



# Applegarth

78 High Street Repton Derbyshire

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Enjoying a desirable setting in the heart of historic Repton is Applegarth, a traditional detached village residence showcasing generously proportioned and versatile interiors, five good sized bedrooms plus an annexe/work-from-home space, and excellent outside space including a charming south-west facing courtyard, private parking and a detached garage to the rear. Dating back to the 17<sup>th</sup> Century in part, Applegarth has been a much loved family home for over 40 years and retains a wealth of original features alongside immaculately maintained interiors. The extended accommodation is ideal to suit a growing family also needing space to work from home, with further potential to refurbish or remodel to suit.

The hallway and central reception area open into the dining kitchen with Aga and three of the four reception rooms, with the dining and sitting rooms featuring impressive inglenook fireplaces. A conservatory leads to a fourth reception room ideal as a playroom or study, with French doors leading out to the secluded courtyard garden from three of the reception rooms. Also to the ground floor is a spacious utility and guests cloakroom. To the first floor there are five well proportioned bedrooms and a family bathroom, with the principal bedroom suite also having a private en suite bathroom. The fifth bedroom currently serves as a dressing room to the master, with a charming sun room offering the ideal space for conversion into further accommodation.

A private block paved drive leads from High Street to the rear of Applegarth, where there is parking and access into the double garage and garage store. The plot extends into mature woodland to the top, and a pergola archway leads to steps down into the charming and secluded courtyard garden, with the pathway also giving access to the Annexe which provides a comprehensive work-from-home space or potential for conversion into a self contained annexe or Air BnB style rental.



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Applegarth resides in the centre of Repton, being close to the superb amenities this thriving community offers. A desirable location famed for its independent school of the same name, this historic village is home to a post office, convenience and boutique shops, a butchers and traditional country pubs, as well as a range of sporting facilities including a gym, swimming pool, squash and tennis courts. In the heart of this historic village stands the Repton Church with its notable spire and pretty grounds.

Within the village is Repton Primary School as well as the famous independent Repton School, both of which can be reached on foot from the property. Repton Prep School is also only 2.6 miles away, and Repton Primary feeds into John Port Secondary in Etwell.

A location suited to commuters, Repton is conveniently placed for access to the A38 which is just three miles away. The M42 and M1 are also within a short drive, and the village benefits from excellent public transport links via a regular bus service and from Willington Train Station (just over a mile away) with reliable links to Birmingham and Derby. Derby rail station connects to Birmingham and London, with East Midlands Parkway providing direct links to London and Nottingham.

For leisure pursuits, the surrounding countryside can be enjoyed from your doorstep with many public footpaths and rambling routes bordering the village. The Trent & Mersey Canal also borders this delightful village, where peaceful walks and local wildlife can be enjoyed. Nearby National Trust and leisure estates include Calke Abbey, Sudbury Hall, Kedleston Hall and Foremark Reservoir, whilst the Peak District National Park can be reached in around 30 minutes.



|  |                                       |
|--|---------------------------------------|
|  | Village Centre & Amenities: 0 miles   |
|  | Willington Rail Station: 1.5 miles    |
|  | Derby Rail Station: 10 miles          |
|  | Burton on Trent City Centre: 6 miles  |
|  | Derby City Centre: 10 miles           |
|  | Nottingham City Centre: 26 miles      |
|  | Foremark Reservoir: 8 miles           |
|  | Peak District National Park: 20 miles |
|  | East Midlands Airport: 12 miles       |
|  | Birmingham Airport: 37 miles          |

A traditional gable porch leads to the front door, opening in turn to the spacious central **Hallway**. Stairs rise to the first floor, and the hall opens into a larger **Reception Hall** where doors open into the reception rooms, kitchen and guests **Cloakroom**.

The formal **Dining Room** features dual aspect windows and an impressive inglenook fireplace with open fire inset, alongside a wealth of exposed ceiling beams. Mirroring the generous size is a separate **Sitting Room**, also having a feature open fireplace set to an impressive inglenook, with French doors opening out to the rear courtyard garden.

