



Pool Cottage

The Melbourne Estate, Melbourne, Derbyshire

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INTRODUCTION

Pool Cottage is a magnificent and unique property, set in a stunning location in the centre of the picturesque town of Melbourne and on the edge of the old mill pool, known as Melbourne Pool.

With exceptional views over the pool and the surrounding countryside it offers a stunning and unparalleled setting. With planning permission and listed building consent for the conversion from residential care home to a dwelling house and the demolition of a garage, with the opportunity for further extension and conversion, subject to the necessary consents.

The property is a very rare opportunity to acquire a unique redevelopment opportunity, and is in need of modernisation but retains many of its original features, giving the property real character and presence.

The property has been used as a residential care home since 1983 and has recently become vacant.

DISTANCES

Derby - 11.5 miles (25 mins) Nottingham - 17.9 miles (34 mins)
Leicester - 23.5 miles (40 mins) East Midlands Airport - 4.9 miles (9 mins)

(Distance and times are approximate)

EXISTING ACCOMMODATION



13

Bedrooms



7

En-suites



3

Reception
rooms



0.43

Acres

PROPOSED LAYOUT



5

Bedrooms



4

En-suites



5

Reception
rooms



0.43

Acres



Size: Ground Floor - 4,004 sqft, First Floor - 1,356 sqft
Total - 5,360 sqft GIA

The plans within these particulars are net based on Ordnance Survey data and provided for reference only.



SUMMARY OF ACCOMMODATION

Existing Layout

Ground Floor

Entrance hall, office, conservatory/garden room (with adjoining toilet), kitchen with traditional aga, 3 reception rooms, 7 bedrooms (2 with ensuite facilities) and access to cellar.

First Floor

6 bedrooms with ensuite facilities, split level staircase

Garden & Grounds

Landscaped gardens approx 0.43 acres, sheds, garage, yard area, LPG tank

For the proposed layout please refer to plans on pages 8,9 and 10



SITUATION: MELBOURNE

Melbourne is a small and attractive Georgian market town in a delightful part of South Derbyshire on the edge of The National Forest.



In the 19th Century, Melbourne was a centre for framework knitting, boot and shoe manufacture. Market gardening was also an important part of its history and Thomas Cook, the travel agent, was employed in early life by a local Melbourne market gardener. Having found fame and fortune, Cook returned and in 1891 built a number of almshouses on the High Street which are still run in trust.

The most distinctive building in Melbourne is the Market Cross, located on the west side of the Market Place. The Market Cross dates to 1889 and was designed by James Wright. It was built by public subscription to celebrate Queen Victoria's Jubilee.

Melbourne today is a haven of superb restaurants, pubs and cafés together with a wealth of shopping opportunities including galleries, antique shops, specialist clothes stores, gift shops and local produce, split between the town centre and the Courtyard at Melbourne Hall.

It also holds a bakery, post office, infant & primary school, GP surgery, dentist and a veterinary surgery.

On a Thursday there is a market outside Melbourne Assembly Rooms, known for its food and drink stalls and each September the town organises the Melbourne Festival being two weeks of arts, crafts, musical performances, recitals and exhibitions. The Festival's Arts & Culture Trail leads you around the town allowing entry into residents' houses to view the work of talented artists and craft workers.

It is perfectly situated for access to the A50 and the city of Derby and is close to East Midlands Airport and East Midlands Parkway and is located less than an hours drive from the edge of the Peak District National Park. It is also a stones throw from Calke Abbey in Ticknell, with historic house, parklands, gardens, visitor centre and café, making it a favoured destination in the local area.

PLANNING

The Listed Building Consent and planning permission for the change of use from Residential Institute (use class C2) to dwelling house (use class C3) and the demolition of a garage, the creation of a garage and internal alterations under reference DMPA/2023/1203 has been granted allowing the conversion to residential accommodation.

MELBOURNE HALL

Melbourne Hall which you pass by on the way to Pool Cottage is a Georgian style country house and the name Melbourne derives from 'mill on the brook' and one of its many features is the old mill pool known as Melbourne Pool, picturesquely landscaped in 1845 for Lord Melbourne, the former Prime Minister (1779-1848). The house is now the seat of Lord and Lady Ralph Kerr.

The present building dates from the renovations of 1630, 1726 and 1744. The spectacular gardens were laid out by the Rt. Hon. Thomas Coke in 1704. The house is a Grade II* listed building and has more than twenty features in the grounds that are Grade I listed.

