



Main Road
Smalley | Ilkeston | Derbyshire | DE7 6EF

FINE & COUNTRY

MAIN ROAD



Situated in the heart of the lovely village of Smalley is this attractive three bedroom detached family home which boast around three and a half acres of land, a range of superb equestrian facilities, and beautiful countryside views.



Situated on Main Road is this three bedroom detached property built in circa 1979 with fantastic equestrian facilities all within circa 3.5 acres of grounds. The property boasts ample off-street parking along with a single car garage. The open plan kitchen and garden room area is the heart of the home with high gloss units, wood effect tiled floors, a contemporary log burner, and patio doors that lead out onto a large patio entertaining space overlooking the formal garden, stables and paddocks.

This rare boutique equestrian home boasts over 1,290 sq. ft of living space excluding the garage and outbuildings and benefits from having three double bedrooms and a family bathroom. This contemporary home has been finished to a high standard with solid glazed wood doors, porcelain tiled flooring, galley style utility room, and modern bathroom.

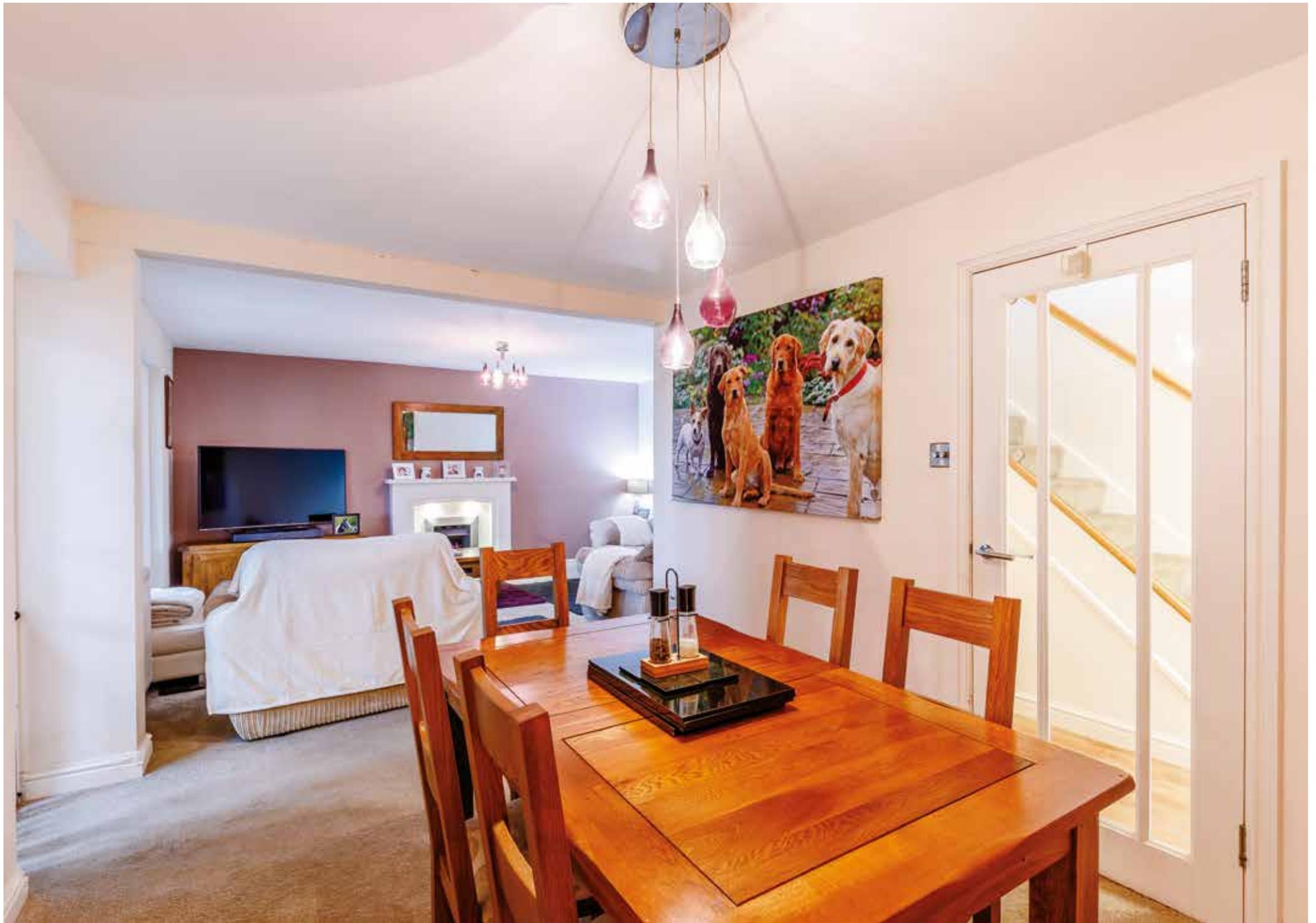
GROUND FLOOR

The home is accessed via a large driveway leading to the single car garage and front door. Upon entering you can see the modern and contemporary finishes that the current owners have applied to this beautiful family home. The hallway is both spacious and bright and offers laminate wood floors and a useful under-stairs storage cupboard. To the left of the hallway is a W/C with herringbone wood effect flooring, modern suite, and LED strip lighting in the ceiling.

Accessed off the main hallway via a glass and solid wood door is the spacious dining room that can easily accommodate a large dining table. This room has been opened up to create a large entertaining space that leads into the formal lounge with gas fire and marble surround. This room has windows facing the front of the property and floor-to-ceiling glass patio doors that lead into the fabulous garden room. The garden room also features wood effect tiled floors, Victorian style radiators, spotlights, and patio doors leading out onto the rear garden.

