



## The Green, Diseworth

Derby, Derbyshire, DE74 2QN

Part Exchange Considered £800,000



This Fully functional guest house includes a four bed roomed detached house also a separate 8 bed roomed lodge. To include all fixtures and fittings this is a business currently run with future bookings.

Part exchange considered Take a look inside the family home and you'll find: an entrance hallway, lounge, dining room, a fitted breakfast kitchen, utility room, conservatory, a second spacious lounge and a downstairs shower room. On the first floor: master bedroom with en suite bathroom, three further bedrooms and a three-piece bathroom. The property is well presented and enjoys delightful open countryside views to the front. To the rear of the large property you'll find a good-sized, well established garden and a low-maintenance front garden with off road parking for several cars. The guest house enjoys good sized double and twin rooms having en suite shower rooms. There is a great deal of business brought to it by virtue of its convenient position close to the Donington park race track, east midlands airport, the surrounding countryside and amenities on offer. Viewing is highly recommended to fully appreciate the accommodation this property has to offer!

### THE LOCATION

Diseworth, a village of approximately 700 residents, is located 14 km to the north-west of Loughborough and 2.5 km to the south-east of Castle Donington. It lies in the Parish of Long Whatton and Diseworth, and is positioned in an undulating agricultural landscape and occupies a shallow valley created by the Diseworth Brook as it flows eastwards before becoming Long Whatton Brook and proceeding to its confluence with the River Soar. The village is conveniently located for both the M1 and M42 motorways East Midlands airport, Castle Donington race track and is on the Skyline bus route to Loughborough. Also, the property is convenient for the East Midlands railway station, and is close to the A453 dual carriageway to Nottingham.

### ACCOMMODATION IN DETAIL

#### ENTRANCE HALLWAY

With a radiator, a built-in storage cupboard, stairs to the first floor accommodation and doors to the lounge and dining room.

#### LIGHT & AIRY LOUNGE

15'10" x 12'8" (4.83 x 3.87)



The focal point of this room is the log effect gas fire set within the wall, karndene flooring, a radiator, an opening to the dining room and a UPVC double glazed front bay window.



#### DINING ROOM

18'10" x 8'9" (5.76 x 2.68)



With a radiator, an understairs storage cupboard, a door to the kitchen and double glazed doors to the conservatory.

#### BREAKFAST KITCHEN

12'0" x 14'5" (3.66 x 4.41)



Fitted with a range of base and drawer units with matching wall cupboards, granite worktops, an inset ceramic butler sink with a mixer tap over, an inset electric oven with a five ring gas hob and an extractor hood overhead. Other features include an integral

dishwasher, space for a fridge freezer, a breakfast bar, radiator, serving hatch, a tiled floor, tiled splashbacks, doors to the conservatory and utility room and a UPVC double glazed rear window.



### UTILITY ROOM

9'10" x 7'10" (3.0 x 2.41)

With a tiled floor, space and plumbing for a washing machine, a wall mounted Worcester bosch boiler, a door to the rear garden and a UPVC double glazed opaque side window.

### CONSERVATORY

22'1" x 10'2" (6.74 x 3.11)



With a tiled floor, a radiator, a door to the separate hallway, double glazed doors to the rear garden and UPVC double glazed windows to two walls.

### SEPARATE ACCOMMODATION

Leading off from the conservatory, there is a lounge, ground floor shower room, master bedroom and en suite bathroom.

### SEPARATE HALLWAY

With a smoke detector and doors to the second lounge, ground floor shower room and stairs to the first floor accommodation.

### SECOND LOUNGE

17'0" x 11'8" (5.19 x 3.58)



With a TV aerial point, a radiator, smoke detector, storage cupboard and a UPVC double glazed front window.

### GROUND FLOOR SHOWER ROOM

7'8" x 5'1" (2.36 x 1.57)

Comprising: a fully tiled shower cubicle with a wall mounted shower overhead, a pedestal wash hand basin and a low flush toilet. A ladder towel rail, tiled walls, an extractor fan and a UPVC double glazed opaque side window.

### FIRST FLOOR ACCOMMODATION

#### MASTER BEDROOM

20'8" x 11'9" (6.31 x 3.59)



Entered from the separate hallway staircase. With a radiator, loft access hatch, smoke detector, a door to the en suite bathroom and a UPVC double glazed front window.

### EN SUITE BATHROOM

11'8" x 5'0" (3.57 x 1.53)



Comprising: a panelled bath with a chrome mixer tap, a fully tiled shower cubicle with a wall mounted shower overhead, a pedestal wash hand basin and a dual flush toilet. Other features include tiled walls, a radiator and a UPVC double glazed opaque rear window.

Returning to the entrance hallway...

### LANDING

With a smoke detector, loft access hatch and doors to the bedrooms and bathroom.

### BEDROOM TWO

10'11" x 10'4" (3.34 x 3.17)



With a radiator, smoke detector, a vanity wash hand basin with storage under and a UPVC double glazed front window.

### BEDROOM THREE

11'4" x 11'0" (3.47 x 3.36)



With a vanity wash hand basin, a radiator, smoke detector and a UPVC double glazed front window.

### BEDROOM FOUR

8'10" x 5'8" (2.70 x 1.75)



With a fitted wardrobe, a radiator, smoke detector and a UPVC double glazed rear window.

## FAMILY BATHROOM

7'3" x 5'6" (2.22 x 1.68)



Comprising: a panelled bath with a wall mounted shower overhead, a pedestal wash hand basin and a low flush toilet. A radiator, tiled walls and a UPVC double glazed opaque rear window.

## OUTSIDE

### FRONT ELEVATION

There is off road parking for 6+ cars on the tarmac drive with decorative borders and two trees to the front.

### GARAGE



With power, lighting and up and over door.

## LANDSCAPED REAR GARDEN



The rear garden is mainly laid to lawn with a block paved path to the rear. There is a gravelled area with decorative borders and patio seating area.



## GUEST HOUSE ACCOMMODATION



## DOUBLE ROOMS

15'1" x 9'10" (4.61 x 3.0)



There are four double rooms with a radiator, TV aerial point, a smoke detector and two UPVC double glazed front and rear windows.

## TWIN ROOMS

16'0" x 9'7" (4.89 x 2.94)



There are two twin rooms with a radiator, TV aerial point, a smoke detector and two UPVC double glazed front and rear windows.

## EN SUITES

7'6" x 5'4" (2.29 x 1.64)



Comprising: a fully tiled shower cubicle with a wall mounted shower overhead, a wall mounted wash hand basin and a dual flush toilet. A tiled floor, tiled walls, electric shaver points, a chrome ladder towel rail and a UPVC double glazed opaque rear window.

## FAMILY SUITE



### BEDROOM ONE:

5.88 x 3.42

With a radiator, TV aerial point, smoke detector and three skylight windows.

### BEDROOM TWO:

5.86 max x 3.43

With a radiator, TV aerial point, a storage cupboard, smoke detector, a skylight window and a UPVC double glazed side window.

### SHOWER ROOM:

2.07 x 1.61

Comprising: a fully tiled shower cubicle with a wall mounted shower overhead, a vanity wash hand basin and a dual flush toilet. Tiled walls, an extractor fan, chrome ladder towel rail and a skylight window.



## GUEST HOUSE REAR GARDEN



There is a garden to the rear of the guest house which is mainly laid to lawn with a decked seating area and a paved seating area.

### AND FINALLY...

Currently used as a bed and breakfast (For more information about the bed and breakfast please contact our office).

The property has previously had an application for an extension passed which can be reinstated and also has planning for both building to be converted in to residential use.

## ENERGY PERFORMANCE CERTIFICATE

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

← 53 This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	181
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	154.24
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

93 If typical of the existing stock

The property has a commercial EPC and the rating is 53.

