



Applegarth
Repton



Applegarth
78 High Street
Repton
Derby
DE65 6GF



4/5



4



2



E

A stunning versatile and uniquely styled property splendidly situated in the heart of the picturesque and well considered Repton village .

The charming and spacious accommodation provides four reception rooms on the ground floor and four bedrooms on the first floor. With plenty of room to make a fifth bedroom. The accommodation is further enhanced with a home office/games room above the triple garage which also has a shower room.

There is ample off road parking and landscaped courtyard garden along with a sloped woodland area to the rear.

Asking Price:
£895,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

The main access door leads into the **Entrance Hall** providing internal access to the Dining Room and staircase to the first floor landing. Open plan with two steps leading to the Reception Hall.

The **Dining Room** has dual aspect window to the front and side, with feature inglenook fireplace with solid oak lintel and exposed beams to ceiling.

The **Reception Hall** is spacious and provides a link between the Sitting Room, Kitchen Diner, Conservatory and **Cloakroom** having low flush WC and wash hand basin.

The **Sitting Room** provides a lovely light and airy reception room with double doors to the rear providing access to the rear courtyard. Feature inglenook with open fire set on stone hearth with oak lintel above. Exposed beams to ceiling enhances a well-laid out property.



The **Kitchen Dining Room** has ample space for a six seater table and has wall drawer and base units fitted to three walls with work surface over, Feature gas fired AGA cooker with dual hot plate, adjacent is an integrated electric oven four electric hobs and hot microwave. Integrated larder fridge and dishwasher . Sink and drainer positioned beneath the window to the front aspect Internal door leads to Utility Room.

Utility Room is accessed from the Kitchen providing further appliance space with plumbing for washing machine, undercounter appliance space, wall mounted central heating boiler. Hanging space, sink and drainer multi pane glass panelled door to the **Conservatory**.

The **Conservatory** provides further seating/dining area with tiled floor, base unit cupboards and double doors opening onto the rear courtyard return access via double doors to the Reception hall and step up to Study/Playroom.

Study/Play Room again has double doors which open onto the courtyard. This is a multi-functional room situated at the rear of the property.



First Floor

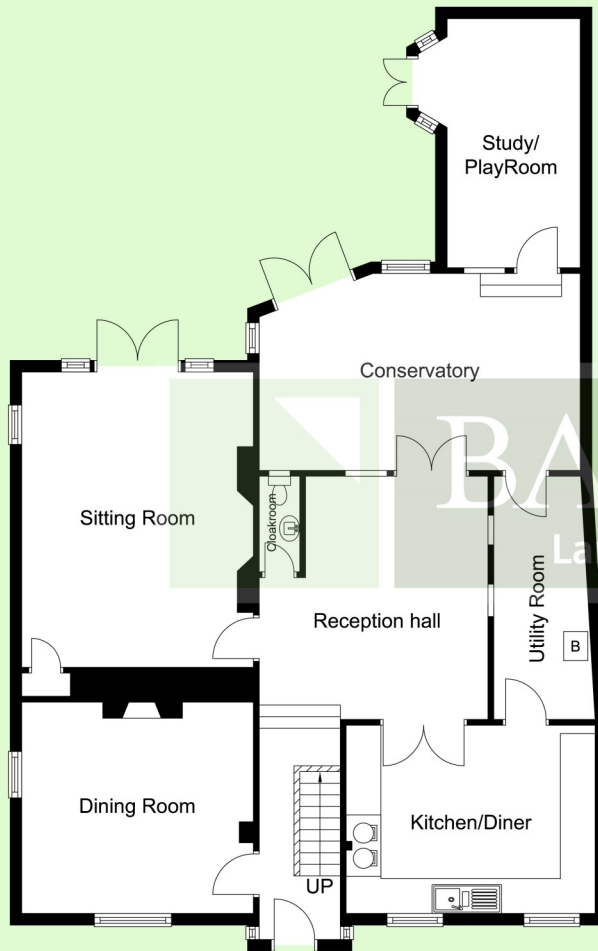
The first floor arrangements is of unique, versatile and quirky design to maximise the use. The **Landing** is accessed from the stairs leading from the Entrance Hall. With an intriguing **Library Nook** at the top of the stairs providing a lovely reading area. Built-in cupboard provides shelf storage space. Internal access door to all bedrooms and bathroom.