The modern high gloss kitchen with quartz countertops features a Rangemaster oven with overhead extractor, chrome sink, dishwasher, built-in microwave oven, and recessed Velux windows that run across the kitchen and garden room flooding both rooms with an abundance of natural light. The wood effect tiles continue throughout the garden room, kitchen, and utility room. The utility room also features high gloss units, a separate sink, spotlights, a modern radiator, and space for both a washing machine or washer/dryer.











SELLER INSIGHT



“ Situated in the heart of the lovely village of Smalley is this attractive three bedroom detached family home which boasts around three and a half acres of land, a range of superb equestrian facilities, and beautiful countryside views.

“I have to be honest, the very first time we came to view the property I wasn't initially wowed by the house itself,” says the owner. “Back then it was very dated inside and somewhat unloved, but the minute I stepped into the back reception room and saw the land and stunning views stretching out beyond, I was immediately sold. Looking at the house from the front you could never imagine what lies behind it. It's like stepping into another world, and being able to come home, tend to the horses and head out riding for an hour or so through the gorgeous countryside that surrounds us has been a real luxury.”

“Over time we've done a huge amount of work to the property, both inside and out. The house has been modernised throughout and we tweaked the layout, creating a lovely big kitchen/sitting room that looks out across the paddocks, stables, and menage. Outside we've improved the equestrian facilities by adding post-and-rail fencing, we've put water feeders in all of the paddocks, and we also created a winter paddock – having all of this space means that we've been able to rotate the horses to give the grazing land a bit of a breather, which in turn means we have really good grass. We've also added a gate to the top paddock so we can ride across to Shipley Park or Mapperley Wood without having to encounter a single road.”

“One of the standout features of the property must be the setting, and it's a place where we've been able to enjoy the best of everything. When we're at home we enjoy peace and privacy and the most stunning views but step out of the front door and we have easy access to everything we need. There's a lovely little primary school in the village and a senior school close by; the pub is just a few doors up and there's a Co-op in the next village along. We're also just fifteen minutes from Derby and twenty-five minutes from Nottingham, and we're not too far from the motorway so it's relatively easy to get just about anywhere.”

