

MELBOURNE

Sales & Lets



Castle Street, Dersbyshire, DE73 8DY

£700,000

One-of-a-Kind Five-Bedroom Mill Conversion in a Private Melbourne Setting.

This truly unique five-bedroom property is set within a beautifully converted mill, tucked away in a private location on Castle Street, Melbourne. The mill conversion, completed in 2003, was highly commended by the Civic Society for its thoughtful and impressive design. Spanning over three floors and offering more than 3,500 sq. ft. of versatile living space, this exceptional home effortlessly blends character and modern convenience. It boasts many original features, high ceilings, gas central heating, off-road parking, and a private, enclosed rear garden.

Ground Floor:

On entering the property, you're welcomed into an expansive 31ft long dining area which flows seamlessly into 38ft long open-plan living kitchen,—ideal for entertaining. Additional ground floor amenities include a utility room and a WC/cloakroom. A striking iron spiral staircase connects all three floors, adding a dramatic architectural focal point.

First Floor:

Castle Street, Dersbyshire, DE73 8DY

Key Features

Key Features:

Over 3,500 sq. ft. of accommodation

Five bedrooms, four bathrooms (including two en suites)

Stunning open-plan kitchen and dining area

Character features and high ceilings throughout

Beautifully restored original windows

Private garden and off-road parking for two vehicles

No upward chain

This is a rare opportunity to acquire a property of such scale, charm, and individuality in a sought-after Melbourne location. Early viewing is highly recommended. Contact us today to arrange a viewing.

Tenure

Freehold

Council Tax Band

South Derbyshire

Council Tax Band : F

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Approximate total area⁽¹⁾
3536 ft²
Reduced headroom
19 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	