The **Principle Bedroom** is situated to the rear with stepped access and internal double doors through to first floor conservatory. The principle bedroom further benefits from an **Ensuite Bathroom** with three piece bathroom suite including shower over the bath and access through to a specially designed **Dressing Room** (formerly bedroom five) which is fitted with a range of furniture providing hanging and shelf storage.

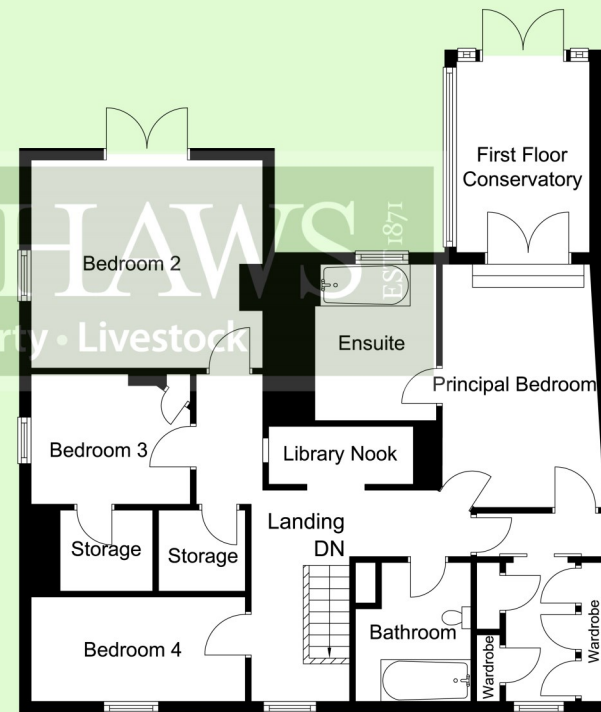
Bedroom Two is a spacious double room with Juliet balcony overlooking the courtyard. **Bedroom Three** is a further double bedroom with window to side and walk in cupboard providing potential dressing or shower room with **Bedroom Four** a further double bedroom overlooking the front aspect. The **Family Bathroom** is situated at the front of the property and comprises a three piece shower suite including panelled bath with shower over and built cabinet storage.



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

Triple Garage with further accommodation

The **Triple Garage block** is situated to the rear of the property with two vehicular up and over access doors and part of the third garage now forms a **workshop/storage area** with pedestrian access door through to the Hall way which is also accessed independently from the external pedestrian door to side. The **Hallway** provides access to the ground floor **Shower Room** having three piece shower suite and on the first floor is an **Open Plan Studio Room** with heating which has been used as an art studio and has a sink with water supply and electric heating. It would make an ideal, home office, studio or games room.



Outside

The property is accessed from the High Street in Repton along a gravelled driveway and forecourt to the front providing off road parking with hedge boundary. The driveway leads along the side of the property with walled boundary to the neighbour providing and opening to the main parking area to the rear of the property to the front of the triple garage.

Steps lead from the rear down to the rear courtyard which has been thoughtfully designed to maximise the use from a number of the reception rooms which benefit from double openings. It is southerly facing with extensive paved area to enjoy outdoor seating with attractive shrub borders and useful garden storage shed. and a storage shed

Further to the rear of the property is a banked wooded area with clearings which enhances the privacy on the site and provide an interesting area to explore.