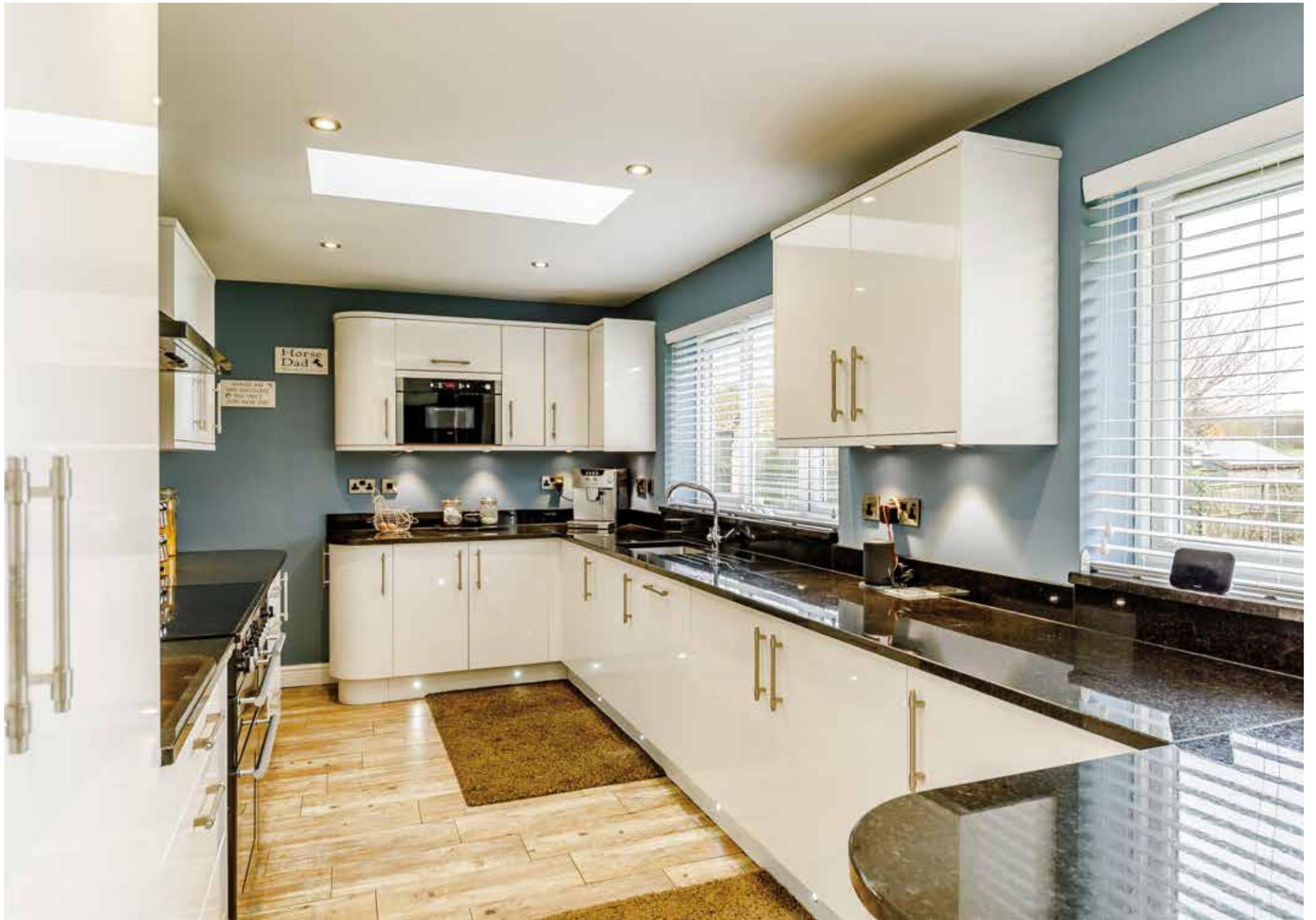
“The kitchen is definitely our favourite. It's a great family space, and when the sun is shining, we can open up the patio doors and bring the outside in. I also love the fact that from that room I get a superb view of the horses out in the paddocks.”

