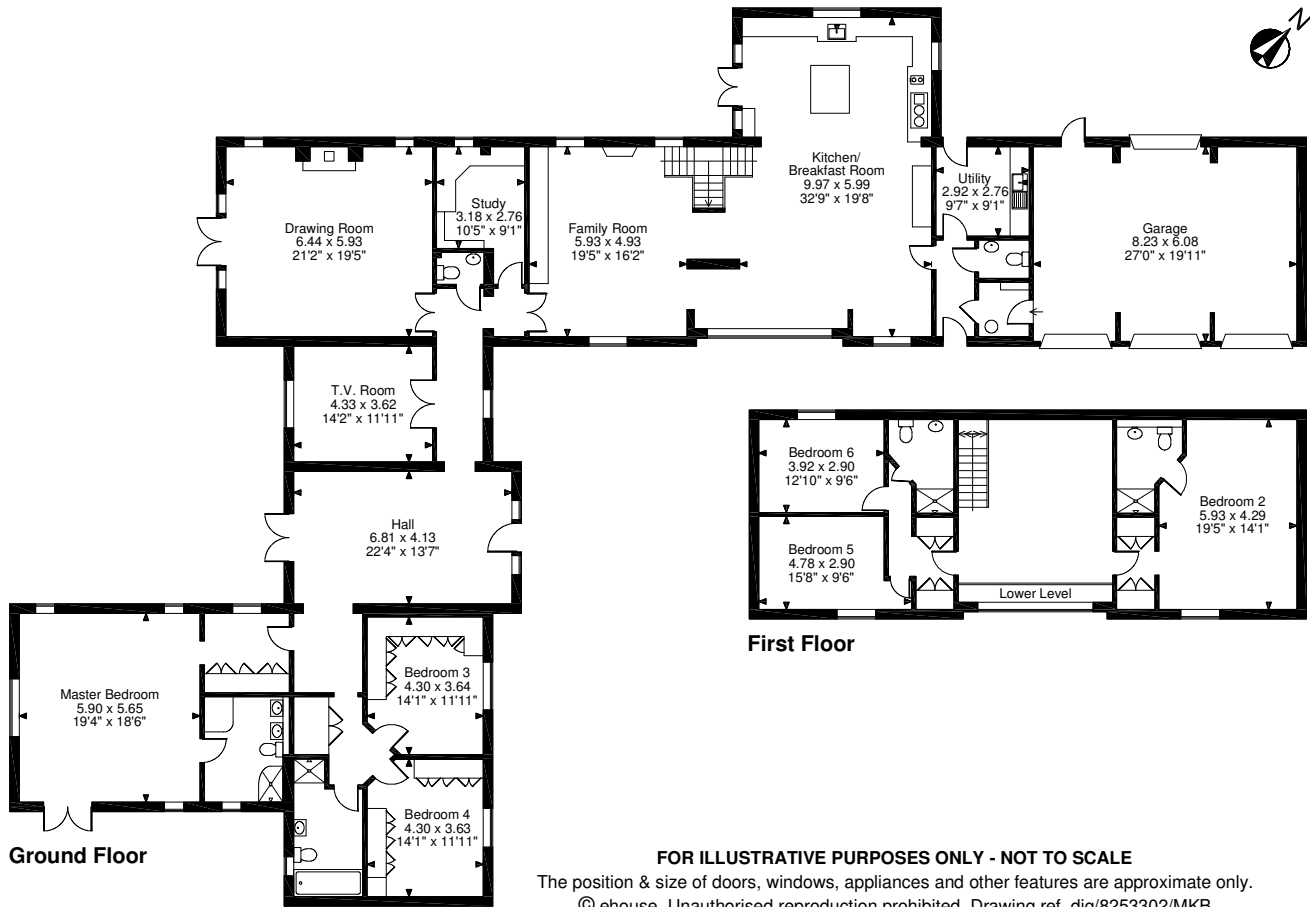
Merevale House, Netherseal
Main House 425 sq m/4575 sq ft
Garage 50 sq m/539 sq ft
Total 475 sq m/5,114 sq ft

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