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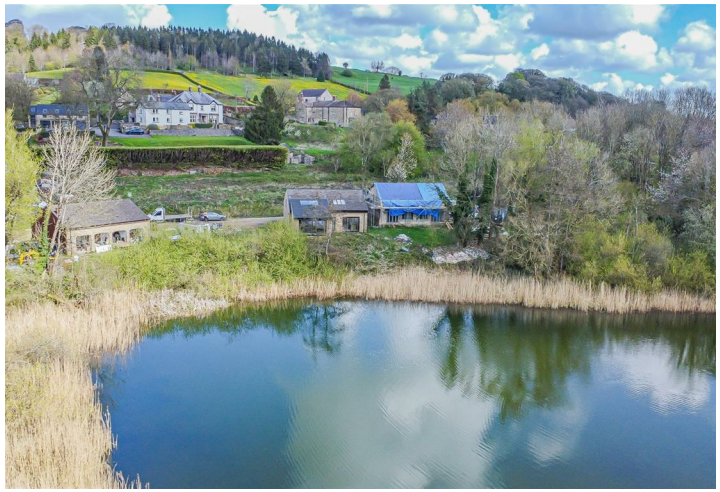
SALES & LETTINGS

Holly Lane, DE4 4DF

Offers In The Region Of £375,000

https://www.abodemidlands.co.uk



Bringing to market this distinctive lakeside property, presenting a rare and exciting opportunity for buyers seeking a renovation project with immediate live-in potential.

The ground floor is fully habitable and thoughtfully arranged, offering comfortable, ready-to-live-in accommodation, while the first floor has been progressed to first-fix stage, providing a blank canvas for personalisation.

With generous living spaces, picturesque views, and highly flexible layout options, this home is perfectly suited to those looking to create a truly bespoke residence in a tranquil setting.

Hopton is a peaceful rural village in Derbyshire, set within attractive rolling countryside and offering a quiet, traditional setting. Located a stones throw to Carsington Water, the area benefits from easy access to one of the region's most popular outdoor destinations, known for walking routes, cycling, and water activities.

The village offers a sought-after lifestyle combining countryside seclusion with beautiful surroundings, and many properties enjoy far-reaching views across the landscape, including towards Carsington Water.

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Ground Floor

Kitchen
Fitted with a range of matching base and wall units, complemented by granite-effect work surfaces. Integrated appliances include a four-ring hob, oven and grill, along with a stainless steel sink and drainer with mixer tap. There is ample plumbing and space for both freestanding and under-counter appliances.

Utility Room
A practical addition featuring two double-glazed windows to the front elevation and an oversized entrance door with adjoining frosted glazed panels. An internal oak panel door leads through to the main living space.

Lounge
A generously proportioned living area with central heating radiator and sliding patio doors opening into the adjoining dining area.

Dining Area
Positioned to take full advantage of the property's idyllic setting, this space enjoys stunning views over a quiet and picturesque lake. Aluminium double-glazed sliding doors and a skylight flood the room with natural light, while stairs rise to a mezzanine level above.

Bedroom One
A well-sized double bedroom featuring sliding patio doors that open into a rear extension with beautiful lake views. The room benefits from a private en-suite comprising a low-level WC, wash basin, and shower cubicle, along with a radiator and rear-facing window.

Family Bathroom
A three-piece suite including a low-level WC, pedestal wash basin, and bath with complementary tiling. Additional features include an airing cupboard and a frosted double-glazed window to the front.

Bedroom Two
A further double bedroom with a front-facing double-glazed window, central heating radiator, and panel flooring.

First Floor

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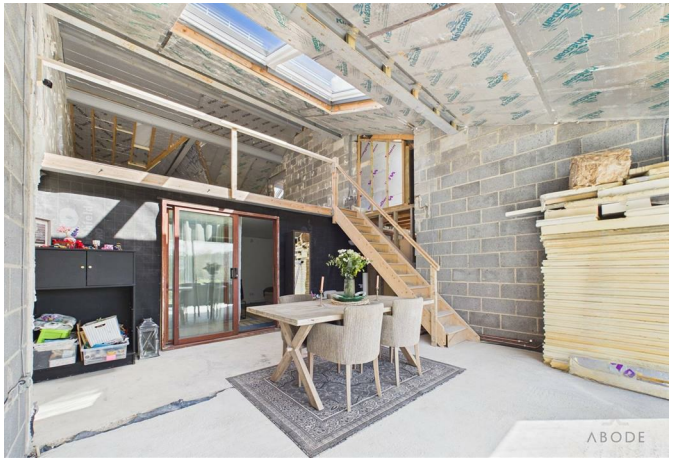
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The first floor is currently at first-fix stage, offering exceptional scope for customisation.

Landing / Mezzanine Area
A versatile space ideal for a mezzanine-style lounge or potential master suite. Natural light is abundant, with a side-facing window and two large Velux skylights.

Bedrooms
Two spacious rooms are provided on this level:

One bedroom enjoys a vaulted ceiling, triple Velux windows to the rear with impressive views, and access to a dressing area and en-suite (plumbing installed, suite not yet fitted).
The second bedroom, positioned to the front, also offers potential for WC facilities.

A connecting hallway with additional storage space serves all first-floor rooms.

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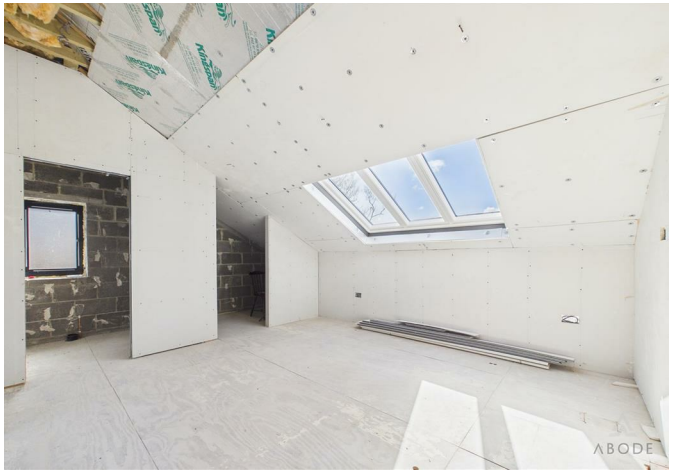
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Floor 0

Floor 1

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Approximate total area(1)

190.8 m²

2051 ft²

Reduced headroom

10.1 m²

109 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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