



BIRCHOVER
letting homes properly



Somersal Herbert, DE6 5PD

£775,000

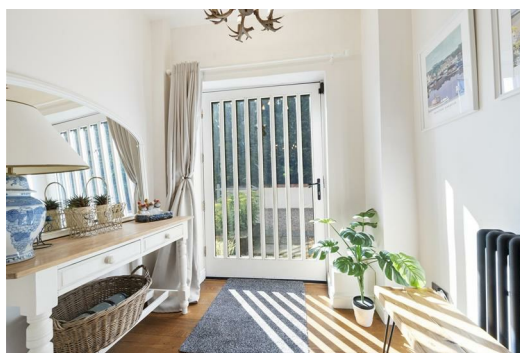
This magnificent home exudes quality throughout - effortlessly blending elegant country style with contemporary modern living. Located in the idyllic village of Somersal Herbert, the home has stables and a paddock, extensive off-road parking, spacious rooms and a lovely bright, open feel throughout.

On the ground floor are three reception rooms (one of which has been used as a bedroom), a huge dining kitchen, utility room and splendid large bathroom. To the first floor are four double bedrooms and another bathroom.

Outside is a gravelled driveway entrance with space for four vehicles to park comfortably. A path meanders between tall trees to the lengthy garden which has lots of sunny and shaded areas. To the left is another field which includes a two-stable block, large tree-lined paddock, established orchard and polytunnel/cottage garden area. There is no access for large vehicles through to this field.

The home also benefits from 'The Uttoxeter Agreement' whereby there are no water bills!

Somersal Herbert is a pretty hamlet situated two miles north of Doveridge and seven miles south of Ashbourne. The A50 is only one mile away and offers fast road links towards Stoke and the M6 to the west or Derby and the M1 to the east. The surrounding rolling countryside is mainly agricultural - it is a peaceful and friendly area to live, whilst still offering good access to other local towns such as Uttoxeter, Tutbury and Cheadle.



Front of the home

Located on a quiet lane, wide double timber gates open into the neat pebbled driveway. There is also a pretty timber gate set within the flourishing high hedge, offering pedestrian access all the way round the property. Dating back to 1901, this home is of standard brick construction with a slate tiled roof and modern timber-framed windows.

Moving into the driveway, a low wall with fern trees above forms the left-hand boundary, whilst there is a raised flower bed on the right. You have the choice of three entrances into the home - a contemporary oak door with vertical glazed panels into the entrance lobby, a solid oak door with porthole into a separate entrance hall by the utility room and a solid oak stable door directly into the dining kitchen. Several outside lights offer useful illumination when needed.

Entrance Lobby and Entrance Hallway

We will enter the home through the wide oak door with vertical glass panels into a roomy entrance lobby. With solid oak flooring, a high ceiling with light fitting and cast iron radiator, there is plenty of room here to kick off your boots after a hearty local walk. A solid light oak door with iron latch opens to reveal a storage cupboard with coat hooks. The beveled light oak door leads through to a wide inner hallway which opens out to the left and right. There is plenty of space here for sideboards, seating and additional furniture.

The hallway has two ceiling light fittings, under-stairs cupboard and stairs to the first floor landing. Matching doors lead into the sitting room, snug, playroom, dining kitchen and ground floor bathroom.

Sitting Room

22'5" x 12'1" (6.85 x 3.7)

This wonderful dual aspect room has two south facing windows and a tall east facing window. The centrepiece is the substantial two-way inglenook fireplace which houses a huge log burner and flue with tiled surround and brick chimney breast. The fire has doors on both sides (here and in the snug) and an exposed oak beam above. The room has high quality oak veneer flooring and a high ceiling with two exposed beams and recessed spotlights.

Each side of the fireplace is an open alcove with shelving and views through to the snug. There is also a cast iron radiator in this beautiful room, which is flooded with natural light.

Snug

14'7" x 14'7" (4.45 x 4.45)

In most other homes, the proportions of this room mean that it would be the main reception room - but here we've designated it as the snug. The solid oak flooring flows through from the hallway and it's another room with lots of natural light, thanks to the wide south facing window and tall west facing window. This room also benefits from the aforementioned log burner and there are also two cast iron radiators, wall lights and an exposed oak ceiling beam.

Playroom/Bedroom Five

12'9" x 7'4" (3.89m x 2.24m)

Having been used as a bedroom at various times, this versatile room is currently a dedicated playroom. It would also make a great home office. The room has oak flooring, a wide west facing window and high ceiling. The alcove has plenty of shelving and there are recessed ceiling spotlights.

Dining Kitchen

20'4" x 14'1" (6.2 x 4.3)

We adore this huge country-style kitchen, which instantly feels like the beating heart of the home. With plenty of space in the middle for a large 6-8 seater dining table, the room has a tall cupboard on the right with space within for an American style fridge-freezer. Beyond this is an open space where a large sideboard or dresser would fit perfectly.

The room has a tiled floor, another substantial exposed oak ceiling beam and wide windows to the west, north and east. There are recessed ceiling spotlights and an over-the-table light fitting.

