





This charming Grade II listed home forms part of the historic Brocksford Hall estate — a distinguished country house set approximately one mile east of Doveridge, in the picturesque south-west corner of Derbyshire. Brocksford Hall is recorded in the National Heritage List for England for its special architectural and historic interest, and the surrounding grounds retain much of their original character and grandeur.

The property offers spacious, well-appointed accommodation, beginning with a welcoming entrance hall featuring excellent built-in storage. The kitchen diner is fitted with a comprehensive range of integrated appliances, ample storage, and tasteful finishes, while the light-filled lounge enjoys views over the garden and features a characterful fireplace.

There are two double bedrooms, the principal benefiting from fitted wardrobes and an en suite shower room, with the second bedroom offering additional fitted storage and a wash basin. A generous four-piece family bathroom serves the home.

Externally, the property enjoys a detached double garage with power and overhead storage, complemented by a large gravel driveway providing ample off-road parking.



## Entrance Hall

With a timber glazed front entry door and adjoining double-glazed side window to the front elevation, central heating radiator, smoke alarm, and meter cupboard housing the electrical consumer unit and electric meter. Two built-in utility and airing cupboards offer excellent storage, with internal doors leading to the principal rooms.

## Kitchen/Diner

With a double-glazed window to the front elevation, the kitchen features a range of matching base and eye-level storage cupboards and drawers with granite-effect drop-edge preparation surfaces and complementary tiling to walls and flooring. Integrated appliances include a one-and-a-half ceramic sink with mixer tap, oven, four-ring electric hob with extractor, dishwasher, washing machine, and the oil-fired central heating boiler. The room also includes a central heating radiator, useful utilities cupboard, and ceiling spotlighting.

## Lounge

With a double-glazed window to the rear elevation and a set of double-glazed, double-panel glass doors opening to the rear garden, the lounge enjoys views over the outdoor space and an abundance of natural light. A focal point electric fireplace with a composite sandstone-effect Adam-style surround adds character, while two central heating radiators provide warmth. Additional features include a telephone point and TV aerial point.

## Bedroom One

With a double-glazed window to the rear elevation, central heating radiator, and built-in fitted wardrobes comprising hanging rails and shelving. The room includes a telephone point, internal TV aerial point, and an internal door leading to the en suite.



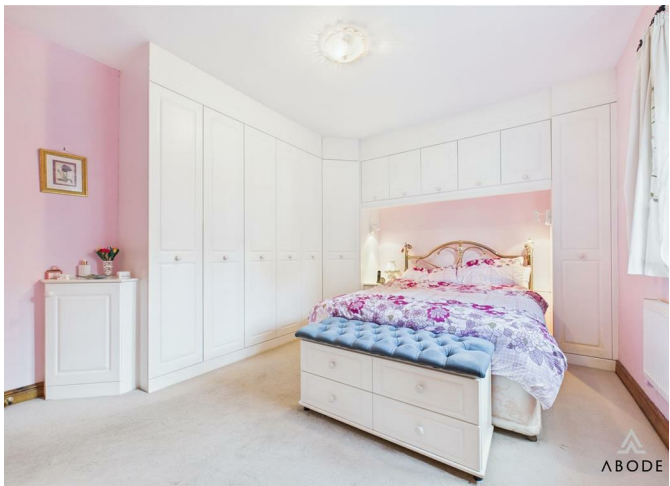
## En-suite

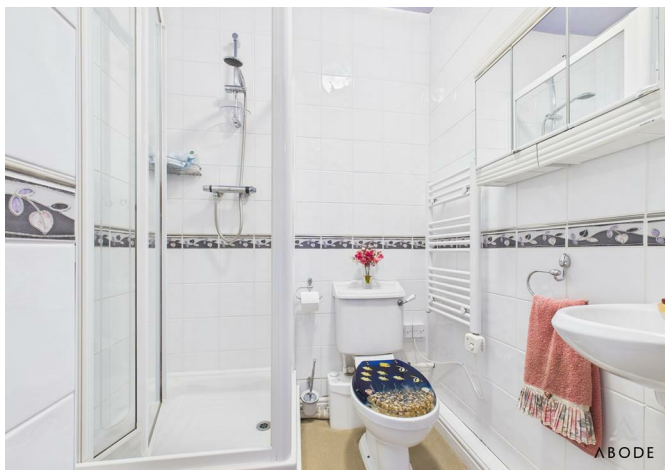
Featuring a three-piece shower room suite comprising low-level WC, shower cubicle with complementary tiling to wall coverings, and a floating corner wash hand basin with chrome tap fittings. Also fitted with a heated towel radiator, hand rail, and extractor fan.

## Bedroom Two

With two double-glazed windows to the front elevation, central heating radiator, pedestal wash hand basin with mixer tap and tiled splashback, access into loft space via loft hatch, and a range of built-in wardrobes comprising shelving and overhead storage space.







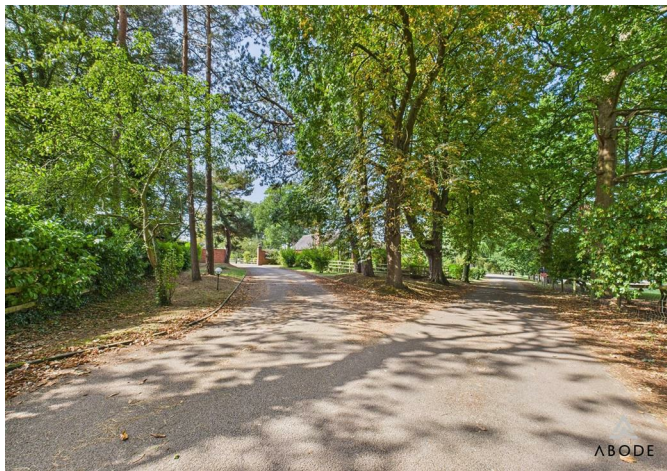
## Bathroom

With a frosted double-glazed window to the front elevation and featuring a four-piece family bathroom suite comprising low-level WC, bidet, wash hand basin with chrome tap fittings, and a bath unit with chrome tap fittings and showerhead attachment. Complementary tiling to both floor and walls, central heating radiator, extractor fan, and towel rail complete the room.

