



Manor House, The Village, Dale Abbey, DE7 4PN



Enjoying a tranquil setting in the desirable Derbyshire village of Dale Abbey is Manor House, an exquisite stone cottage benefitting from stunning gardens with views over the Abbey ruins. Steeped in history, the Grade II Listed Manor House dates back to the 1800s and offers thoughtfully extended accommodation showcasing a wealth of Character throughout. The interiors comprise briefly entrance hall, breakfast kitchen, sitting room with wood burning stove, study, dining room, bathroom and rear hall to the ground floor, with two double bedrooms and a shower room off the main landing and a further double bedroom ideal as a guest wing accessed via a private staircase. Outside, the mature garden plot is laid to a charming

courtyard, mature lawns with summer house and a kitchen garden, and an area of woodland affectionately named the 'Secret Garden'. The detached garage and parking are accessed via gates off the peaceful lane.

Manor House lies in the Derbyshire village of Dale Abbey, a close knit community boasting a rich local history. Within the village is the pub and restaurant The Carpenters Arms, a Café and Team Rooms and the All Saints church, which is connected to a neighbouring property and is famed as one of the smallest in Derbyshire. The village is well connected to local towns and commercial centres via the A52 and A50, with Nottingham and Derby both being commutable in around 20 minutes.

The village is built on the site of a 12th century Abbey, the stones of which Manor House is constructed from. In 1539 the Act of Dissolution was signed by King Henry VIII ending four centuries of monastic property, and today only parts of the Abbey remain including the chimney from the kitchen which is attached to Manor House's neighbour, and a 40 foot tall arched chancel window, which can be seen from the property and its gardens. In the woodland above Dale Abbey is the Hermit's Cave, a 12th cave which was carved out of sandstone by the village baker who wished to live as a recluse. The cave can still be visited today, and through the same woodland idyllic walks to local villages including Stanton by Dale can be found.

- Individual Grad II Listed Stone Cottage
- Historic Setting on site of former Abbey
- Tranquil Location with Views
- Breakfast Kitchen with Inglenook
- Two Reception Rooms & Study
- Entrance Hall & Rear Hallway
- Three Double Bedrooms
- Modern Shower Room
- Ground Floor Bathroom
- Mature Gardens of 0.2 Acre
- Formal Lawns, Small Woodland & Kitchen Garden
- Gated Entrance, Detached Garage & Parking
- Desirable Rural Location
- Well Placed for Local Amenities & Commuter Routes



A walkway leads down from the driveway into a charming paved courtyard, where a gate opens to the front aspect and a stable door opens into:

Entrance Hall

A useful space offering storage for coats and shoes. A part glazed door leads into:

Breakfast Kitchen 4.7 x 4.25m (approx. 15'5 x 13'11) -max

A characterful dining kitchen featuring a wealth of exposed beams and an original inglenook housing a tradition Belling range cooker with gas hob. The kitchen is fitted with a range of base units housing an inset Belfast sink, integral fridge and freezer and space for a washing machine. There is a window overlooking the courtyard and the kitchen has quarry tiled flooring. A staircase with a large storage cupboard below rises to the first floor accommodation and a part glazed door leads into:

Sitting Room 4.18 x 3.95m (approx. A spacious reception room having picture window overlooking the rear garden, original exposed beams and a wood burning stove set to brickwork fireplace and surround. A door opens into:

Study 2.34 x 1.9m (approx. 7'8 x 6'3)

With a window to the rear aspect enjoying a pleasant outlook over the garden. A door opens into:

Rear Hallway

A door opens out to the rear gardens and the hallway leads into:

Dining Room 4.78 x 2.34m (approx. 15'8 x 7'8)

An attractive reception room having window to the front and a period fireplace with tiled inlay and gas fire inset. A second set of stairs rise to the third bedroom

Bathroom

Doubling as a ground floor cloakroom, fitted with a white suite having wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled flooring, tiled splash backs and windows to two sides