Double glazed doors from the **Reception Hall** open into the **Dining Kitchen**, being fitted with a comprehensive range of wall and base units and a mains gas fired Aga range which is included in the sale. Integrated appliances including a full height larder fridge, dishwasher, double oven and electric hob, and functionality is improved through pull out drawers, a larder cupboard and extendable corner cupboards. The kitchen opens into a spacious **Utility**, having wall and base units and spaces for appliances including a fridge freezer, washing machine and tumble dryer.

Doors from both the **Utility** and the **Reception Hall** open into a lovely **Conservatory** to the rear of the property, enjoying plenty of natural light and French doors out to the courtyard garden. Steps rise to double doors which open into a further **Study/Family Room**, being an ideal home office, playroom or second sitting room. A walk in bay with French doors opens out to the rear garden.







Stairs rise to the **First Floor Landing**, having an archway to a cleverly designed Library reading area which features a charming original window. Character doors open into **Five Bedrooms**, the first being the master. The **Principal Bedroom Suite** has doors opening into an En Suite Bathroom with fitted vanity storage and a corner bathtub, and steps rise to French doors to the rear which open out to a conservatory style **Sun Room**, offering an ideal space for conversion into a seating area or dressing room for the master suite.

Accessed from both the master bedroom and the landing is a **Fifth Bedroom** currently serving as a **Dressing Room** to the master, and the existing fitted wardrobes could easily be removed to allow for use as a fifth bedroom. **Three Further Bedrooms** are accessed from the landing sharing use of the **Family Bathroom**, with a versatile **Dressing Room** from bedroom three offering potential for conversion into an en suite. A useful shelved **Linen Cupboard** is also set off the landing and the property has three loft spaces, one of which can be accessed via a drop down ladder.







Steps rise from the rear **Courtyard Garden** leading to the **Annexe**, a versatile space set above the detached garage. A door opens to the **Entrance Hall** where there is pedestrian access into the garage, with stairs rising to the first floor and a further door opening into the modern **Shower Room**.

The first floor **Studio** offers excellent potential for conversion into a self contained annexe, Air BnB style rental or an entertaining space, having been used by the current vendor as a home office. Skylights and windows provide plenty of natural light and there is a sink to one side.



Applegarth is set back from the road beyond a mature hedged frontage, providing plenty of screening to the property. A **Lengthy Block Paved Driveway** leads to the rear of the property where there is **Parking** for around three vehicles, as well as three up and over entrance doors opening to the **Detached Garage**, which consists of a useful store and two parking bays. From the side of the garage steps rise to the top of the garden where a pathway leads to a pleasant seating area within mature trees.

An archway from the driveway leads to steps down into the **Courtyard Garden**, a wonderfully secluded space having rockery borders and a charming upper terrace to one side. There is a useful two storey **Outbuilding** offering exterior storage, the garden is walled to one side where a gate opens out onto the driveway and there is exterior lighting and a water point.