“One of the things we love most about living in Smalley is the sense of community. It's a very friendly place, and that's something we're really going to miss when we leave.”

“As well as the pastureland, we also have a lovely garden that catches the sun all day long. We've kept it quite simple in terms of landscaping so it's very low maintenance, but it could be a great project for a keen gardener.”

“The only reason we've decided to move is to be closer to work, and we would love to find a property big enough for multi-generational living so that my parents can come and live with us, but it's going to be hard to find somewhere else as lovely as this,” says the owner. “It's a real hidden gem and it's somewhere where we've been able to enjoy a really fantastic quality of life.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





FIRST FLOOR

The first floor of the property is accessed via a modern oak and glass staircase that leads to the first-floor landing. On this floor, you have three double bedrooms of which the principal bedroom also features dual aspect views to both the front and rear of the property. Both the second and third double bedrooms offer views across the garden, paddocks, and over towards Shipley Country Park.

To the rear of the landing is the modern and contemporary family bathroom with jacuzzi bath, overhead shower, tiled walls, and heated chrome towel rail.













OUTSIDE

The property is set back from the road behind a red brick wall and low maintenance front garden with ample parking for circa 5 cars. The rear garden boasts an easterly aspect, and the generous gardens are laid to lawn with mature trees and shrubs to the boundaries. A gated driveway to the right-hand side (shared access with the neighbour) leads down a track to the block of 4 stables, tack room, hay store, and workshop. Located to the rear of the stables are a winter turnout area, three paddocks with auto-fill troughs, and a 40m x 20m floodlit menage.



