



Felley House

Felly Mill Lane North, Underwood, Nottinghamshire, NG16 5FG

Residential

This stunning large south facing 1930's country house stands in approximately 2 acres of mature and private gardens. In the heart of D.H. Lawrence country the property is surrounded by Forestry Commission land and rural fields. Situated near Underwood, approximately one mile from Junction 27 on the M1, the property provides fast commuting to the North and South, the centres of Nottingham and Derby, Nottingham Parkway station, East Midlands and Birmingham airports.

Commercial

As an added bonus the property includes business premises separate and secluded from the main house and gardens, with separate entrance, staff car park and full Category B8 Planning consent. Initially built to house a classic car collection these premises are perfect for a home business, or alternatively have a rental potential of up to £15000 to £18,000pa. Easy M1 access.

Plus offices in a small 2 bed chalet – anexe or for staff.

The property, hidden from the road, is approached via electric gates and a driveway that sweeps through the well cultivated gardens, opening on to ample parking for all the family cars.

The oak panelled Reception Hall sets the tone for this home. It features a fireplace and a bespoke stained glass window depicting the house. The stunning drawing room is light and airy with a wood burning stove as a focal point as well as beautiful feature windows overlooking the grounds.

The wood panelled Study, with stone fireplace, overlooks the Rose Garden with the period panelling continuing into the Dining Room, offering the ideal setting for formal dining.

The Dining Kitchen opens on to the rear patio and has all usual kitchen features as well as a range cooker. A separate Pantry and Wine Cellar offer ample storage. A useful Laundry room together with a Boot Room/Entrance Hall, WC and storage cupboards completes the kitchen wing.

The Playroom, currently used as an Office, has the versatility to be adapted to the specific needs of the next owners. It would make an excellent Games or TV Room and has potential to be converted into a separate Annexe.

The Indoor Swimming Pool has its own Changing Room and WC. Sliding doors open on to a terraced area overlooking the hard surface Tennis Court and gardens making this an excellent entertaining space.

A Guest Cloakroom/WC completes the downstairs accommodation.

The first floor boasts a magnificently proportioned Master Suite with a separate Dressing Room and Bathroom.

There are also four further Bedrooms, a Shower Room, a Bathroom and a Separate WC.

The Snooker Room could continue to be used as a Games Room or Playroom or even converted into a Cinema Room.

The second floor houses a Guest Suite including Sitting Area with fireplace, a bedroom, dressing room, occasional sleeping areas as well as a Kitchenette and WC. This could become a great teenage entertaining space or used by a Nanny/Housekeeper.

Outside is a four car **Garage** with two remote control doors. A spiral staircase leads to a great space with two dormer windows which could be converted into an Office, Studio, Teenage Den or further living accommodation.

The **Gardens** are well stocked with a variety of trees, shrubs, hedgerow boundaries and beautiful roses. A flagstone terraced entertainment area steps down to the large lawn which includes a pond and leads to a hard surface **Tennis Court**. Further lawned areas are ideal for a children's play area. Outbuildings include a brick built Workshop, a Garden Shed, a Summer House and a large Greenhouse surrounded by a Kitchen Garden.

There is also a Two Bedroom Chalet currently used as office space but could easily be reconverted to Staff Accommodation.



