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ESTATE AGENTS & SOLICITORS

Hallam Grange The Spinney

Ilkeston DE7 4LZ

Offers in the region of £795,000

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Hallam Grange The Spinney

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A truly exceptional and one-of-a-kind residence, tucked away in a secluded setting surrounded by woodland and extensive mature gardens. Approached via a gated entrance there is an attractive sweeping circular driveway, this impressive home makes a striking first impression, offering both privacy and grandeur.

The accommodation includes an entrance porch leading into a magnificent reception hallway with a beautiful stained-glass picture window and window seat, full of original character.

The formal dining room features another attractive picture window, while double doors open into a delightful sun lounge with breathtaking garden views.

A spacious lounge boasts an impressive picture window flooding the room with natural light, complemented by a cosy second reception room. The ground floor also includes a generous fitted kitchen, utility room, downstairs WC, side entrance porch, and useful external store and outside W.C.

Upstairs, a beautiful galleried landing with an impressive stained-glass window on the staircase leads to the principal bedroom, filled with natural light and fitted wardrobes. The second bedroom benefits from an en-suite, while two additional bedrooms and a family bathroom complete the first floor.

The grounds are equally impressive, featuring a substantial detached garage with workshop and storage space, an adjoining glass greenhouse, and a generous patio overlooking the gardens. Steps lead to a formal lawn bordered by mature trees and planting, with your own private woodland alive with wildlife a peaceful retreat.

Dating back to approximately 1913, this home is full of charm, character, and original features. Offering scope for sympathetic modernisation, it presents a rare opportunity to create a stunning family home while preserving its timeless elegance. Properties of this calibre, with such privacy, grounds, and potential, are exceptionally rare on the market.

























Porch
5'8" x 5'5" (1.73m x 1.65m)
Enter via an original stain glass wooden door into porch with wood panelled walls, plate shelf, original tiled flooring & single glazed door into reception hallway.

Reception Hallway
14'0" x 13'2" (4.27m x 4.01m)
Large inviting reception hallway with original stained glass bay window to the front elevation, window seating, stairs to first floor, doors off, wood panelled walls & plate shelf, wall lights, original cast iron radiator, carpet & original wood double doors into lounge.

Lounge
16'2" x 15'9" (4.93m x 4.80m)
Fire place housing gas fire with wooden mantle piece & tiled surround, wood panelled walls & plate shelf, wall lights, TV point, carpet flooring, original cast iron radiator & leaded bay window with window seat.

Dining Room
22'6" (into bay) x 17'9" (6.86m (into bay) x 5.41m)
Brick fire place with tiled hearth & wooden mantle housing gas fire, two feature leaded windows to front elevation, built in bench seating, wood panel walls with plate shelf, ceiling beams, original cast iron radiator, leaded window to side elevation, leaded bay window with window seating to side elevation, carpet flooring & leaded double doors with side windows into sun lounge.

Sun Lounge
16'10" x 7'4" (5.13m x 2.24m)
Leaded double doors into sun lounge, gas heater, power, carpet flooring & leaded windows with leaded double doors onto the rear patio.

Downstairs WC
7'8" x 6'11" (2.34m x 2.11m)
L shaped cloak room with low flush WC, wash hand basin, storage cupboard, coat hooks, radiator & frosted window to the front elevation.

Kitchen
18'0" x 10'1" (5.49m x 3.07m)
Wall & base units with laminate worktop over, composite sink & drainer with mixer tap, tiled surround, electric double oven, electric free standing cooker with extractor over, space for fridge/freezer & dish washer, wall mounted heater, kick heater, beams to ceiling, two leaded windows to the front elevation & one to the rear.

Utility Room
6'8" x 6'2" (2.03m x 1.88m)
Base cupboards with laminate worktops, composite sink & drainer with tiled surround, Worcester wall mounted boiler (2022) space for washing machine & tumble dryer, single glazed window to the side elevation.

Side Porch
6'6" x 5'4" (1.98m x 1.63m)
Single glazed wooden door & power.

Sitting Room
13'10" x 12'0" (4.22m x 3.66m)
Brick fire place, carpet flooring, radiator & two leaded windows to side & rear elevations.

First Floor Landing
A charming switchback staircase ascends to the first floor, featuring a leaded window to the front elevation at the first landing, allowing natural light to fill the space, on the main landing there are doors off to all rooms, two storage cupboards, original cast iron radiator, picture rail & two leaded windows to the front elevation.













Bedroom One
21'5" x 17'2" (6.53m x 5.23m)
Built in wardrobes & cupboards, wooden mantle with mirror housing gas fire, with two small leaded windows either side, carpet flooring, original cast iron radiator & two leaded windows to side & rear elevation.

Bedroom Two
15'5" x 10'6" (4.70m x 3.20m)
Fitted wardrobes & over bed storage, picture rail, door to en-suite, carpet flooring, original cast iron radiator & leaded window to rear elevation.

En-Suite
9'4" x 5'2" (2.84m x 1.57m)
Walk in cubicle with electric shower, corner bath & wash hand basin, carpet flooring.

Bedroom Three
12'0" x 11'11" (3.66m x 3.63m)
Storage cupboard, picture rail, original cast iron radiator, carpet flooring & leaded window to the rear elevation.

Bedroom Four
12'0" x 8'8" (min) (3.66m x 2.64m (min))
Fitted wardrobe, storage cupboard, carpet flooring, radiator & leaded window to the front elevation.