**Floor Area: 2,766 ft<sup>2</sup> / 257 m<sup>2</sup>**

### Ground Floor

**Reception Hallway** 4.34 x 2.91m (approx. 14'2" x 9'6")

**Dining Room** 4.61 x 4.57m (approx. 15'1" x 14'11")

**Sitting Room** 5.57, 4.56 x 3.8m (approx. 18'3", 14'11" x 12'5")

**Dining Kitchen** 5.04 x 3.66m (approx. 16'6" x 12'0")

**Utility Room** 5.03 x 1.83m (approx. 16'6" x 6'0")

**Conservatory** 5.76m x 3.63, 2.13m (approx. 18'10" x 11'10", 6'11")

**Study/Playroom** 5.77 x 2.77m (approx. 18'11" x 9'1")

**Cloakroom** 2.2 x 1.03m (approx. 7'2" x 3'4")

### First Floor

**Master Bedroom** 4.85 x 3.72m (approx. 15'10" x 12'2")

**En Suite Bathroom** 3.52 x 2.43, 2.09m (approx. 11'6" x 7'11", 6'10")

**Sun Room** 3.47 x 3.01m (approx. 11'4" x 9'10")

**Dressing Room/Bedroom Five** 3.07 x 2.8m (approx. 10'0" x 9'2")

**Bedroom Two** 5.55 x 4.66 x 4.4m (approx. 18'2" x 15'3" x 14'5")

**Bedroom Three** 3.8 x 2.61m (approx. 12'5" x 8'6")

**Bedroom Three Dressing Room** 2.17 x 1.58m (approx. 7'1" x 5'2")

**Bedroom Four** 3.26 x 2.18m (approx. 10'8" x 7'1")

**Family Bathroom** 2.71 x 1.86, 1.51m (approx. 8'10" x 6'1", 4'11")

### Annexe over Garage

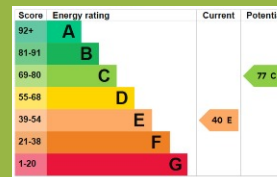
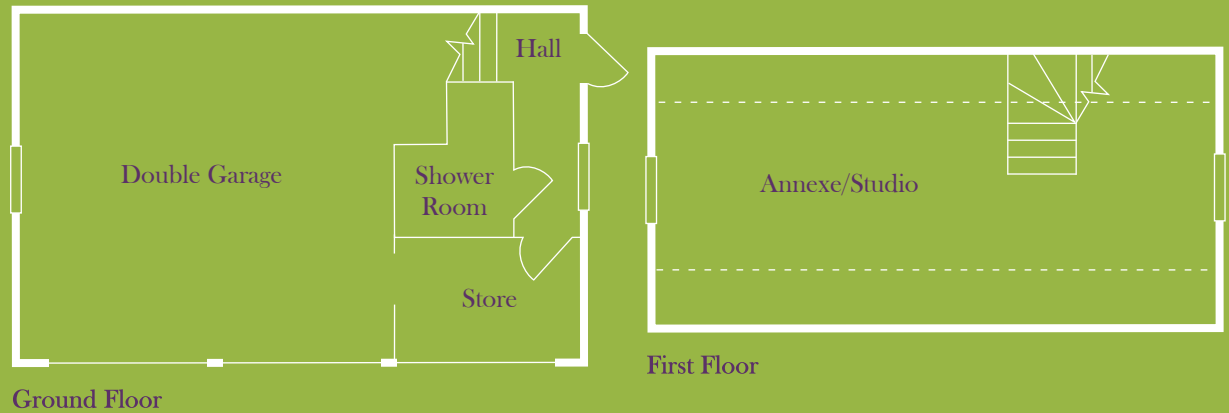
**Shower Room** 2.17 x 2.1m (approx. 7'1" x 6'10")

**First Floor Studio** 9.46 x 3.62m (approx. 31'0" x 11'10")

### Detached Garage

**Double Garage** 6.24m x 5.76m (approx. 20'5" x 18'10")

**Garage Store** 3.15 x 2.11m (approx. 10'4" x 6'11")





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General note: Whilst we endeavour to make our data accurate and reliable, it does not form part of any contract. It is of particular importance to the purchaser to check the information in this particular description against their own knowledge of the property.

Measurements: These cover internal room, area and plot measurements are provided as an indication only. We endeavour to ensure all such figures are accurate, but it is recommended that prospective purchasers should satisfy themselves by independent measurement to the accuracy of figures provided.

Consumer Protection Regulations: The prospective purchaser should satisfy themselves by independent inspection of the correctness of any statements or information in this particular description, and particularly of the measurement, distance and floor area figures and to ensure that they are correct and reliable for their own use. 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 recommending the property and purchase on acceptance of an offer. Therefore we can neither warrant nor guarantee the accuracy of measurement and figures in all Estate Agents.