



SOUTH LODGE

1 WINGFIELD ROAD, ALFRETON, DERBYSHIRE



SOUTH LODGE

1 WINGFIELD ROAD, ALFRETON,
DERBYSHIRE

ATTRACTIVE FORMER GATE KEEPERS COTTAGE DATING BACK TO THE 1800'S

Period stone built property

Retaining many period features

Detached two bedroom secondary accommodation with
full planning permission for use as a separate dwelling
if required

Two reception rooms to main house

Four bedrooms including master with en suite

Landscaped garden & flagstone courtyard

Off street gated parking

Bordering Alfreton Hall Park



LOCATION

South Lodge is ideally positioned for commuters wishing ease of access around the East Midlands being only 4 miles from the M1 Motorway, less than half a mile from the A38 and just 3 miles from the A610, allowing easy accessibility across the region. Alfreton town centre is less than a mile from South Lodge, offering an excellent range of amenities including independent and national stores, restaurants, public houses and general day to day facilities.





DESCRIPTION

South Lodge is a stunning, detached former gatekeeper's cottage believed to date back to the early 19th Century, occupying an imposing plot on the boundary of Alfreton Hall Park. An abundance of period features are to be found throughout the main house including original oak panelling, ceiling roses, quarry floor tiles and fireplaces to name a few. The main house holds four bedrooms at first floor level whilst a detached two storey annexe provides further living accommodation alongside two double bedrooms, all within a delightful parkland setting.

Access to the south aspect leads onto the canopy porch with oak pillars and onto the attractive reception hall which benefits from full oak panelling and a dual aspect view. Off the reception hall sits a well-proportioned kitchen which incorporates a range of solid oak base and wall units with oak worktops and is fitted with a Belfast sink and plate rack unit above, a two oven Aga with stove top and a wall mounted larder unit. Leading on from the kitchen there is a ground floor W.C and a utility room providing space and plumbing for additional appliances, further unit storage and a cloaks cupboard. Side access is granted from the utility out to the south facing courtyard.

An inner lobby provides entry to the two ground floor reception rooms, one of which being an attractive dual aspect drawing room featuring a bay window to the rear and an ornate oak fire surround and mantle. The sitting room also benefits from a dual aspect view over the garden and displays a feature oak panelled wall with inset stone built fireplace and glazed French doors out.

Stairs ascend from the inner lobby to the first floor landing, off which are four bedrooms, three being double bedrooms to include the master which is a lovely bright room benefitting a triple aspect view and holds a three piece en suite shower room. The traditional family bathroom serves the remaining three bedrooms and is fitted with half height tiling, a low level W.C, a pedestal wash hand basin and a freestanding roll top bath.

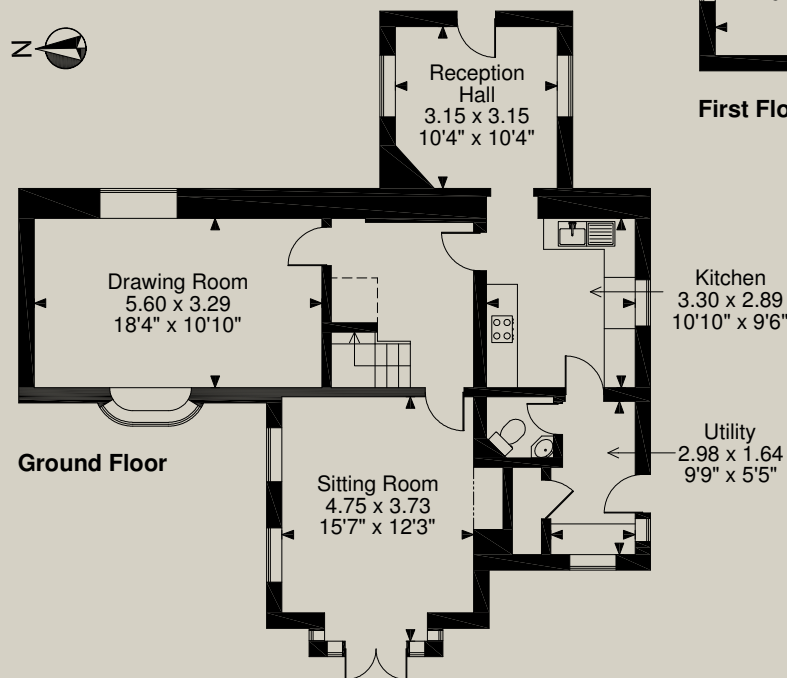
A detached annexe provides excellent additional accommodation and is made up of a generous kitchen diner on entry, fitted with cream base and wall units, a ground floor W.C and a large sitting room with glazed carriage style doors to the south elevation. An open staircase leads to the first floor landing off which is a generous dual aspect double bedroom, a second bedroom and a well-appointed three piece bathroom suite. The annexe has full residential planning permission for use as a separate dwelling but equally could be incorporated into the main house subject to planning consent. Further details can be obtained from Amber Valley Borough Council website www.ambervalley.gov.uk (reference AVA-2017-0131).