The courtyard is home to local crafters and craft shops including fine French wines, beautifully restored furniture, ageless antiques and collectables or finely worked leather. There is also a traditional Tea Room offering breakfast, light lunches and afternoon teas in the grounds of the Hall.





POOL COTTAGE

The Grade 2 listed Property lies in the heart of the town of Melbourn, adjacent to Melbourn Hall and situated on a private road, with full residential and vehicular access on the edge of the beautiful Melbourn Pool, a beautifully landscaped lake created in 1845 from an old mill stream for Lord Melbourn. A walking trail leads around the pool and offers wonderful views to the village, with the church reflected in the water.

The property consists of two parts – part traditional and part semi modern. Previously accommodation for Estate staff, the property was extended to convert to use as a care home in 1983. It has generous reception rooms including a conservatory and 13 bedrooms, 7 of which are ensuite.

The rooms within the traditional part of the house have magnificent views overlooking Melbourn Pool (some of which have a dual aspect) and contain original features such as diamond lead windows, open fire places, panelling and wooden floors. The hallway retains its original stone slab floor and front door.

The large mature garden is beautifully landscaped and leads down to the edge of the pool, affording stunning views and a tranquil place to relax.

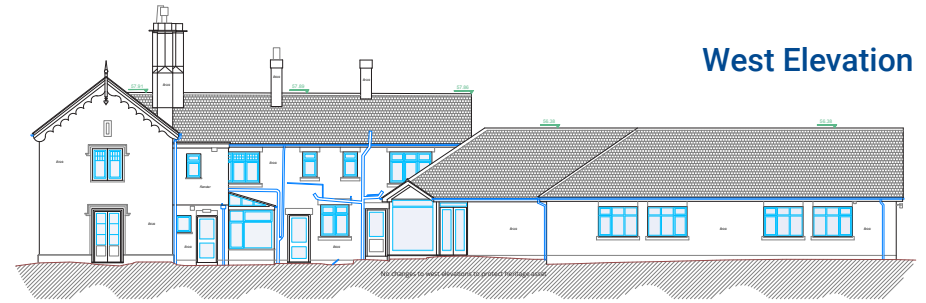


PROPOSED SITE PLAN & ELEVATIONS

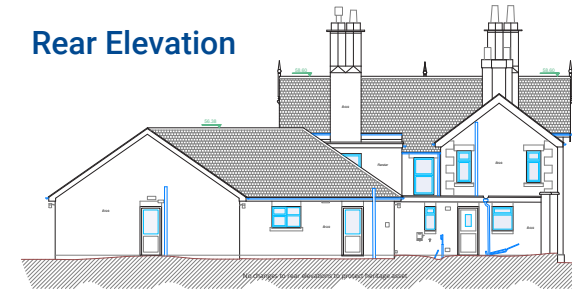
Site Plan



West Elevation



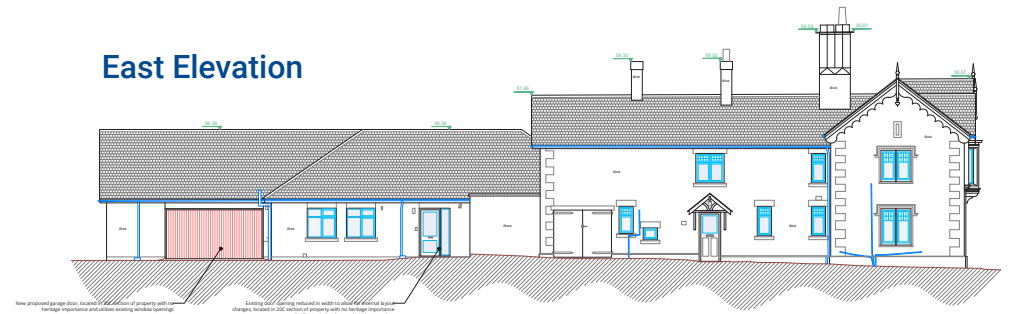
Rear Elevation



Rear Elevation

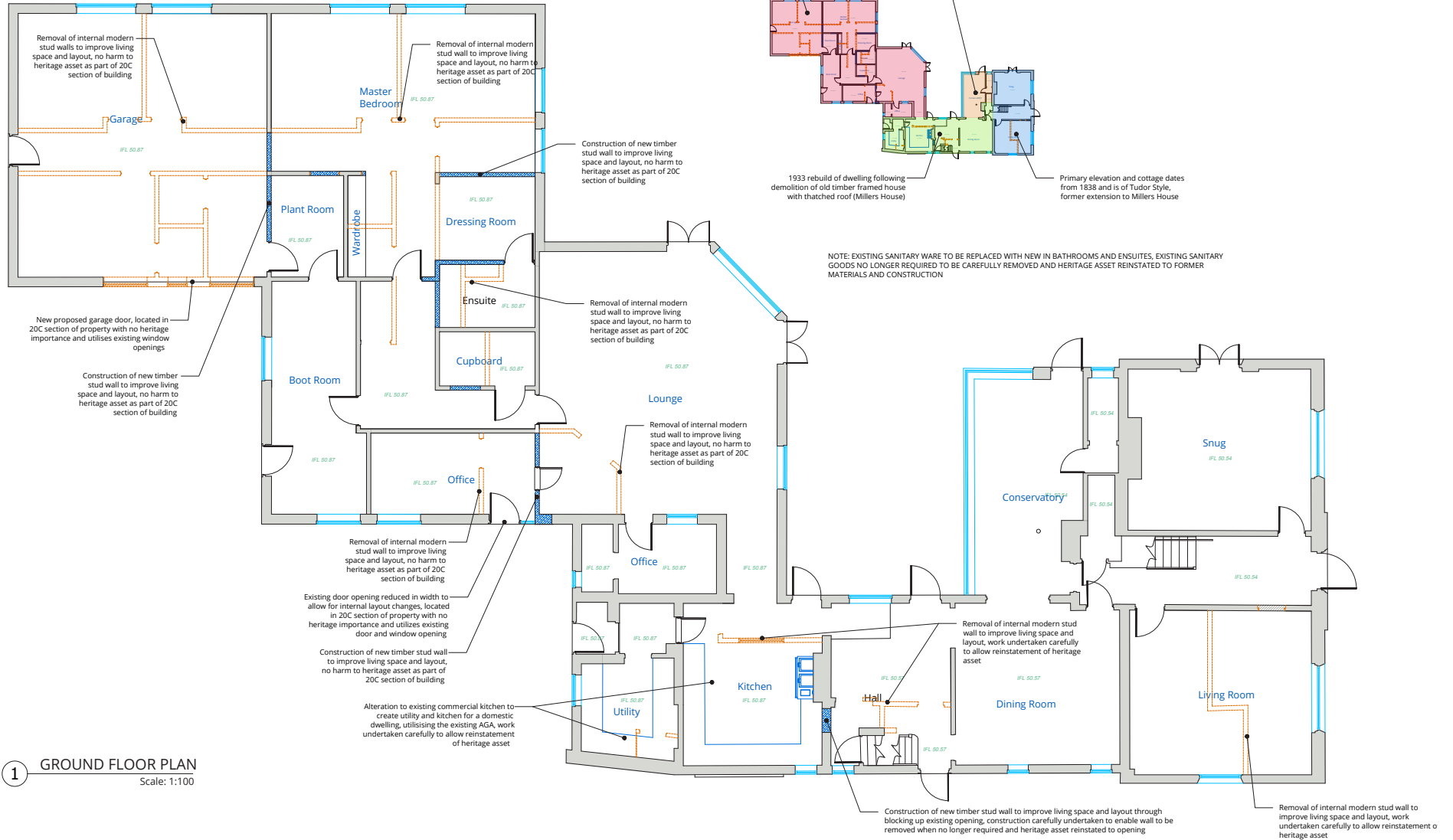


East Elevation

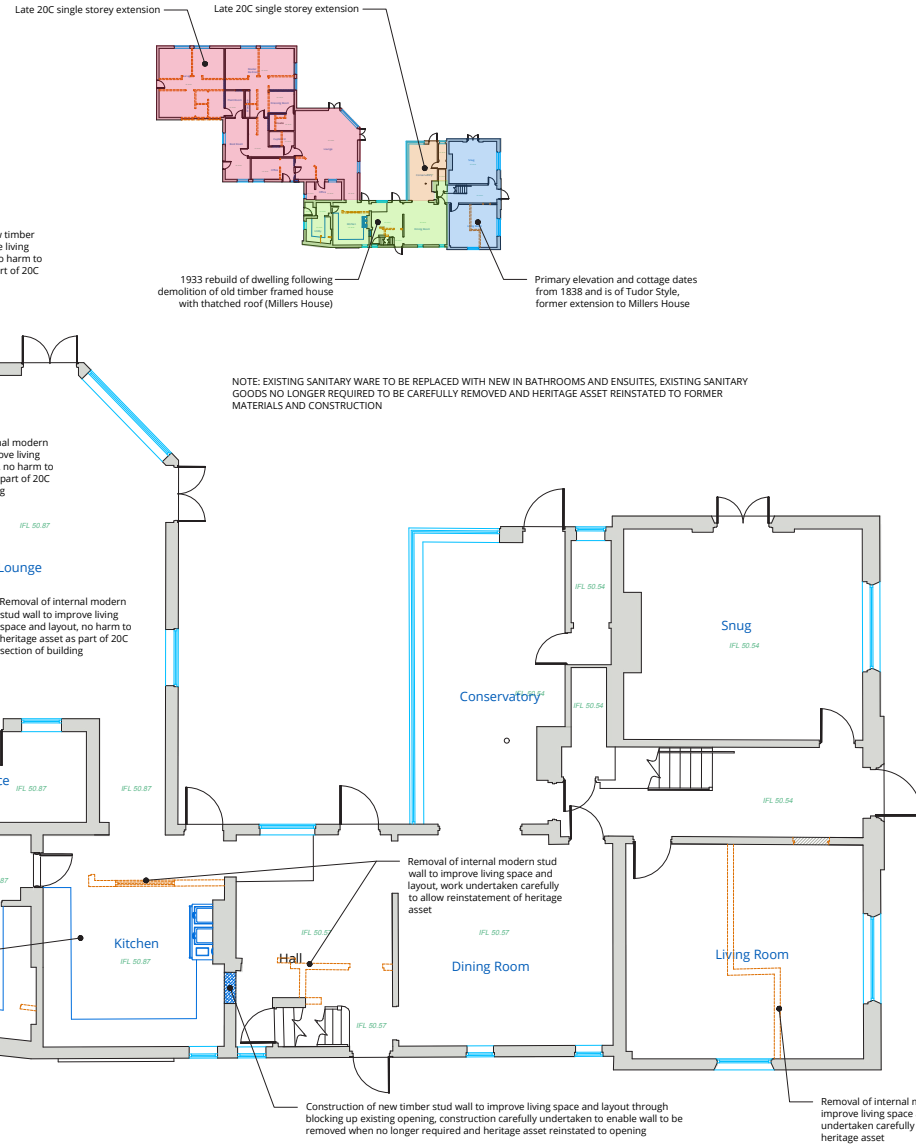


PROPOSED FLOOR PLANS

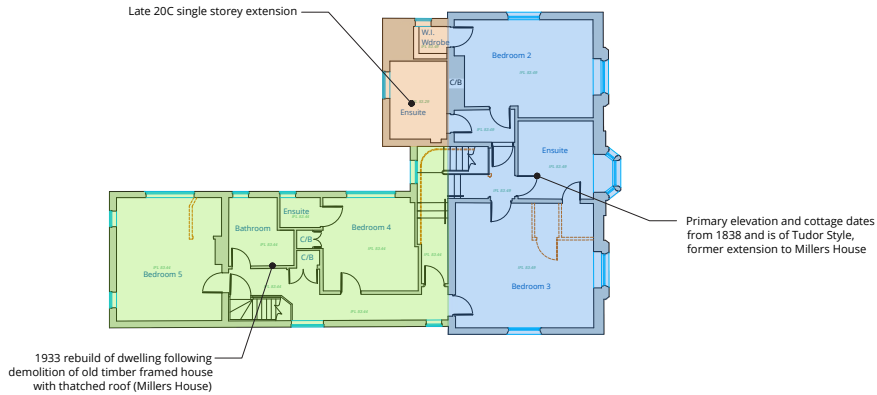
1 GROUND FLOOR PLAN
Scale: 1:100



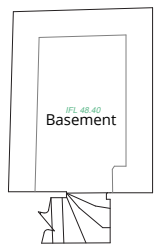
2 PERIOD OF CONSTRUCTION PLAN
Scale: 1:500



