



Willow Cottage, 23 Bargate Lane, Willington, DE65 6BY



Set within tranquil 0.6 acre grounds is Willow Cottage, an individual semi detached cottage showcasing a wealth of character and potential both inside and out, four bedrooms and an idyllic setting along a secluded private drive, enjoying a most picturesque outlook over the surrounding countryside towards Repton's distinct church spire. Being offered with no upward chain, Willow Cottage sits well within the established plot, with an array of outbuildings offering excellent potential for conversion to allow for home working or additional entertaining spaces. The characterful interiors comprise briefly entrance hall with stunning views towards Repton

church, two reception rooms, refitted kitchen with pantry, cloakroom and boot room, with four bedrooms to the first floor serviced by a modern refitted family bathroom. Mature gardens extend to the front, rear and side, including formal lawns with river and countryside views and an established kitchen garden with orchard, with garaging and exterior storage providing by numerous outbuildings and two detached garages. A lengthy private drive leads from Bargate Lane up to the property, where there is ample parking, and Willow Cottage is serviced by mains gas central heating and double glazed windows throughout.

The idyllic Derbyshire village of Willington is a desirable location benefitting from a welcoming community, superb amenities and excellent connections to local commuter routes. This popular village is home to an array of shops, a Co-Op, pubs, a pharmacy and the Mercia Marina, where further boutique shops and picturesque walks can be found. The Ofsted 'Outstanding' rated Willington Primary school lies within walking distance from the property and feeds into John Port High School. The village is local to the Willington Wetlands nature reserve where there are plans to create walking routes and a visitors centre to accompany a colony of

beavers which are being introduced into the reserve. The location of the village is ideal for commuters, being set close to the A38 which provides swift links to Derby and Birmingham, and the A50, giving access to Nottingham and Stoke on Trent. Willington rail station provides direct links to Derby, Nottingham and Birmingham and East Midlands International airport is a convenient 20 minute drive away.

Please Note: The property has a history of flooding. Potential buyers are advised to undertake their own investigations regarding insurance and finance.



- Charming Cottage in 0.6 Acre Gardens
- Offered with No Upward Chain
- Secluded, Tranquil Setting with Rural Views
- Range of Outbuildings & Superb Potential
- Two Reception Rooms
- Refitted Kitchen, Boot Room & Cloakroom
- Entrance Porch with Repton Church Views
- Four Good Sized Bedrooms
- Modern Family Bathroom
- Stunning 0.6 Acre Mature Gardens overlooking River & Countryside Views
- Lengthy Private Drive & Ample Parking
- Two Detached Garages
- Outbuildings including Summer House, Workshop/Utility & Studio
- Kitchen Garden with Orchard
- Desirable Village Setting
- Excellent School Catchment
- Well Placed for Commuter Routes & Rail Travel





The front door opens into a charming **Entrance Hall**, having a window to the front, fitted shelving, quarry tiled flooring and a glazed door leading into the dining room, through which stunning views over the gardens and Repton church spire can be appreciated

Dining Room 4.6 x 4.37m (approx. 15'1 x 14'4)
A spacious and characterful reception room, having a window to the front, further original interior window to the porch and a wealth of exposed beams. Double doors open into:

Sitting Room 4.2 x 3.9m (approx. 13'9 x 12'9)
Another well presented reception room, having a gas fireplace and sliding doors to the front aspect, enjoying the views over the gardens and towards Repton church.

Kitchen 4.75 x 2.4m (approx. 15'7 x 7'11)
Having been refitted, the kitchen comprises a range of shaker style wall and base units with solid oak, butcher block work services over, housing, inset sink with side, drainer, spaces for slimline, dishwasher, washing machine and fridge, and integrated appliances including oven, warming drawer and gas hob. Windows overlook the gardens and the kitchen has exposed beams, tiled flooring and stairs rising to the first floor. Doors open into a useful **Pantry** housing space for coats and shoes, and giving access into the:

Cloakroom
Being fitted with a wash basin set to vanity unit and WC, with tiled flooring

Boot Room 2.8 x 2.15m (approx. 9'2 x 7'0)
With tiled flooring, useful fitted storage, a window to the side and a door opening out to the gardens



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The original cottage staircase rises to the first floor **Landing**, where doors open into a useful fitted storage cupboard and:

Master Bedroom 3.9 x 3.6m (approx. 12'9 x 11'8)
A spacious principal bedroom having a range of fitted wardrobes and a window to the front aspect, enjoying idyllic views over the gardens and river beyond.

