



Dumbles Cottage
Dumbles Lane | Denby Village | Ripley | Derbyshire | DE5 8PF

DUMBLES COTTAGE



This Charming three-bedroom period cottage has been extended to create a fabulous family home. The property nestled within circa 2 acres of grounds (stm) also boasts a detached two bedroom annexe, a double garage and a stunning south facing garden.



ACCOMMODATION

Set on the outskirts of the picturesque village of Denby is this charming three-bedroom cottage accessed via a private driveway leading to an electric five bar gate providing access to the parking area. The property has been lovingly extended to create a fabulous family home with impressive open plan living dining area, a detached two-bedroom annexe, double garage, stunning south facing gardens with mature trees and woodland all within circa 2 acres.

Ground Floor

The property is accessed via a useful enclosed tiled porch area at the front of the property leading into the hallway with tiled flooring, understairs storage and character beams. Located directly off the entrance hallway is the sitting room with its log burner and feature stone surround and oak lintel. This room also features wood effect ceramic tile floors, feature ceiling beams and patio doors leading out to the half-moon conservatory with brick base taking advantage of the south facing views.

The conservatory also wraps round to the impressive open plan living, dining and kitchen which is the hub of the home. The modern high gloss kitchen with granite countertops and a wood block central island boasts integrated appliances including double oven, dishwasher, gas hob with glass splash back and overhead extractor that is ideal for modern family living. The kitchen also features an American style fridge freezer, a double Belfast sink with mixer tap and lots of countertop space with deep pan draws underneath. The high ceilings with two remote operated skylights and open space make this area ideal for entertaining.

The living and entertainment space also boasts enough space for a large table that could easily accommodate 12 people. Located to the front of the kitchen is the living area which also has a multi fuel log burner, feature beams and ceramic tiled floors. The ground floor of the property also features a bathroom with a family size double bath, overhead electric shower and a laundry area. Completing the ground floor is a useful utility closet that is accessed off the dining area with plumbing for a washing machine and space for a tumble dryer.





SELLER INSIGHT

“When we first began searching for a new home all those years ago, our list of priorities was clear: privacy, a generous driveway, a beautiful garden, and enough space for a music room for my husband's guitars,” says the current owner of Dumbles Cottage. “We were not initially looking for this kind of property, but our agent suggested we come and have a look, and it completely changed our perspective. We still remember the first time we drove up the lane, passed through the gate, and stepped through the front door. Walking from the cosy sitting room into the beautiful custom-made elliptical conservatory, we were immediately captivated. Looking out at the expansive two-acre garden, a feeling of peace washed over us.”

“The property had so much potential,” the owners continue. “With two double garages, one of which was particularly large, we saw space for a music room and a home office. Over time, we made the home our own – building an extension to create a spacious kitchen-dining-living area that could comfortably host the whole family. We replaced the old dilapidated garage with a new annex, complete with a large music room, office, two bedrooms, and a bathroom – perfect for when our growing family visited.”

Outside, the garden has been a constant source of joy. “The first section is formal, lined with trees,” the owners say, “and beyond this is a more natural, expansive space with mature oaks, ash and a beautiful bluebell wood. We have hosted Easter egg hunts and treasure hunts for our grandchildren here, and spent tranquil evenings in the breeze house, watching wildlife such as hares, curlews, and even a goldcrest.”

The location of the property has much to recommend it, too. “Living here has offered the best of both worlds – a serene rural escape that is also perfectly connected,” say the owners. “With Belper nearby, easy access to the M1, and a wealth of amenities, stately homes, and beautiful walks in the Peak District, this is a place we have truly loved calling home.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

The stairs located in the entrance hallway leads to the first floor of the property. The principal bedroom suite with stunning views across the garden features a walk-in wardrobe and an ensuite with heated chrome towel rail, a large walk-in shower which is remote controlled, and a large vanity wash basin with storage beneath.

On the first floor there are two further double bedrooms, one of which boasts a split-level dormer with apex window making this a cosy area to sit and unwind looking out to open countryside.