Bathroom
7'11" x 6'11" (2.41m x 2.11m)
Panelled bath, wash hand basin, bide, storage cupboard, part tiled walls, heated towel rail, original cast iron radiator & frosted window to the side elevation.

Separate WC
7'10" x 2'10" (2.39m x 0.86m)
Low flush WC, part tiled walls & frosted window to the side elevation.

Outside

Frontage
Tree lined sweeping driveway with turning circle leads to the front of the property, gardens areas to both sides, large garage & workshop with greenhouse attached & gated access to rear of property to both sides.

Garage & Workshop
31'6" x 16'1" 16'9" x 8'8" (9.60m x 4.90m 5.11m x 2.64m)
Large separate building incorporating garage, rear workshop, greenhouse to side & first floor storage.

Rear Garden
At the rear lies a expansive garden & wooded area, featuring a paved patio with steps leading down to a generous lawn. The garden is adorned with a charming summer house, a variety of vibrant plants, shrubs & flowers, air raid shelter. The wooded section boasts a diverse range of tree species, creating a picturesque & natural landscape.

Outbuildings
Outside high flush WC & outside storage cupboard.









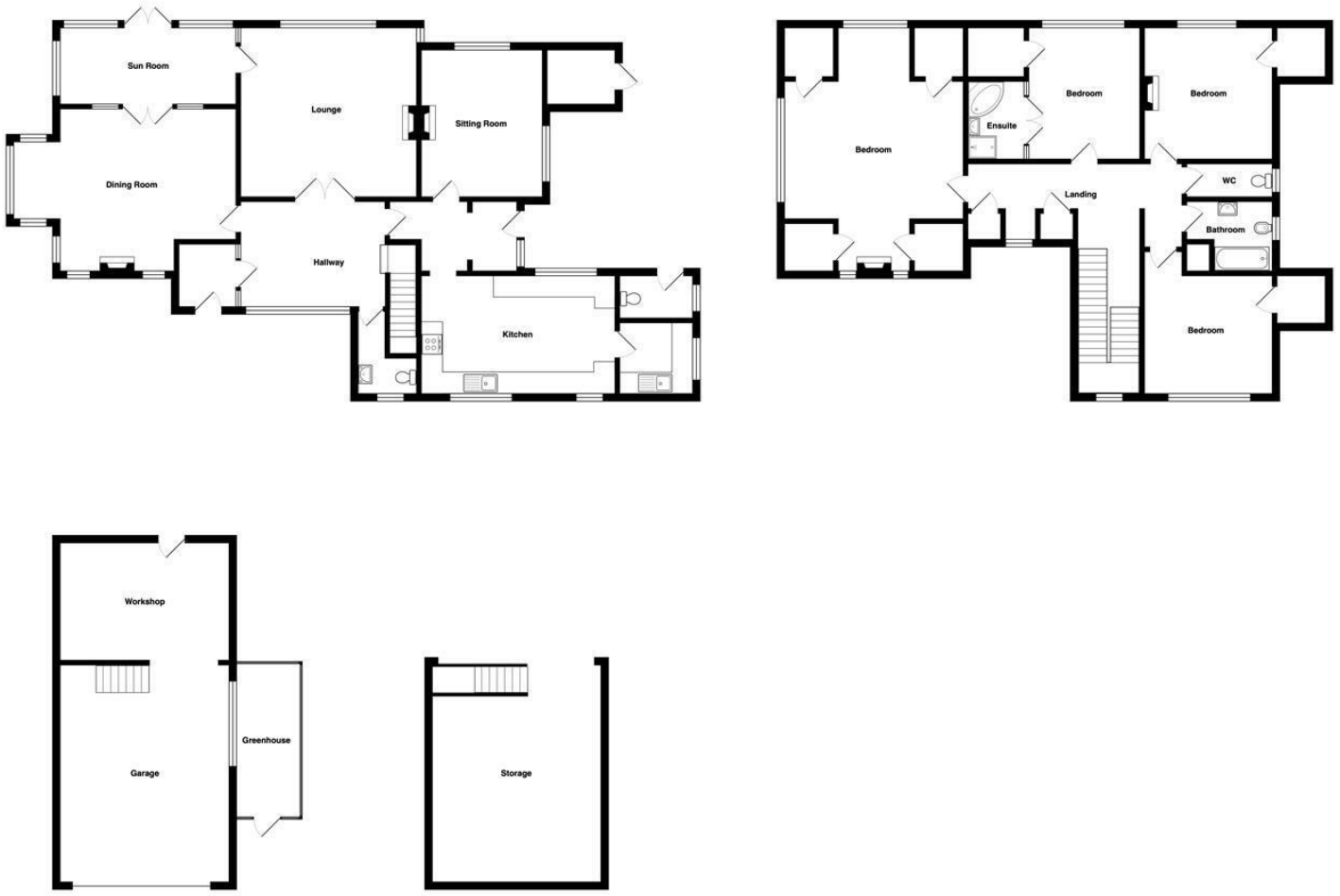






Floor Plan

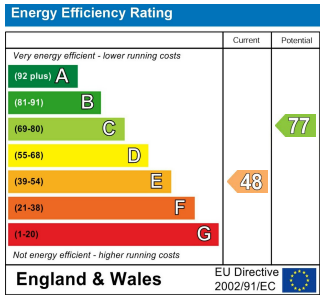
Hallam Grange, The Spinney, Ilkeston, DE7 4LZ



Total Area: 341.1 m² ... 3672 ft² (excluding greenhouse)

All measurements are approximate and for display purposes only

Energy Efficiency Graph



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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