

Property reference number: - 1201-1007 (BORROWASH)

Home to a family with a teenager, looking to house swap in the school holidays, or for long weekends..

KEY INFORMATION...

Bedrooms available:-	Double:- 2, single:- 2, (max:- 6 people)
Children welcome?-	Yes, any age group are welcome
Pets that live here:-	No pets live here
Re-dogs:-	Well behaved dogs welcome



This detached house, built in the late 1950's, is situated in a quiet cul de sac of detached and semi-detached houses very near the centre of the village of Borrowash. Just behind the village runs the disused Derby canal with a footpath running towards Derby or Long Eaton, and beyond that the River Derwent. Just a mile away is Elvaston Castle Country Park which has extensive parkland, woodland, lake, gardens, stately home (not open to the public) and a café, a wonderful way to

spend a relaxing afternoon! The house is very easy to get to, just 9 minutes along the A52 from J25 of the M1 & is between Derby and Nottingham. Borrowash is a large village with a good range of shops, cafés and take-aways including a large Co-Op, all within 5-10 mins walk.

The house has been modernised and now has an attractive and restful sitting room-cum-study with bi-fold doors into the large contemporary kitchen/diner. The well-equipped kitchen area has a glass roof and one wall almost entirely glass, looking out into the garden. There is a downstairs toilet, bathroom and shower room upstairs. There is a TV etc. The fairly small, enclosed garden is partly laid to lawn with flower beds, a large paved area with garden table and chairs, and a cabin. The family have recently moved and are very experienced house-swappers who will provide helpful information to guests, and will, of course, take good care of any houses. There is off road parking for 2 cars.





They attend All Saints Anglican Church in Ockbrook. This friendly congregation is evangelical with a music group playing for services and excellent Bible-based teaching plus a regular Sunday School for children. All

Saints has an ancient building which had a major refurbishment in 2021/22 and is now very attractive inside with excellent facilities. Sunday services are at 11.00. The sister church of St Stephen's, Borrowash is also evangelical with more traditional services and worship. It has a smaller congregation which meets at 9.15 on Sundays. More info at www.oandbparish.com

Sport and Leisure	Tennis club and football pitches in the village. West Park Leisure Centre, with swim pool, in Long Eaton-5 miles. Derby County's Pride Park Stadium & Derby Arena Velodrome -4 miles. Lots of cycle paths & very many footpaths all around.
Free park	The Deans Drive Play Area- 600m away. There's a small playground closer by.
Recommended places of interest	Elvaston Castle Country Park, Shipley Country Park Calke Abbey, Kedleston Hall & Hardwick Hall (all NT)Crich Tramway Village. National Forest Adventure Farm. Conkers (National Forest Activity Centre). Alton Towers Theme Park. Peak District National Park including Bakewell , Ashbourne & Dovedale, Chatsworth House and Longshaw Estate (NT). Attenborough Nature Reserve. Heights of Abraham- Matlock; Belper, Derby & Nottingham are both easily accessible and have shops, museums, restaurants, theatres, cinemas, bowling etc.



Spring 2023 from Adele Ref:- 0-969Co Durham We had a lovely holiday and fantastic house swap experience. The location was superb with a wide selection of places to visit. We would have never visited this area of the country without Dawn contacting us and asking us if we wanted to do a swap. Communication was great which meant we felt very comfortable in Dawn's house. Once on holiday we messaged each other daily to share what we had both been up to so it was nice to share in what activities and places the family had visited in our local area. Overall, we all had a fantastic holiday and we would definitely look to do a swap with Dawn again in the future.



<https://www.trip.com/travel-guide/destination/borrowash-1690913/>

<https://www.dayoutwiththekids.co.uk/things-to-do/east-midlands/derbyshire/borrowash>

<https://www.visitderby.co.uk/>

<https://www.visit-nottinghamshire.co.uk/>