





# Dudwood Cottage, Dudwood Lane, Elton

Derbyshire, DE4 2LZ

A charming three-bedroomed 18th century detached cottage beautifully positioned on Dudwood Lane, Elton benefitting from cottage gardens including paddock, driveway parking and integral garage. Occupying a delightful setting adjoining open countryside the property occupies a truly peaceful setting with far reaching views and a south west orientation.

The front door opens to a dining hall with beams to the ceiling, a front facing window and original fireplace with wood burning stove. Steps lead down to the sitting room with a triple aspect and lovely views across local countryside towards Robin Hoods Stride. This lovely room has a wood burning stove set upon a stone hearth.

At the heart of the property is a dining kitchen with a large front facing window and space for dining table and chairs. The kitchen features a range of solid wood units with worktops over incorporating double sink and drainer and space for undercounter dishwasher, fridge and standalone oven. Accessed from the dining hall is a utility area with downstairs shower room and door to the rear of the property.

From the dining hall stairs rise to the first floor landing with doors to all rooms. The principal bedroom is a spacious double bedroom with a delightful garden aspect and fitted wardrobes. Bedroom two is a further double bedroom with a similar view, original fireplace and fitted storage. Bedroom three enjoys a side facing aspect and is a further double bedroom.



- 18th Century three bedroomed detached cottage in Dudwood Lane, Elton
- South west facing cottage garden with adjoining 0.22 acre paddock
- Two reception rooms, both with woodburning stoves
- Three stone built stores previously used as pottery
- Kitchen with view across garden
- Gravel driveway and parking for upto three vehicles
- Family bathroom
- Spectacular position adjoining open countryside
- Integral garage with painting studio above
- Downstairs shower room and utility room





The family bathroom features a suite consisting of low flush WC, pedestal wash basin and bath.

Integral garage, painting studio and outbuildings

The property benefits from a large integral garage with electric roller door. A further door also provides access to the garage where steps lead to a first floor painting studio with a large south west facing window.

Further stone built outbuildings are ideal for storage and previously used as a pottery. The outbuildings have full power, fitted shelving and a stable door leads to the rear of the property.

Grounds and gardens

Dudwood Cottage stands within attractive cottage gardens with a south west facing orientation and spectacular views across adjoining countryside. The front gardens are laid to lawn with well stocked and beautifully planted borders featuring a variety of small trees including fruit trees and shrubs. At the top of the garden is a seating area with a timber shed.

Adjoining the garden is a small paddock (0.22 acre) with views across adjoining countryside, ideal for keeping livestock or smallholding. From the paddock there is vehicular gated access to the lane.

Fronting the property is a gravel driveway with parking for up to four vehicles and access to the integral garage.

To the rear of the property is an easily maintained garden which houses the oil tank and spectacular views toward Robin Hoods Stride.

Services

Mains drainage, oil fired central heating, mains electricity, freehold.











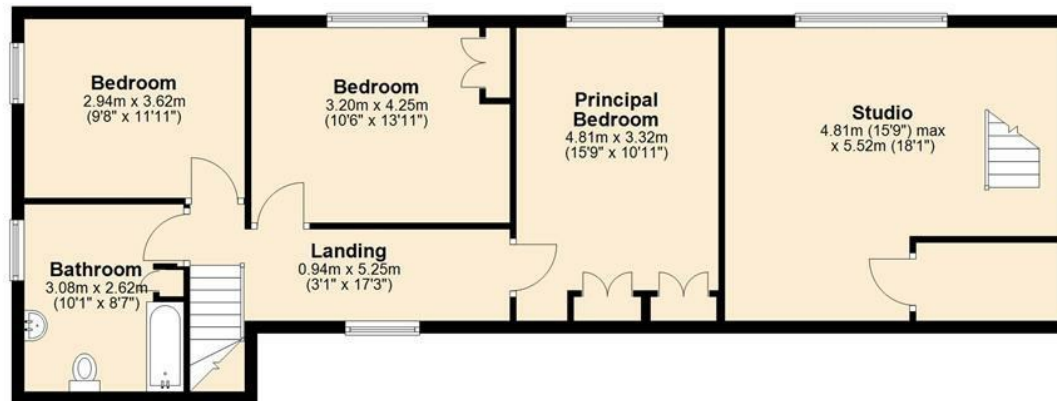




**Ground Floor**  
Approx. 114.7 sq. metres (1234.6 sq. feet)



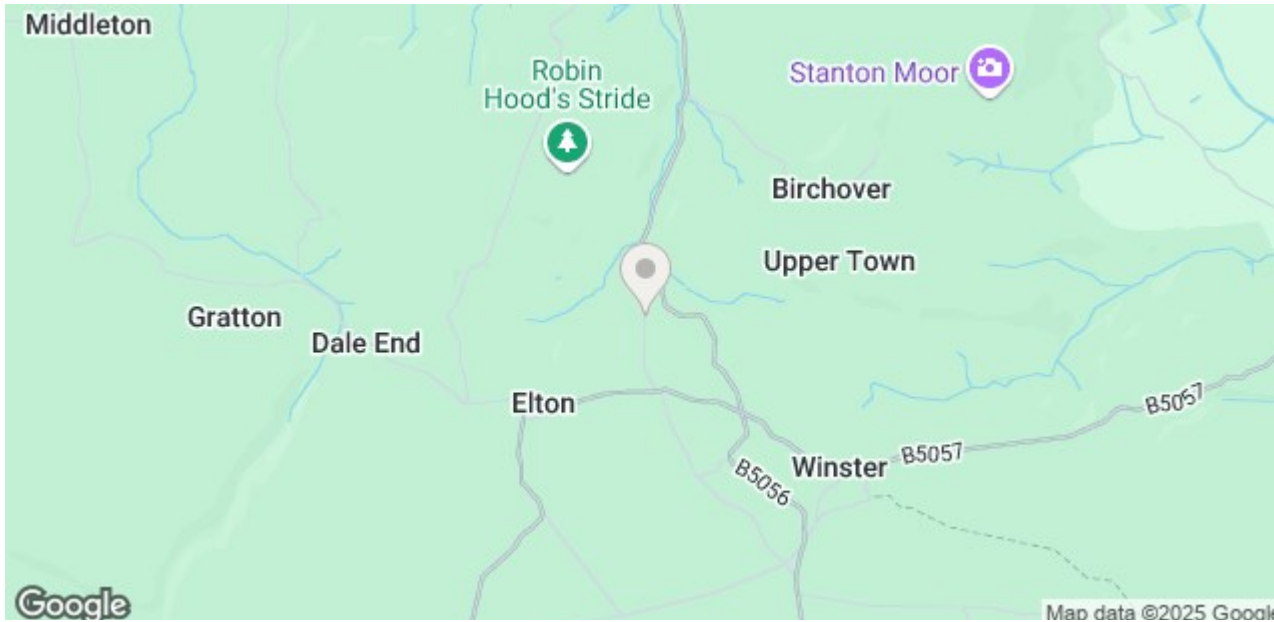
**First Floor**  
Approx. 86.6 sq. metres (931.7 sq. feet)



Total area: approx. 201.3 sq. metres (2166.3 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.





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