The huge L-shaped quartz worktop has plenty of space for small appliances and food preparation. There are quality fitted cabinets and drawers beneath the worktop and a couple of high level cabinets above, all offering lots of storage space. The substantial Aga has an oven, grill, warming plate and hob. There is a ceramic Butler's sink with chrome mixer tap and - high above, at the end of the room - open shelving and an exposed brick feature wall.

Utility Room

12'7" x 4'3" (3.85 x 1.3)

Accessed from the kitchen or in from an external door from the drive, the utility room has a tiled floor and lobby area which is another perfect space for taking off footwear and coats.

Step down into the main utility room which has a stainless steel sink and drainer with chrome mixer tap and space beneath for a washing machine. The worktop has cabinets above and below, as well as open storage spaces. There are recessed ceiling spotlights, an exposed oak beam and tall west facing window.

Ground Floor Bathroom

11'3" x 9'6" (3.45 x 2.9)

This room truly has the Wow Factor! It's a glorious large modern bathroom that fits perfectly with the elegance and style of this fantastic home. A sleek enormous standalone bath sits upon a wide tiled plinth with matching

tiled feature wall behind. It has a floor-mounted chrome mixer tap, meaning that you can truly stretch out and luxuriate in this lovely deep bath.

The large double shower in the opposite corner has a mains-fed shower with rainforest head, set in a curved glass surround with sliding glass door. The ceramic WC has an integrated flush and the wide modern vanity unit has a ceramic rectangular sink with waterfall style chrome mixer tap.

Also within the bathroom are a chrome vertical heated towel rail, porcelain tiled floor, wall-mounted mirror with light, recessed ceiling spotlights, extractor fan and frosted double glazed window.

Stairs to first floor landing

From the hallway, carpeted stairs lead up to the galleried landing, which heads off in several directions to the four double bedrooms and first floor bathroom. There is a ceiling light fitting and beveled pine doors with iron latches lead into each of those rooms.

Bedroom One

11'9" x 10'9" (3.6 x 3.3)

Turning left at the top of the stairs, you enter this charming double bedroom. Like all of the upstairs bedrooms, there is a good quality oak-effect vinyl floor. We love the distinctive porthole window and this room also has two eye-catching tall frosted internal windows. There is a radiator, ceiling light fitting and wall light.

Bedroom Two

19'8" x 14'1" (6 x 4.3)

This huge light and airy room has a large north-facing porthole window with views out towards the garden and a substantial west facing Velux window. With bespoke fitted wardrobes, including a wide fitted dressing table in the middle, there is plenty of room for a king size bed, seating and additional furniture. There are two exposed oak ceiling beams, recessed spotlights and a radiator.

Bedroom Three

12'9" x 11'9" (3.89 x 3.6)

Currently used as a very large single bedroom with lots of space for play, this large double bedroom has a wide west facing window and north facing Velux window. The room also has two radiators and ceiling light fitting.

First Floor Bathroom

8'0" x 6'6" (2.44m x 1.98m)

A stylish bath with standalone claw feet has a chrome mixer tap and shower attachment. The mains-fed walk-in shower has a rainforest shower head and tall glass screen. The room also includes a ceramic WC, another exposed oak beam and a heritage-style combined radiator and towel heater. The room has lots of light from the Velux window and there is a tiled floor, vanity unit with rectangular sink and chrome mixer tap, recessed spotlights and an extractor fan.

Bedroom Four

14'5" x 12'5" and 11'1" x 7'6" (4.4 x 3.8 and 3.4 x 2.3)

This huge versatile room is currently used as a guest bedroom, office space and upstairs seating area. It's a wonderful space with lots of potential uses.

At the far end is space for a double bed opposite the fitted triple wardrobe with sliding doors. There is a Velux window and porthole window at this end of the room. Nearer the entrance door is room for a large desk and seating area, with another Velux overhead. More fitted wardrobes, a cupboard and airing cupboard with shelving provide lots of storage.

Garden

We adored this lengthy garden, packed with nature and lots of zones for different uses. From the driveway and house, a wide graveled path meanders gently upwards through the extensive garden all the way to the decking at the far end. On the right is a log store and pergola, perfect for sheltered outdoor dining. The shaded path has well-stocked flower beds and planted borders on each side - there were butterflies fluttering and the only sound we could hear was of birds singing and chirruping.

A lawn on the left slopes gently up to a natural pond. Further shaded areas are perfect for positioning swings and hosting barbecues and seating.

The whole garden is private thanks to the tall mature trees on all sides. An open entrance between some of these trees leads into the paddock and stable area.

Stables and paddock

11'5" x 11'5" and 11'5" x 11'5" (3.5 x 3.5 and 3.5 x 3.5)

To the left is an established orchard, polytunnel and vegetable garden area. On the right the stable block includes two 3.5m x 3.5m stables with lighting and power. There is an outside light and gravel area in front.

The paddock is tree-lined, with a picket fence and wide timber entrance gate.

Disclaimer

IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and



The Owl Shed, Darley Abbey Mills, Darley Abbey, Derby. DE22 1DZ
Telephone: 01332 58 78 98 Email: mail@birchover.com Web: www.birchover.com

Registered in England. Company No. 09745591