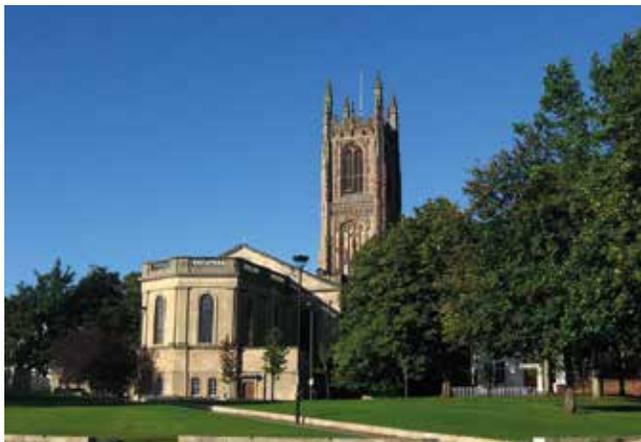


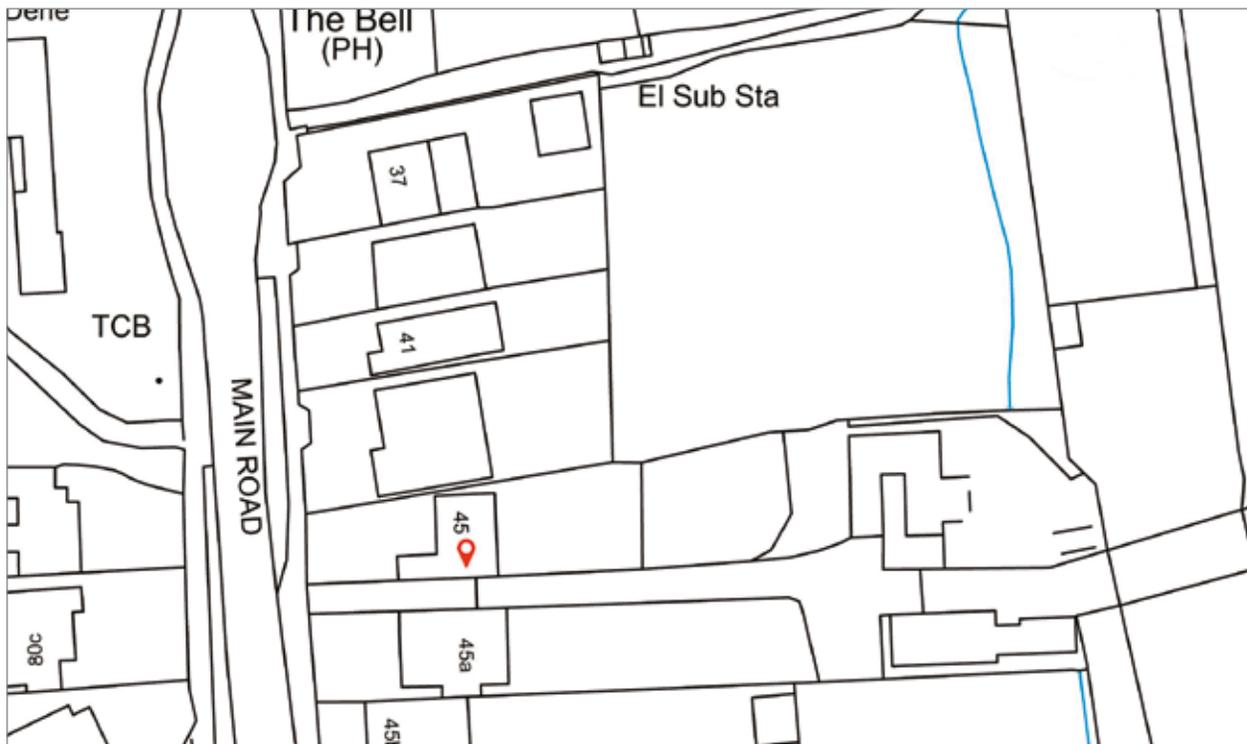
LOCATION

The property is situated in the popular village of Smalley which is within close proximity of excellent schools, village pubs, bridleways, country parks, and three very good Golf Clubs.

45 Main Road is also within easy access to Heanor, Derby, and Nottingham via major road links including the A38, M1 and A610, whilst the award-winning market town of Belper provides the gateway to the stunning Peak District is only 30 minutes away.

For equestrians there are number of main venues all within 20-50mins reach. Eland Lodge, Field House, Vale View are just a small sample.





INFORMATION

Services
All Mains Services.

Tenure
Freehold

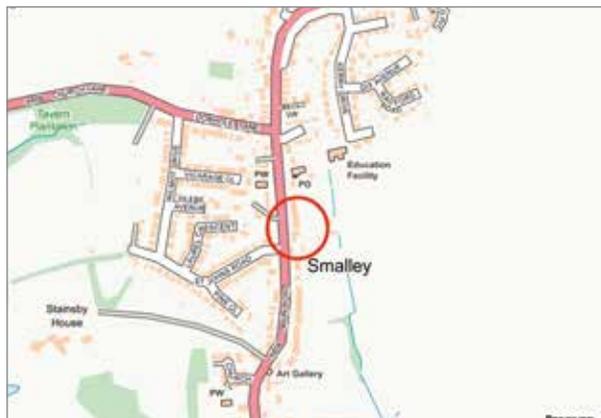
Local Authority
Amber Valley Borough Council