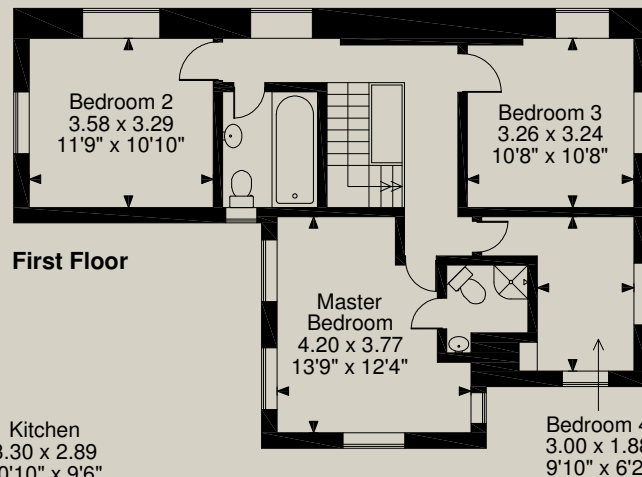
FLOORPLANS

Main House gross internal area = 1,509 sq ft / 140 sq m

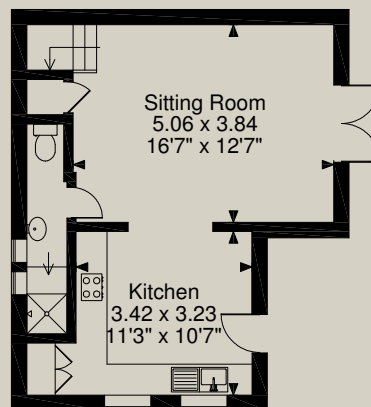
Coach House gross internal area = 817 sq ft / 76 sq m



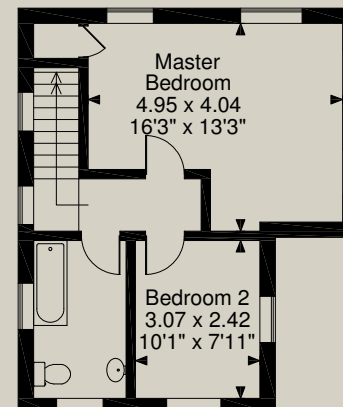
Ground Floor



First Floor



Ground Floor
Coach House



First Floor
Coach House

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8382107/SS

OUTSIDE

Access off Wingfield Road leads onto a gravel drive via the wrought iron double gates which provides ample off street parking and allows entry to the flagstone paved courtyard to the south aspect and side access to the garden which also benefits from a gate through to Alfreton Hall Park.

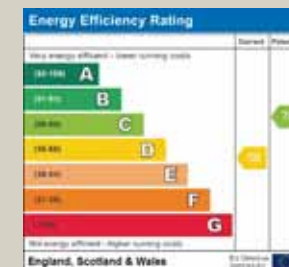
The main garden is positioned to the west aspect which is predominately laid to lawn with mature border hedging and planting. There is an attractive timber built summerhouse to the end of the garden and a flagstone patio seating area off the sitting room capturing the evening sun.

GENERAL INFORMATION

Tenure: Freehold

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

Viewing: Strictly by appointment with Savills.



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. 190516LB

