

£850,000



This property at a glance:



3



4



2



3



E



Watch the video



Main Street, Milton



Mikaela says:

"Where do I even begin with this gorgeous home, we're in love! Firstly, the area is just fantastic. There are multiple country walks nearby and numerous national trust areas just a stone's throw away. The front of the property is double fronted with so much kerb appeal, but is rather deceiving, as it goes so much further back than you realise! There's driveway parking for at least 3 vehicles and a large single garage to the front. As you walk in, the warm cosy feeling hits you from the wonderful log burners in the living room and the dining room. There's also the orangery, which is probably my favourite room downstairs. Its so bright and airy and even conceals a fun secret, a well! There's access here to the living room and double doors to the garden. There's a further reception room to the rear as well, benefitting from those beautiful field views. Also downstairs is a large utility with lots of storage, a guest WC and the most beautiful country kitchen with a rangemaster. The ceiling beams add so much character. Upstairs there are 4 great sized bedrooms. Every room benefits from some fitted storage space and bedroom one has a useful en-suite. There's also the four piece family bathroom which is a fantastic size. The plot is the real selling point of this home, as outside to the back there's not only a courtyard/patio area, a large garden with an outhouse, space for sheds, dining furniture and veg patches, you're then led down through a gate to your very own paddock, complete with stable and tack room. The possibilities are endless with this beautiful plot. We think the next owners will be incredibly lucky to purchase this wonderful home!"



Main Street, Milton



Did you spot...

This home is situated on a 1 acre plot which includes a paddock and a stable



A message from the seller:

"Welcome to our house! Having lived here for almost 43 years, moving away will be bittersweet, but equally we are looking forward to relocating to the south coast. Ivy cottage has provided us with a comfortable and welcoming family home and we have been able to enhance the property over the years to add additional features to an already characterful cottage. Milton is a great place to live in a quiet rural location yet providing excellent communications to various towns and cities. We regularly visit Nottingham and Birmingham for cultural entertainment. For those who enjoy walking and horse riding, there are numerous footpaths and bridlepaths across the fields from the village, stretching as far as the new National Forest. At the end of a walk, the village pub provides great hospitality and food. Also within a short drive there are several National Trust properties to visit which provide off-lead dog walking facilities. There is a strong local community with regular gatherings at the village hall for a variety of activities and Milton is well-known locally for its annual open gardens which attracts many visitors to the village."





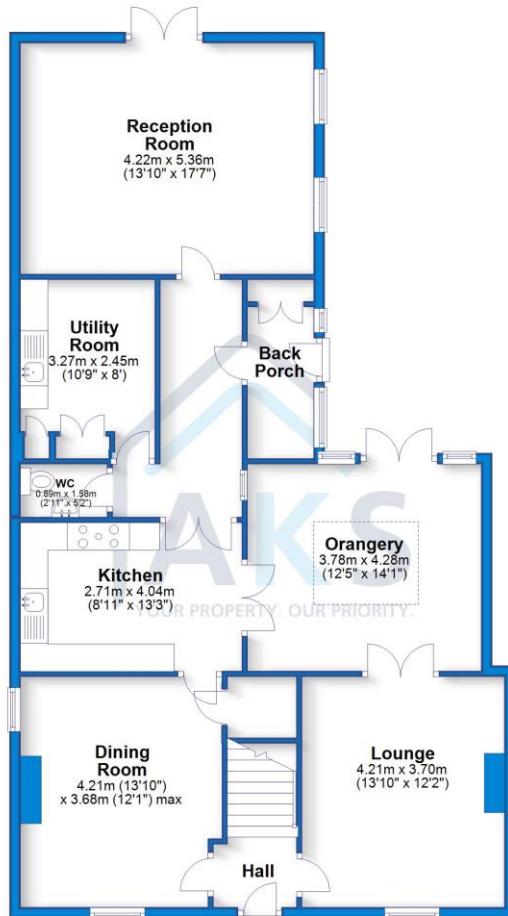
Floor Plan



aksresidential.com

Ground Floor

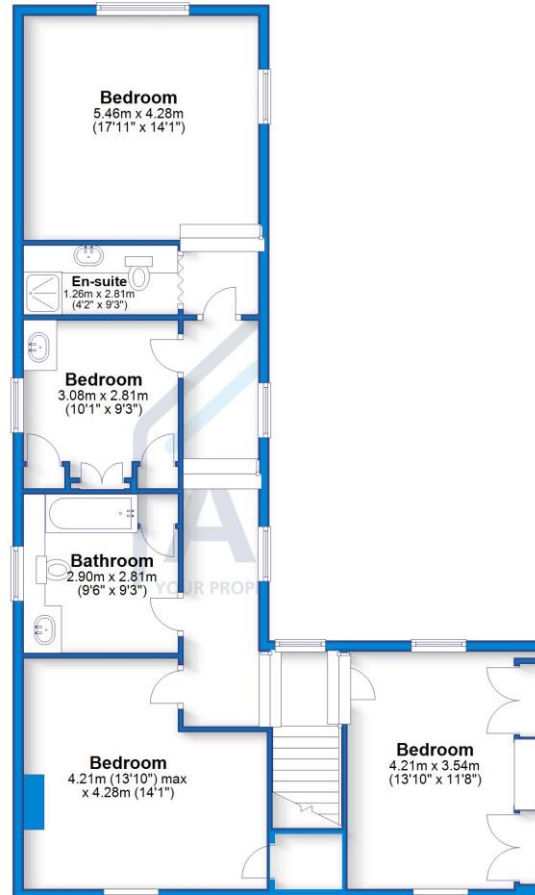
Approx. 111.0 sq. metres (1195.1 sq. feet)



Total area: approx. 200.8 sq. metres (2161.6 sq. feet)

First Floor

Approx. 89.8 sq. metres (966.5 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Key Features:

- BEAUTIFUL VILLAGE LOCATION
- CLOSE TO MULTIPLE COUNTRY WALKS AND NATIONAL TRUST AREAS
- APPROX 1 ACRE PLOT INCLUDING A Paddock AND STABLE
- FIELD VIEWS
- 3 GENEROUS RECEPTION ROOMS
- 2 LOG BURNERS
- 4 DOUBLE BEDROOMS WITH EN-SUITE TO BEDROOM ONE
- FOR SALE WITH NO CHAIN



About the area:

Milton is a beautiful and peaceful hamlet in South Derbyshire a short distance to nearby Repton, where there are plenty amenities with a Post Office and several newsagents, a doctor's surgery, the popular Bulls Head and The Boot restaurants and pubs, as well as other restaurants around the village. Surrounded by fields, it is a short drive to Foremark Reservoir and Willington Marina which is great for walkers and dog owners alike! For travel, the bus runs through the village and goes to both Derby City Centre and Burton Town Centre and it is a short drive to the A38 and A50.



Schools:



200+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video