Stairs rise to the **Landing** where there is attractive exposed blockwork and loft access via a drop down ladder to a boarded loftspace. Doors lead into:

Master Bedroom 4.37 x 4.01m (approx. 14'4 x 13'2)

A spacious principal bedroom having window to the rear overlooking the gardens and a range of fitted wardrobes and storage

Bedroom Two 4.57 x 3.43m (approx. 15'0 x 11'3)

Another double room having window to the front with a pleasant outlook over fields and woodland

Shower Room

A modern suite comprises wash basin and WC fitted to vanity units and a double shower, with tiled flooring, tiled walls, a chrome heated towel rail and an obscured window

Stairs rise from the **Dining Room** giving access to:

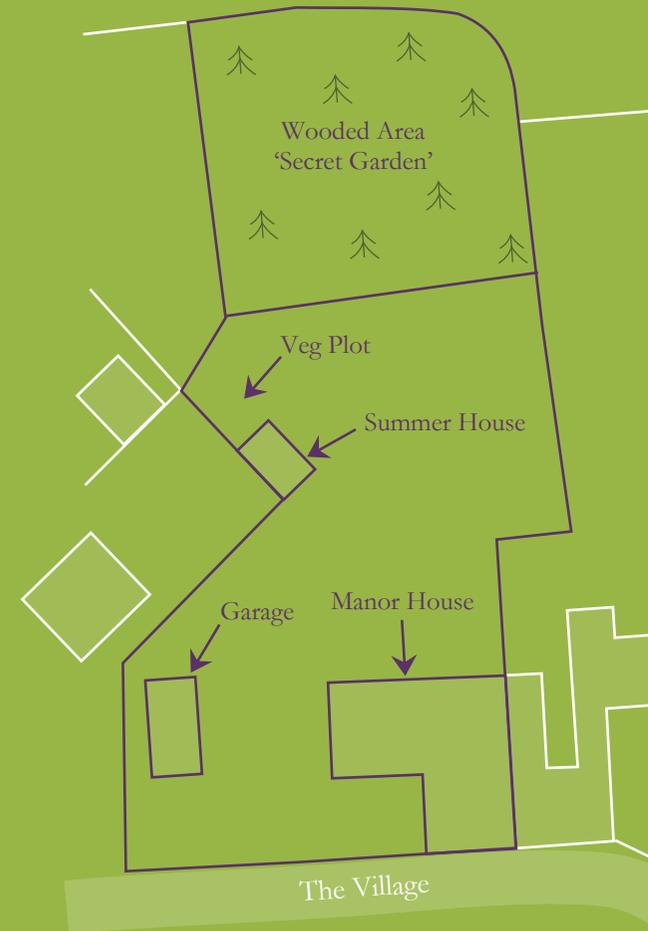
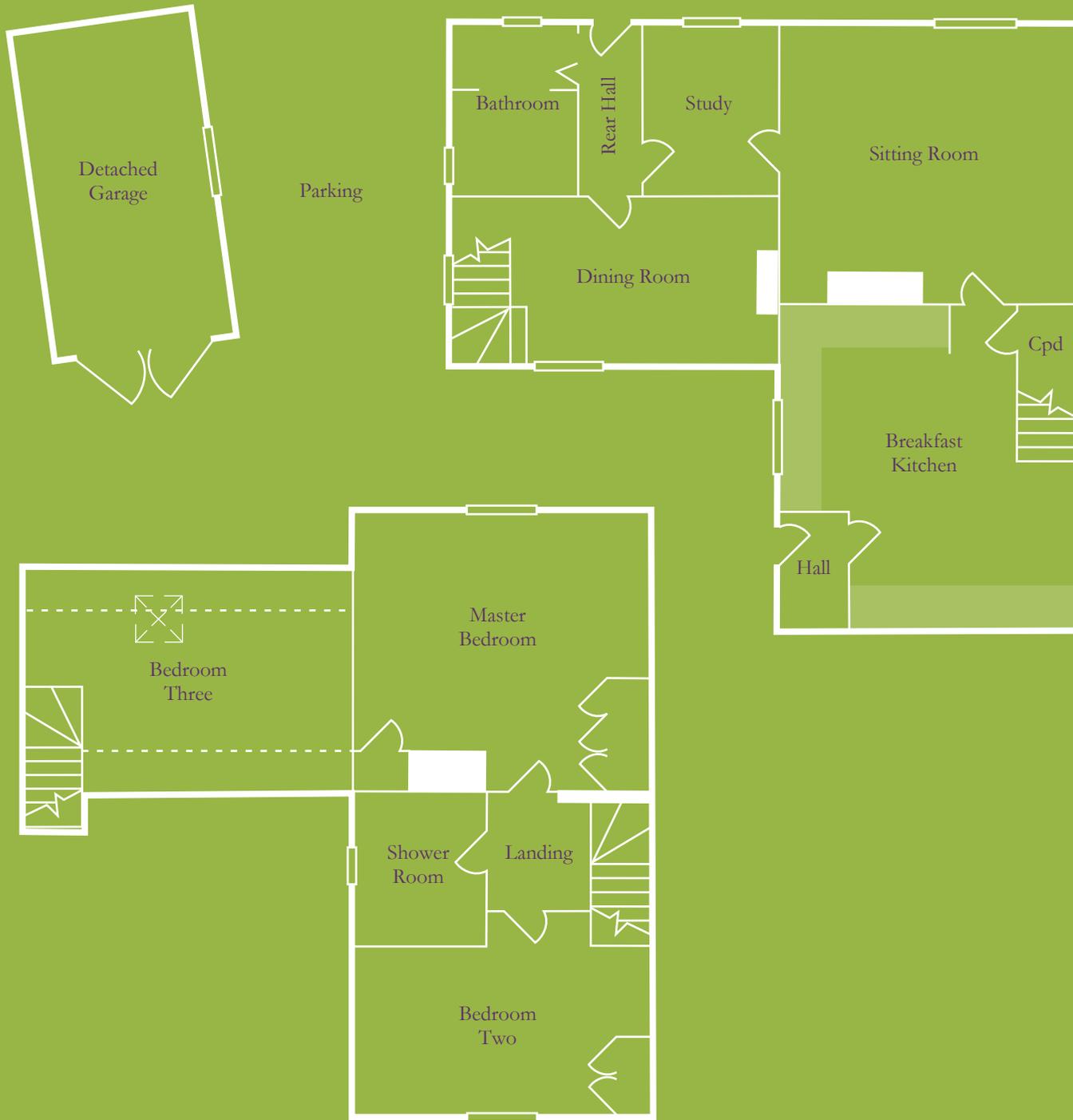
Bedroom Three 4.75 x 3.05m (approx. 15'7 x 10'0)

Another double bedroom ideal to be set up as a guest wing along with the ground floor bathroom. A skylight to the rear overlooks the mature cottage gardens











Outside

Manor House lies down a peaceful lane which ends in a cul de sac leading to the village church and private residence. From the lane, gated access opens into the driveway where there is parking for a number of vehicles and access into the:

Detached Garage 5.37 x 2.77m (approx. 17'7 x 9'1)

A larger garage having manual double entrance doors, power, lighting and a window to the side. The loft is also boarded to provide storage

0.2 Acre Gardens

Stunning formal gardens extend to the rear, under which the original abbot lodgings for the Abbey are buried. There is a Summer House which is included in the sale, and the garden features boarders stocked with a variety of shrubs, trees and flowers. To one side is a kitchen garden with raised beds and the rear aspect benefits from a water point. Views over the remaining ruins of the Abbey, the chancel window arch, can be appreciated from the garden, and the old well which has since been filled in also lies within the boundary. An archway from the lawns leads to a wooded area also owned by the vendors, which houses a small garden pond, a second summer house and mature trees.

Vendor Notes: the property benefits from all mail services, and BT 150 MB/s Fibre broadband. The 'Secret Garden' is owned on a separate title deed and can be removed from the sale if desired.



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.