Bedroom Two 4.76 x 2.44m (approx. 16'7 x 8'0)
Another spacious room window to the rear and airing cupboard, housing, hot water cylinder.

Bedroom Three 3.57 x 2.01m (approx. 11'8 x 6'7)
Having window to the side aspect of a double fitted wardrobe and vaulted ceilings with exposed beam

Bedroom Four 3.36 x 2.6m (approx. 11'0 x 8'6)
Having a window to the front enjoying stunning views

Bathroom 2.77 x 2.04m (approx. 9'1 x 6'8)
Refitted in recent years with a modern suite, having wash basin and WC set to vanity units, corner, shower cubicle, and separate bathtub, with a window to the side, chrome heated towel rail and half tiling to walls



Outside

From Bargate Lane, there is a **Detached Garage** and a single parking space, with an alternative access provided via a right of way leading through the neighbour's garden up to Willow Cottage. Also off Bargate Lane is the main entrance to the cottage, having a lengthy private drive leading to parking and turning space for a number of vehicles. The drive gives access to a second **Detached Garage** 5.08 x 2.98m (approx. 16'7 x 9'9), which has manual entrance doors, power and lighting. A door opens into:

Laundry Room 3.65 x 3.29m (approx. 11'11 x 10'9)
An ideal utility or workshop, having fitted units and a water point, spaces for appliances including washing machine and tumble dryer, and a window to the side with garden views

Stunning Gardens

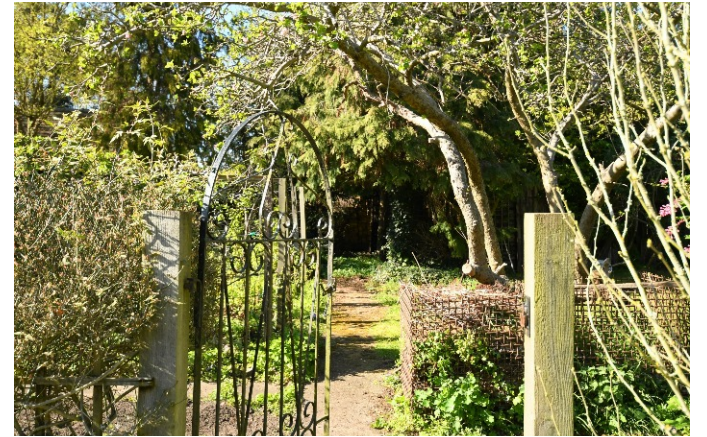
Extensive lawned gardens extend to the front aspect, enjoying complete privacy to all sides. There are a variety of mature trees and foliage, and a paved terrace offers an idyllic place for outdoor entertaining whilst enjoying the tranquil outlook. There is a **Summer House** 2.6 x 2.2m (approx. 8'6 x 7'2) with power and lighting and a mower store to the side, as well as a further brick shed which was formerly used as a stable, and stunning views over a small wildlife field down to the river, and towards the Repton church spire can be appreciated

A brick pergola provides a charming seating area, and there is access into further outbuildings including a **Studio** 3.58 x 2.4m (approx. 11'4 x 7'10) which was formerly used by the vendor as an artist's workroom, having windows overlooking the gardens, power and lighting. There are also additional buildings including a **Outdoor WC**, **Coal Store** and a **Tool Shed** 2.6 x 1.9m (approx. 8'5 x 6'2)

To the side of the property there is another paved terrace and lawns edged with dwarf walls retaining the nameplate of 'Peacehaven Cottages', a row of former workers cottages which have since been demolished. A gate leads into the **Kitchen Garden**, a productive space having beds ripe for planting with a variety of vegetables and soft fruits. A small orchard is home to mature bramley and crab apple trees, a brick **Outbuilding** 2.94 x 1.92m (approx. 9'7 x 6'3) offers useful storage space, and the greenhouses are included in the sale









General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.