



Vergers Farm
The Village
Dale Abbey
Ilkeston
Derbyshire
DE7 4PN

£1,150,000

bettermove

The Village Ilkeston

Bettermove are proud to present this impressive 4 bedroom link detached house in Dale Abbey. This is a Grade I listed country home originating back to the 12th century.

The property benefits from single glazing and some double glazing in the living room, kitchen and master bedroom, gas central heating throughout and has off street parking available via the sweeping driveway and detached garage. The council tax band is C.

The interior of this beautifully presented property comprises an abundance of character and history throughout. On the ground floor the property comprises of two spacious reception rooms, large study/library room with mezzanine bedroom, dining room, boot room, the fitted kitchen, WC with shower and the fourth bedroom. There is also access to the cellar which has ample storage space and a laundry room. The first floor has three bedrooms and the family bathroom. The exterior of the property boasts excellent equestrian facilities including five stables, tack room, and menage all within circa 8.5 acres of grounds.

Located in the popular village of Dale Abbey, the property is close to a range of amenities, with a wealth of footpaths and bridleways through woodlands and across open fields and there are a number of quaint, dog friendly tea rooms and a little pub in the village. The village is well connected to local towns and commercial centres via the A52, the M1 and A50, with Nottingham and Derby both being commutable in around 20 minutes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

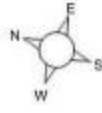
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

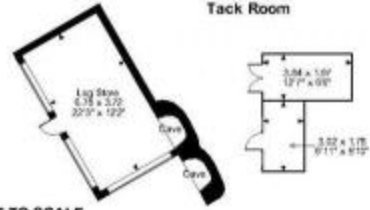
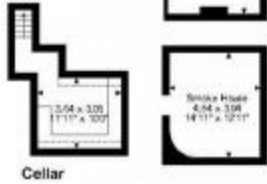
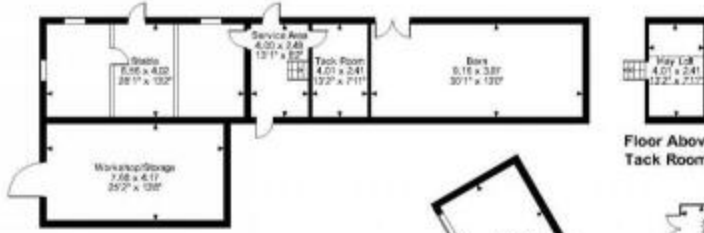


Vergers Farm, Dale Abbey, Ilkeston
 Approximate Gross Internal Area
 Main House = 2266 Sq Ft/210 Sq M
 Stables = 1811 Sq Ft/168 Sq M

Barns, Smoke House and Outbuildings = 1072 Sq Ft/100 Sq M



Floor Above Study



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
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