Annexe

The newly rebuilt annexe accessed via a UPVC stable door comprises of an entrance hallway, sitting room (currently used as a music room) with patio doors leading out into the garden, a large home office/sitting room and a WC. To the first floor are two double bedrooms and a shower room with w/c, wash hand basin and a heated towel radiator. Located behind the annexe is a double garage with electric up and over door.





OUTSIDE

The property sits within circa two acres of mature grounds (stm) with many established trees, shrubs and flowering plants. Enjoying a southerly open aspect with countryside views there are various seating areas and paved patio with pergola, perfect for alfresco dining and entertaining. The lawned gardens have well stocked flower beds and include a fishpond, a vegetable plot with raised beds and a greenhouse. For those with children there is a large timber breeze house that is ideal to watch the children play on the adventure play area with tree house which extends into woodland.

There is a natural stream which runs along the boundary, sunny patios and shaded seating areas for alfresco dining and a timber breeze house to enjoy the views and sunsets.









LOCATION

Situated on the outskirts of the sought after village of Denby, with its village pub, local amenities can be found in the nearby village of Kilburn. The local towns of Ripley, Belper and Heanor offers an array of independent shops, cafes, bars and restaurants as well as larger supermarkets.

For those looking to commute the property lies within commuting distance of Derby (9.3 miles), Nottingham (15.6 miles) and The M1 (J26) motorway is within 15 minutes, while services to London St Pancras taking approximately 1.5 hours from Derby station.

East Midlands airport is 30 minutes away whilst Birmingham airport is approximately an hour away.



Services, Utilities & Property Information

Utilities - The property is connected to mains electricity and water. The property has LPG gas via a 2,000-litre tank and private drainage via septic tank.

Mobile Phone Coverage - 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - FTTC - Ultrafast Broadband Speed is available in the area; we advise you to check with your provider.

Special Note

Rights and easements - An infrequently used public footpath (No.68) crosses part of the garden. Footpaths 67 & 58 skirt the boundary of Dumbles Cottage and are preferred by local users.

Flood risk - Low risk of surface water flooding in the area.

Tenure - Freehold

Local Authority: Amber Valley Borough Council

Council Tax Band: F

Directions

Postcode: DE5 8PF - what3words: ///freshen.reputable.jigging

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973888

Website

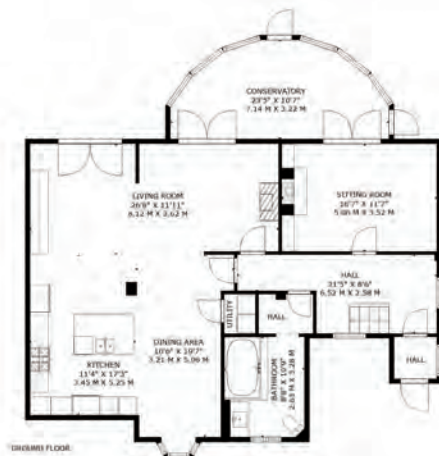
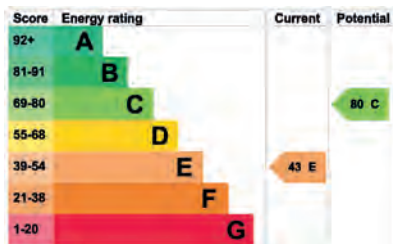
For more information visit Fine and Country Derbyshire

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



GROSS INTERNAL AREA: 3001 sq ft, 279 m2
 LOW CEILING: 129 sq ft, 11 m2
 GARAGE: 217 sq ft, 20 m2

OVERALL TOTALS: 3347 sq ft, 310 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 23.05.2025





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



GREG PERRINS MBA
PARTNER ASSOCIATE

Fine & Country Derbyshire
07495 368 823
email: greg.perrins@fineandcountry.com

Greg is a highly experienced estate agent specializing in luxury properties across Derbyshire. With over 20 years in the property industry and an MBA from the University of Leicester, Greg brings a strategic, results-driven approach to high-end real estate. His deep knowledge of the local market, strong negotiation skills, and commitment to personalized service have earned him a trusted reputation among discerning buyers.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Derbyshire
The Old Post Office, Victoria Street, Derby DE1 1EQ
01332 973 888 | derbyshire@fineandcountry.com