## Garage

The detached double garage features two double-opening doors to the front elevation. Internally, the open garage provides overhead storage space, electrical sockets, and is serviced by a separate breaker system and electric meter. There is also space to the frontage for vehicles. The garage is fronted by a large gravel driveway providing ample off-road parking.



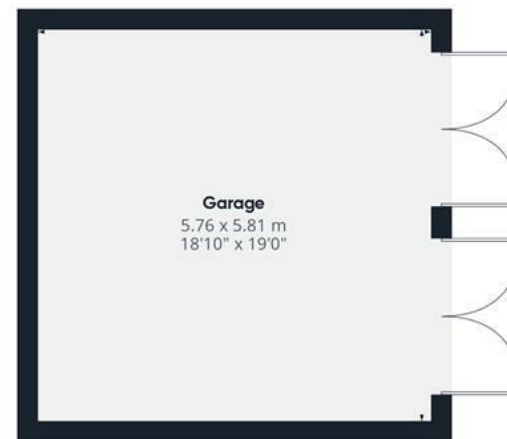








Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

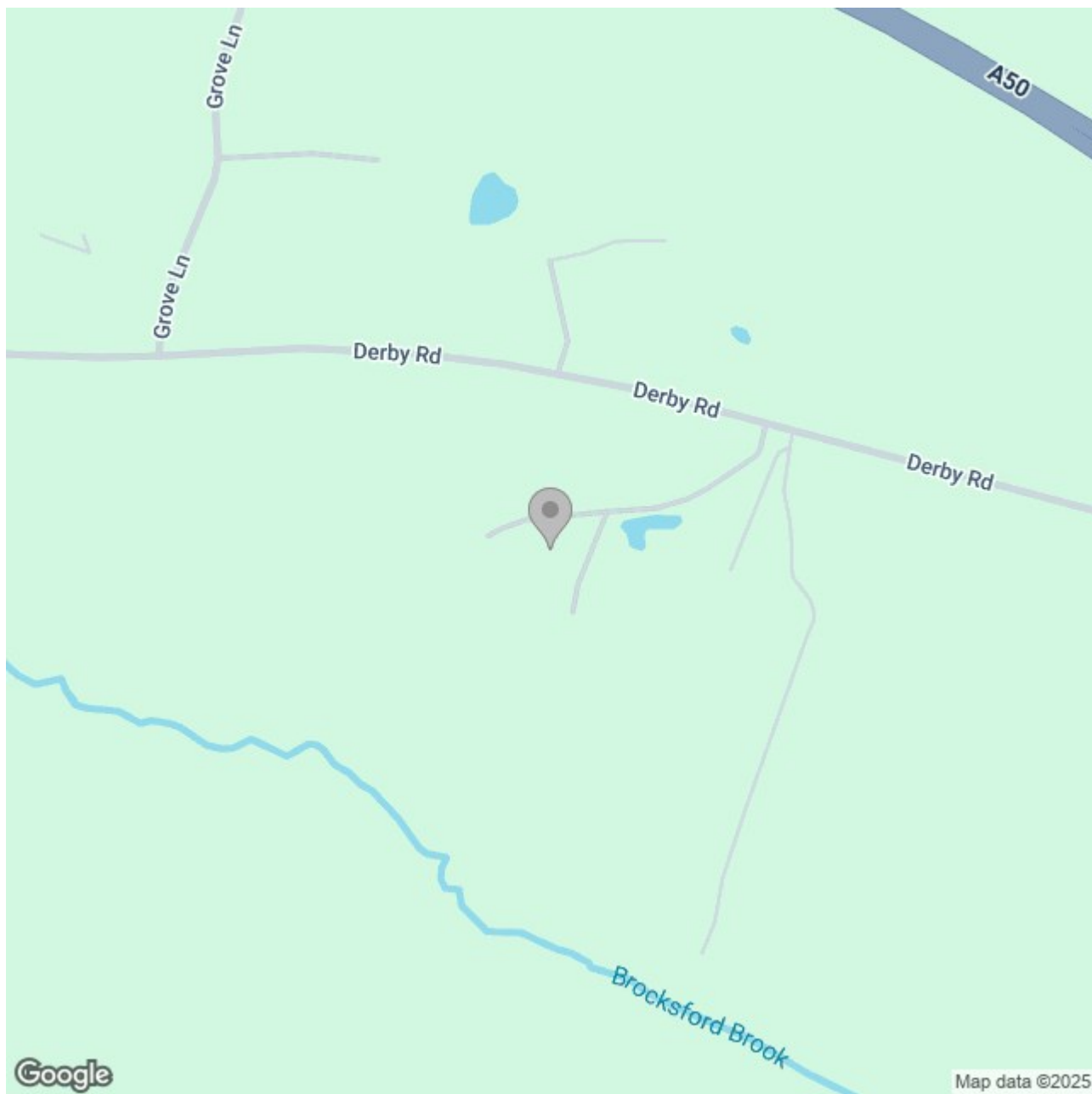
119 m<sup>2</sup>

1282 ft<sup>2</sup>

(1) Excluding balconies and terraces

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) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |