



## **THE HOMESTEAD**

**SITWELL STREET SPONDON DERBYSHIRE DE21 7FE**



Land & Estate Agents  
Nottingham • Southwell

The Country Property Specialists

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



## INTRODUCTION

### The Homestead

A fine and substantial Grade I Listed 'country house in the town' Located on the Derbyshire/Nottinghamshire borders.

The Homestead is understood to be the oldest of only three houses of a Grade I Listed status in Derby and as such, offers a rare opportunity to acquire a home of elegance and stature, with a fascinating and long history, described by Nikolaus Pevsner in his book *Buildings of Derbyshire* as "among several good Georgian brick houses".

The Homestead is a quite magnificent home of an architectural calibre rarely found, and much coveted – internal inspection is highly recommended in order to fully appreciate the generous, beautifully scaled, well proportioned accommodation.

1.10 acres/0.45 hectares (or thereabouts)

### Spondon Conservation Area

The Homestead is a landmark house within the Spondon Conservation area, which was designated in 1975 (subsequently extended in 1986) and based upon the former village of Spondon, which is now surrounded by suburban development.

The Conservation area comprises several buildings of note, including a Medieval parish church St Werburgh, which has a 14<sup>th</sup> Century tower. The Homestead itself is referenced as one of the finest Georgian buildings in Derbyshire, dating back to 1740 and featuring a central Venetian entrance.

It is understood that Spondon has, in the past, been awarded as winner of the Britain in Bloom competition and is once again competing for this prestigious recognition, which reflects a sense of pride in the local community environment.

### Services

All main services are connected. Gas fired central heating circulating to radiators. BT telephone service. The property also benefits from a full commercial self closing fire door system and a category five internal wired alarm system with internal telephone exchange.

*Please note that none of the mains/service connections or appliance installations/appliances have been tested by the selling agents and no warranties are given or implied.*

### Local Authority – Council Tax Band G

Derby City Council

Saxon House Heritage Gate Friary Street Derby DE1 1AN

Telephone: 01332 293111

### Viewing By Prior Arrangement through the Selling Agents –

### NOTTINGHAM OFFICE

100 Friar Lane, NG1 6EB

Telephone: 0115 950 8181

**PRICE GUIDE £ 1,200,000**



***A sweeping stone stepped formal external entrance with wrought iron balustrading offers an impressive formal entrance to this fine Georgian house.***

**Stunning Entrance Hall** 10.80m x 3.65m (35'6" x 12'0")

A remarkable main entrance hall of beautiful proportions and exquisite period design which immediately indicates the scale and proportion of this rather special house.

Herringbone oak block flooring. Beautiful glazed entrance door with Georgian over transom fanlight. Corniced ceiling.

A decorative central feature archway connects through to the rear hall and stairwell. There is an elegant solid oak cantilevered staircase rising in three flights to the main central landing gallery above. Feature doorway with arched fan light surround connecting to side hall.

**Morning Sitting Room** 4.20m x 3.50m (13'9" x 11'6")

A comfortable sitting room featuring an elegant period open firetable with a reeded cast iron fireback and recessed shelved arched display alcoves to each side. Ornamental ceiling cornice. Two deep sash windows with original working shutters, incorporating window seats. Striking oak panelled raised and fielded doorway returning to the main hall.

**Secret Cellar Passage**

Concealed behind the left hand fireplace alcove, there is a private access to the basement wine cellarage.

**Formal Dining Room** 5.50m x 4.85m (18'0" x 16'0")

An exquisite formal dining room being fully oak panelled with two deep sash windows with original working shutters to the main elevation, incorporating window seating. Striking oak fireplace surround set to a tiled hearth. Recessed arched profile glassware and china cupboard. Internal arched doorway connecting through double doors to the rear drawing room. Highly decorative ceiling cornice and planked oak flooring.

**Elegant Drawing Room/Library**

Striking period wall panelling, double doorway returning to the formal dining room and recessed cocktail cupboard. Two deep sash windows to walled garden aspect. Wide square arched opening connecting to:

**The Garden Sitting Room** 5.20m x 3.95m (17'0" x 13'0")

The focal point of the room is a open fireplace in the Adam style with a reeded cast iron fireback and original Adam pattern Georgian fire surround. French doors connecting to the sun terrace. Two large sash windows. Decorative egg and dart design ceiling cornice.

*In practice, the drawing room and sitting room described above form one large interconnecting room, ideal for special family occasions and entertaining on a larger scale.*





**Sitting Room/Day Room** 4.55m x 3.80m (15'0" x 12'6")

A comfortable informal room of appreciable character, featuring a striking inglenook design open fireplace. Polished oak planked flooring. Useful shelved walk in understairs storage closet. Triple sash window to rear wall garden aspect.

**Stunning Open Plan Country Kitchen/Day Room**

9.45m x 4.80m (31'0" x 15'9") overall

A high grade living kitchen arrangement featuring a Shaker style kitchen area, central breakfast/dining area and an informal sitting room, described as follows:

Shaker Style Kitchen

Fitted range of Shaker style units arranged in an L shaped formation with matching granite topped culinary island, incorporating a Belfast sink unit. Integrated appliances comprising two Bosch oven/grills, five ring gas hob with extraction canopy above, two fridges, freezer and microwave oven cupboard. Striking limestone flooring.

Breakfast/Day Room and Informal Sitting Room

Having a wide gauge planked hardwood flooring and sash windows to the garden courtyard aspect.

*A recess area from the kitchen has a connecting doorway to the sitting room/day room and a separate doorway to:*

**Walk-In Pantry**

Minton tiled floor. Tiled shelving.

*A doorway from the kitchen connects to:*

**Rear Lobby and Outhouse – General Purpose Store Room**

3.65m x 3.20m (12'0" x 10'6")

**Side Hall**

In practical terms, the side hall connects the main hall with the kitchen and secondary day to day entrance to the house. Secondary two flight staircase rising to upper secondary landing annex, and rising in turn above to the second floor level. The side hall also gives access to the coach house annex and useful basement cellarge/home office arrangement.

**Barrel Vaulted Cellarge/Home Office Arrangement**

This useful suite of rooms at basement level comprises:

Main Room	6.60m x 3.50m (21'9" x 11'6")
Ante Room	4.80m x 2.15m (15'9" x 7'0")
Wine Cellar	4.50m x 2.75m (14'9" x 9'0")

Set up to facilitate a home office arrangement, with light and power facility and Category 5 multipoint LAN.



## FIRST FLOOR

### Fine Galleried Landing

Beautiful coffered ceiling with detailed ornamentation including a circular central chandelier frieze and deep ceiling cornice. Striking Venetian style rear elevation three section window casement. Remarkable original three flight solid oak cantilevered open staircase. Mellow oak wall panelling to chair rail height. Series of six panel solid oak period doors of a raised and fielded finish, lending an air of distinction and quality to the landing.

A striking internal archway connects to the secondary side landing annex and secondary staircase which rises to the upper second floor bedroom accommodation.

The principal bedroom suites on the first floor are describes as follows:

### North West Bedroom One (Rear) 4.85m x 4.05m (16'0" x 13'3")

Three sash windows offering attractive walled garden aspects. Chair rail, picture rail and high corniced ceiling.

### En Suite Bathroom

Traditional white suite, panelled bath with side mixer tap and shower above, pedestal wash hand basin and a low level wc. Chrome heated towel rail. Integral wardrobe closet.

### South West Bedroom Two (Front)

#### Entrance Recess – Private Landing 1.80m x 1.50m (6'0" x 4'9")

Useful enclosed walk in wardrobe – storage closet and doorway connecting to:

### Bedroom

A striking bedroom with panelled walls surmounted by a detailed ceiling cornice. Two sash windows to main elevation, incorporating window seats. Arched doorway opening to recessed single wardrobe closet.

### En Suite Bathroom

Traditional white suite comprising a panelled bath with shower above, pedestal wash hand basin and a low level wc. Chrome heated towel rail.





### **South East Bedroom Three (Front)**

#### Entrance Recess – Private Landing

1.95m x 1.00m (6'6" x 3'3")

Open archway to:

#### Bedroom

4.30m x 3.50m (14'0" x 11'6")

Two recessed wardrobe closets. Two sash windows to main elevation with window seats. High corniced ceiling.

#### En Suite Bathroom

Traditional white suite comprising a panelled bath with shower above, pedestal wash hand basin and a low level wc. Deep sash window to main elevation incorporating window seating. Chrome heated towel rail.

### **North East Bedroom Four (Rear)**

4.10m x 4.55m (13'6" x 15'0")

Striking ornamental period fireplace with decorative cast iron and tiled inlay. Two sash windows incorporating window seats to rear walled garden aspect. High corniced ceiling and picture rail. Dado wall panelling. Recessed single wardrobe closet.

#### En Suite Bathroom

Fitted traditional white suite comprising a panelled bath with shower above, pedestal wash hand basin and a low level wc.

### **Outer/Secondary Landing Annex**

Having a two flight staircase rising from the ground floor, and rising in two further floors through to the second floor accommodation.

#### Half Landing

#### Cloakroom/WC

#### Laundry Room

4.55m x 2.50m (15'0" x 8'3")

A useful first floor laundry room having plumbing for automatic washing machine and extensive fitted open linen shelving. Large enclosed airing cupboard housing twin lagged hot water cylinders with circulated domestic hot water.. Fitted gas fired boiler unit contributing towards the domestic hot water.



## SECOND FLOOR

### Landing

Stepped ladder staircase access to the main external roof, providing easy access to the parapets and valleys for general maintenance; there are remarkable far reaching views from the main roof.

### Bedroom Five (Front) 4.30m x 3.50m (14'0" x 11'6")

Decorative ornamental fireplace with a William Morris style ornamentation. Recessed single wardrobe closet. Two main elevation sash windows – far reaching views.

### [Dressing Room Recess](#)

### [En Suite Bathroom](#)

Traditional white suite comprising a panelled bath with shower above, pedestal wash hand basin and a low level wc. Chrome heated towel rail.

### Bedroom Six (Rear) 4.55m x 3.85m (15'0" x 12'9")

Two sash window casements to rear walled garden aspect. Striking period fireplace with decorative cast iron hob grate. Enclosed tank/cylinder cupboard, also housing a gas fired boiler unit contributing towards the domestic hot water and central heating systems at the upper floor level.

### [En Suite Bathroom](#)

Three quarter wall tiling. Fitted traditional white suite comprising a panelled bath with shower above, pedestal wash hand basin and a low level wc.

### Bedroom Seven (Rear) 3.65m x 3.05m (12'0" x 10'0")

Two sash windows to rear walled garden aspect. Entrance recess/fitted double wardrobe closet.

### [En Suite Bathroom](#)

Fitted traditional white suite comprising a panelled bath with shower above, pedestal wash hand basin and a low level wc. Chrome heated towel rail.

### Inner Landing

### Bedroom Eight (Rear) 4.85m x 4.05m (16'0" x 13'3")

Three sash windows offering attractive walled garden aspects and far reaching views.

### [En Suite Bathroom](#)

Traditional white suite comprising a fitted panelled bath with shower above, pedestal wash hand basin and a low level wc. Chrome heated towel rail.

### Bedroom Nine (Front) 4.85m x 3.50m (16'0" x 11'6")

Two sash windows to main elevation, offering far reaching views.

Walk through recess with double wardrobe closet connecting to:

### [En Suite Bathroom](#)

Fitted traditional white suite comprising a panelled bath with shower above, pedestal wash hand basin and a low level wc.





## MATURE GROUNDS, COACH HOUSE GARAGE AND SELF-CONTAINED ANNEX

### SELF-CONTAINED ANNEX

The property benefits from a four bedroom self-contained annex which connects internally to the main house through the side hall. The annex is considered ideal for living in staff, extended guest accommodation or perhaps as an enlarged home office arrangement, and offers the following accommodation:

#### Entrance Area

**Kitchen/Breakfast Room** 5.50m x 5.40m (18'0" x 7'9")

**Boiler Room/Utility Room** 3.05m x 2.20m (10'0" x 7'3")

**Living Room** 6.25m x 4.45m (20'6" x 14'6") plus recess

#### Main Front Entrance Hall

Staircase to first floor off.

#### Cloakroom/WC

Fitted pedestal wash hand basin and low level wc.

**L Shaped Bedroom One** 3.35m x 2.65m (11'0" x 8'9")

*Plus 2.05m x 1.50m (6'9" x 4'9")*

**Bedroom Two** 2.80m x 1.75m (9'3" x 5'9") *plus recess*

#### First Floor

#### Landing

**Split Level Bedroom** 5.40m x 4.65m (17'9" x 15'3") *reduced height vaulted ceiling lines*

#### En Suite Bathroom

Fitted panelled bath, pedestal wash hand basin and low level wc.

**Bedroom Four** 2.95m x 1.50m (9'9" x 5'0") *reduced height vaulted ceiling lines*

### DETACHED COACH HOUSE GARAGE

Substantial Grade II (separately listed) brick structure with original interior, located on the perimeter of the grounds and offering scope for residential conversion, subject to statutory planning and building regulation considerations and listed building consents.

## THE GROUNDS

The Homestead stands in matured extensively walled grounds, which total some 1.10 acres, or thereabouts.

An electric gated entrance opens onto a sweeping stone chipped driveway culminating in a forecourt turning circle in front of the main façade of the house.

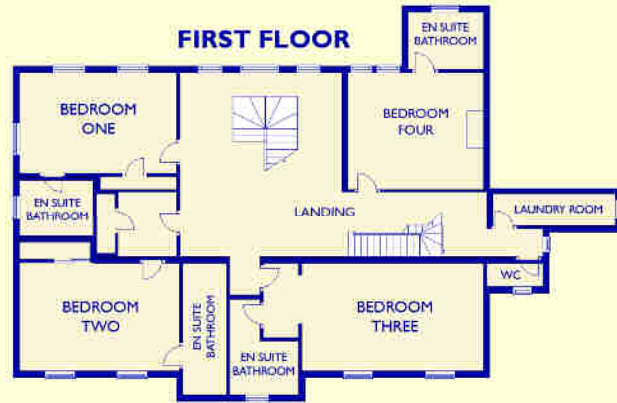
A particular attraction of the sale is the formal 'country garden' which opens out from the 'garden front' elevation of The Homestead and features expansive lawns enclosed by high perimeter walling and belts of mature trees and shrubs. The lawns were originally set out as putting or croquet lawns and may still be enjoyed for this purpose.

There is an attractive stone water feature, knot garden and a summerhouse.

An arched opening in the eastern inner garden wall opens into a sheltered kitchen/orchard garden area.

There is useful extensive day to day rear courtyard parking for numerous vehicles.





*For Identification Purposes Only – Do Not Scale*

### CONDITIONS OF SALE

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing.

Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that:

- 1 These particulars do not constitute, nor constitute any part to, an offer or contract.
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**LOCATION PLAN**

Not to Scale – For Identification Purposes Only

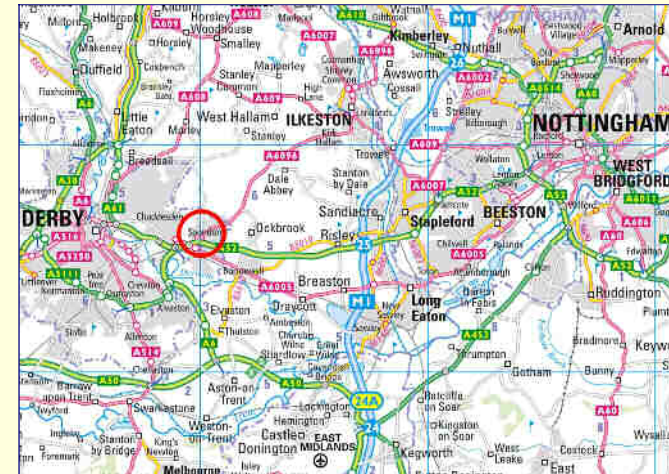


**Mileages**

Derby	4 miles	M1, Junction 25	5 miles
Nottingham	12 miles	East Midlands Airport	13 miles

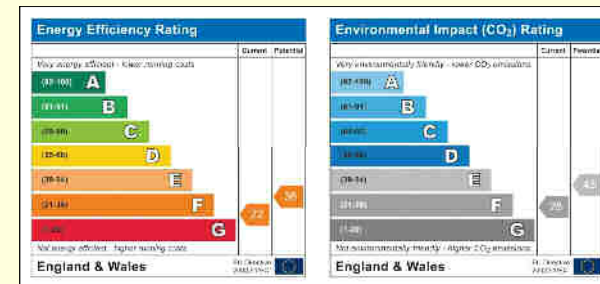
**REGIONAL PLAN**

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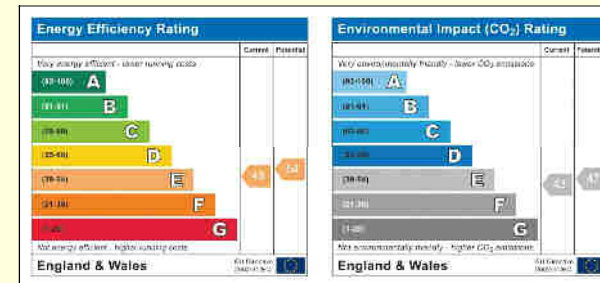


**ENERGY PERFORMANCE CERTIFICATE RATINGS**

**The Homestead**



**The Coach House Annex**





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