### COUNCIL TAX BAND:

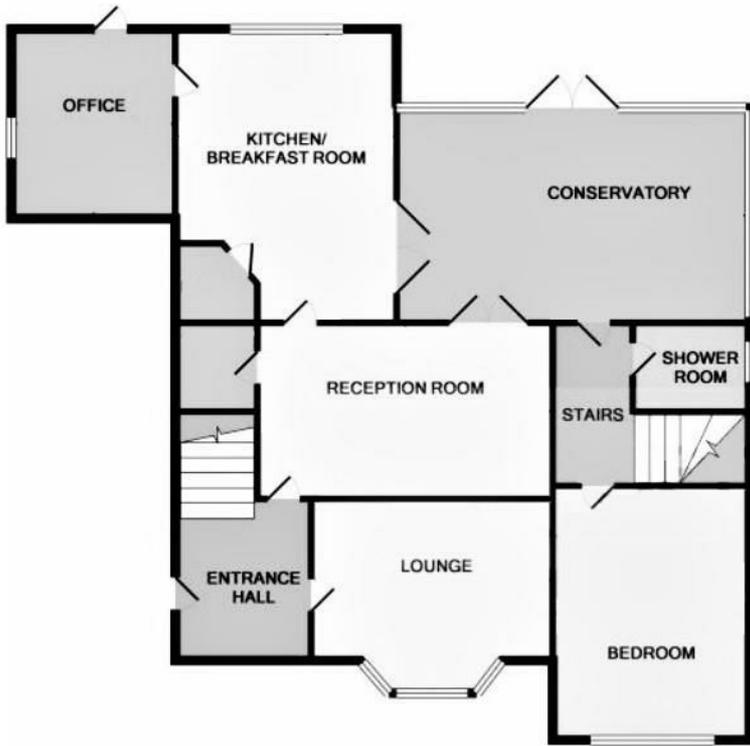
The property is currently under the small business tax relief, meaning the property doesn't currently pay council tax.

### HOW TO GET THERE

Postcode for sat navs: DE74 2QN

### PLEASE NOTE:

**SERVICES:** All mains are connected. The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. **MEASUREMENTS:** Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring. **ALL FIXTURES & FITTINGS FROM THE BED & BREAKFAST ARE INCLUDED.** **TENURE:** Freehold - with vacant possession on completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



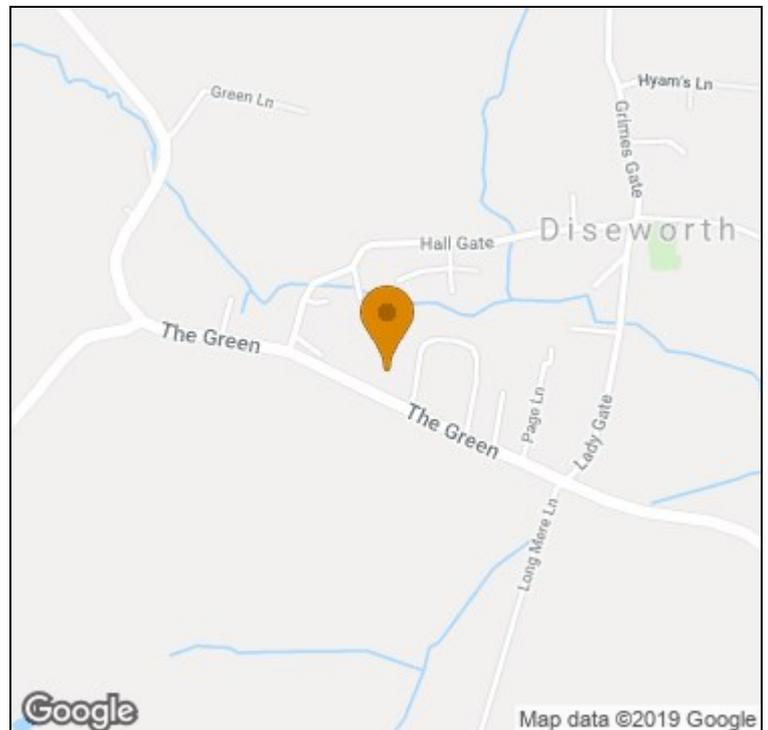
Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



t: 01332865696 e: melbourne@newtonfallowell.co.uk

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)