



**The Homestead, Sitwell Street, Spondon
Derby, DE21 7FH**

Stunning nine bedroom, nine bathroom Georgian residence set back from the road beyond a sweeping gravel driveway all within a short walk of the village centre of Spondon. The main building has a grade 1 listed status, being of historic and architectural merit and is the only private residence in the City of Derby to hold such a title. The grounds of the house are walled and situated in a conservation area which is within easy reach of both the city centres of Derby and Nottingham. East Midlands International airport is also close by, as is a mainline railway station and the M1 motorway. Every feature which you might expect of a Georgian home is present in this fantastic property, fused together with the modern conveniences of 21st century living. Included in the sale is the three bedroom cottage which is adjoined to the left of the main house and a substantial stable block which is located at the front of the plot.



£1,250,000



Entrance Hallway 35' 6" x 12' 0" (10.82m x 3.66m)

Georgian over transom fanlight to front door, Herringbone Oak block flooring, elegant solid oak cantilevered staircase rising in three flights to the first floor.

Morning Room

Two sash window to the front, open fireplace, ornate ceiling cornice and alcove with shelving and a secret passageway to the cellar.

Day Room 15' 0" x 12' 6" (4.57m x 3.81m)

Inglenook fireplace, oak flooring, storage closet and access to the kitchen.

Dining Room 18' 0" x 16' 0" (5.49m x 4.88m)

Oak panelled room with striking fireplace, oak flooring, Georgians windows to the front with windows seat and double doors doors to the Drawing Room.

Drawing Room

Wall panelling, two deep sash windows to the walled garden and open plan to the sitting room.

Sitting Room 17' 0" x 13' 0" (5.18m x 3.96m)

Adam style fireplace, French double doors to the garden terrace at the side and two windows to the front.

Side Hall

A lobby area giving access to the attached cottage and access to the second staircase leading to the first floor. Off the lobby is a WC and access to the wine cellar with office accommodation.

Kitchen Diner / Day Room 31' 0" x 15' 9" (9.45m x 4.8m)

Beautifully fitted modern kitchen with Granite worksurfaces, integrated appliances, limestone flooring and a living area with TV point, dining space and hardwood flooring.

Pantry

Minton flooring and cupboard space.

Store Room 12' 0" x 10' 6" (3.66m x 3.2m)**Galleried Landing**

Magnificent ceiling cornice and stunning Venetian style three section window which over looks the rear garden.

Bedroom 1 (rear) 16' 0" x 13' 3" (4.88m x 4.04m)

Three windows and an en-suite bathroom including shower.

Bedroom 2 (front)

Sited off a private landing area, single wardrobe and an en-suite bathroom including a shower.

Bedroom 3 14' 0" x 11' 6" (4.27m x 3.51m)

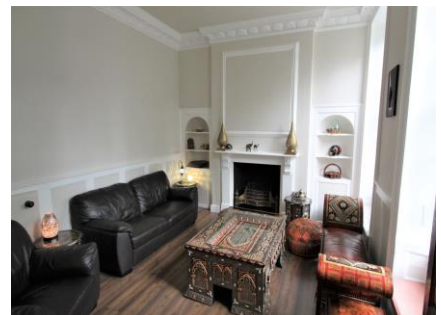
Sited off a private landing area including two recessed wardrobes, two windows and an en-suite bathroom with shower.

Bedroom 4 15' 0" x 13' 6" (4.57m x 4.11m)

Period fireplace, single wardrobe and an en-suite bathroom with shower.

Auxiliary Landing

Rear staircase from the ground floor, rising to the second floor. Off this landing is the laundry room and WC.



First Floor Laundry Room 15' x 8' 3" (4.57m x 2.51m)

Plumbing for automatic washing machine and extensive shelving for linen. Airing cupboard, hot water cylinder and gas fired boiler for the domestic hot water.

Second floor Landing

With a staircase and ceiling hatch to gain access to the roof.

Bedroom 5 14' 0" x 11' 6" (4.27m x 3.51m)

Ornamental fireplace, fitted wardrobe, dressing area and an en-suite bathroom with shower.

Bedroom 6 15' 0" x 12' 9" (4.57m x 3.89m)

Striking fireplace, en-suite bathroom plus a shower.

Bedroom 7 12' x 10' (3.66m x 3.05m)

Double wardrobe and an en-suite bathroom with shower.

Bedroom 8 16' x 13' 3" (4.88m x 4.04m)

View over the rear garden and an en-suite bathroom with shower.

Bedroom 9 16' x 11' 6" (4.88m x 3.51m)

Double wardrobe and an en-suite bathroom with shower.

Cottage / Annex**Kitchen 18' x 7' 9" (5.49m x 2.36m)****Boiler / Utility Room 10' x 7' 3" (3.05m x 2.21m)****Living Room 20' 6" x 14' 6" (6.25m x 4.42m)****Cloak Room / WC****Bedroom 1 11' x 8' 9" (3.35m x 2.67m) plus 6'9"(2.05m) x 4'9" (1.5m)****Bedroom 2 9' 3" x 5' 9" (2.82m x 1.75m) plus recess****First Floor Landing****Bedroom 3 17' 9" x 15' 3" (5.41m x 4.65m)**

Split level room with vaulted ceiling and an en-suite bathroom.

Bedroom 4 9' 9" x 5' 0" (2.97m x 1.52m)**Coach House / Garage**

Substantial Grade 2 listed building with potential to convert to office / living accommodation.

**Our contact details**

Viewings **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view or**
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