General Information

Services:

Main Water, Electricity and Drainage. Gas central heating,

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority and Council tax Band

South Derbyshire District Council. Council Tax Band – G

Directions:

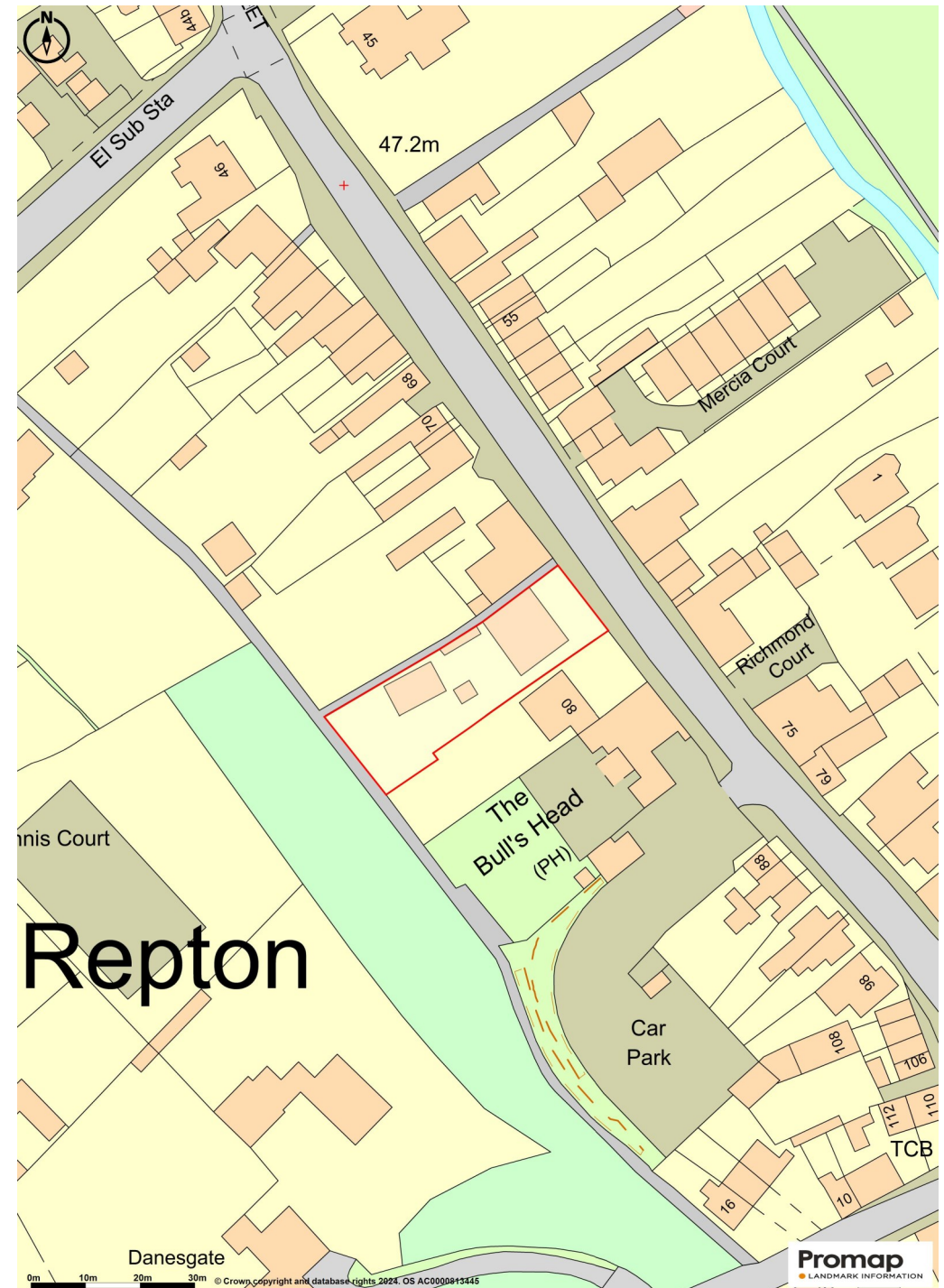
What3words:///glows..bonkers.bikes

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





Vine House, Ashbourne, Derbyshire, DE6 1AE

T: 01335 342201

E: ashbourne@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811



RICS



CAAV