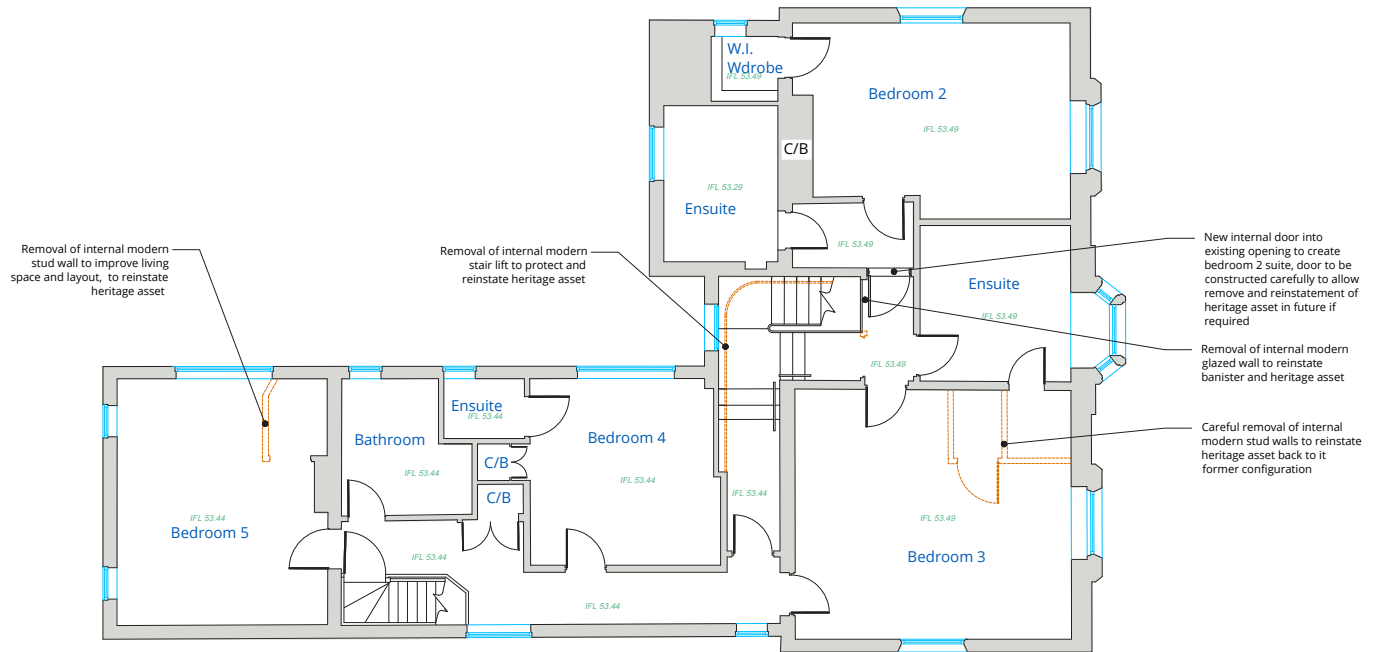
PROPOSED FLOOR PLANS



1 PERIOD OF CONSTRUCTION PLAN
Scale: 1:200



2 BASEMENT PLAN
Scale: 1:100



NOTE: EXISTING SANITARY WARE TO BE REPLACED WITH NEW BATHROOMS AND ENSUITES, EXISTING SANITARY GOODS NO LONGER REQUIRED TO BE CAREFULLY REMOVED AND HERITAGE ASSET REINSTATED TO FORMER MATERIALS AND CONSTRUCTION

3 FIRST FLOOR PLAN
Scale: 1:100





ADDITIONAL INFORMATION

Access: A right of way will be granted for vehicular and pedestrian access. A plan has been provided in the data room. Consent for construction traffic down the right of way will be granted for 3 years after completion of the sale. The purchaser will be required to make a proportionate contribution to repair and maintenance of the private access to the property.

Conservation Area: The property lies within the Melbourne conservation area.

Tenure: Freehold with vacant possession available August 2024.

Services: Mains water and electricity, LPG fired central heating, mains sewage (with pumping station located in the garden) and broadband, plans showing the routes of the services have been provided within the data room.

Local Authority: South Derbyshire District Council
www.southderbyshire.gov.uk, 01283 228706

Council Tax Band: G **EPC:** F

Data Room: A data room has been provided on the Mather Jamie website which has useful property information.

Listed Building: Pool House and attached Garden Railings are Grade 2 listed. Please refer to data room for further information.

DIRECTIONS

what3words: [painted.lamppost.singer](#)

The Property is accessed off Church Street or Blackwell Lane onto Church Square which runs alongside Melbourne Hall. Passing a church on the right, continue along Pool Road with the pool to the right. The Property is situated on the right on the edge of the pool.

CONTACT

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