Council Tax Band: E

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01332 973 888

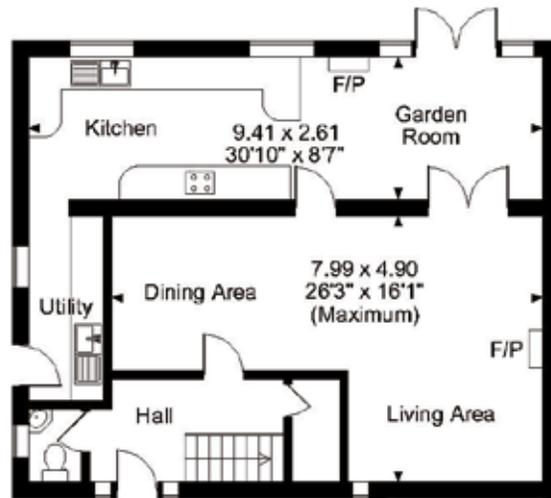
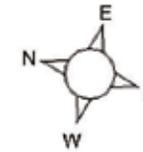
Website
For more information visit <https://www.fineandcountry.com/uk/derbyshire>

Opening Hours:
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm
Sunday By appointment only

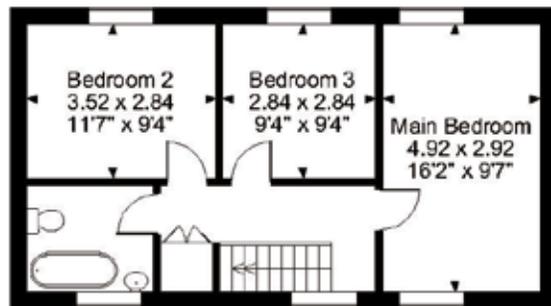


OIEO £700,000

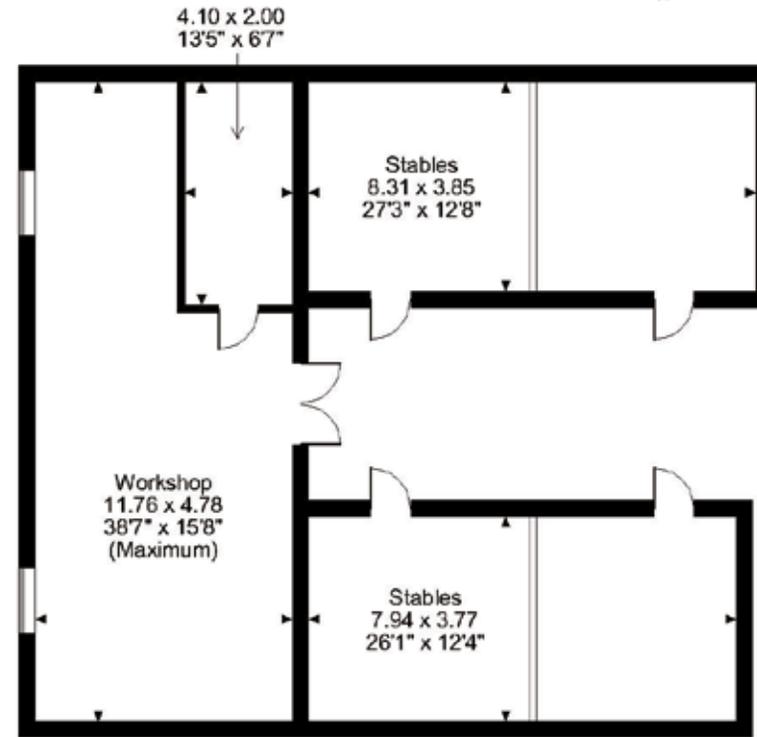
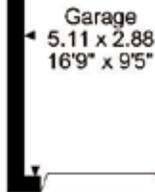
Main Road, Smalley, Ilkeston
Approximate Gross Internal Area
Main House = 1297 Sq Ft/120 Sq M
Garage = 158 Sq Ft/15 Sq M
Outbuilding = 1296 Sq Ft/120 Sq M



Ground Floor



First Floor



Outbuilding

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		64 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



GREG PERRINS MBA
PARTNER ASSOCIATE

Fine & Country Derbyshire
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Greg has over 11 years' experience working within the real estate industry. With a passion for luxury property, Greg relocated back to the UK to apply his knowledge, experience, and passion for the industry as an Associate for Fine & Country Derbyshire.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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