



HOPKINS & DAINTY

ESTATE AGENTS



Brookside Road, Derby, DE21 5LF

£480,000

****OPEN 7 DAYS A WEEK**** HOPKINS & DAINTY of TICKNALL are delighted to offer a rare opportunity to acquire this stunning and quite unique Grade II Listed detached property with NO UPWARD CHAIN.

'Ivy Cottage' offering a plethora of original features and also benefitting from a separate detached annex known as 'The Byre' suitable for a dependant relative or to be used as a holiday let, ideally located in the heart of Breadsall Village. In brief Ivy cottage has to offer: Entrance hall, dining kitchen, utility room, lounge with Inglenook fireplace, dining room, inner hallway and downstairs bathroom. To the first floor there are four bedrooms and a shower room. Over to the detached annexe 'The Byre' the accommodation has to offer: open plan living area with dining/kitchen space, separate shower room and a feature spiral staircase leading to the mezzanine double bedroom. Outside, there are beautiful wrap around private gardens surrounding the property with lawned area and well stocked herbaceous borders and trees. To the rear is a private sun terrace/patio providing seating areas. A driveway provides ample off-road parking and leads to the detached double garage. A rare opportunity indeed, if you like a character cottage with beams galore, believing to date back 500 years, this really is a must see. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall

Beautiful panel entrance door, feature stone flooring and glazed door leading into:

Inn hall

Having feature exposed brickwork and doors off.

Lounge 16'4 x 15' max (4.98m x 4.57m max)



A stunning room with exposed beams to ceiling and walls, feature inglenook fireplace with exposed brick chimney breast, raised hearth housing a large multi-fuel cast iron stove, two radiators, windows to front and rear.

Dining room 16'4 x 10'9 max (4.98m x 3.28m max)



Beautiful exposed beams to ceiling and walls, feature cast iron fireplace, bespoke shelving to either chimney breast recess, radiator and window to front.

Breakfast Kitchen 15'1 x 10'5 inc stairs (4.60m x 3.18m inc stairs)



Fitted with matching oak wall and base units, tiling to the splashbacks, granite working surfaces with inset Belfast sink, five plate gas Range with double oven and grill with extractor hood over, integrated dishwasher and fridge, most useful walk-in pantry below stairs, feature exposed beams to ceiling, slate flooring, staircase to first floor, radiator and windows to side and rear.

Utility room 11'2 x 6'6 (3.40m x 1.98m)

Fitted with oak wall and base cupboards, Granite effect working surface, spaces suitable for washing machine and tumble dryer, radiator, window and stable door to side, wall mounted gas central heating boiler.

Inner hallway

With radiator, feature wooden spiral staircase to the first floor, door to rear elevation and further door leading into:

Downstairs bathroom



Fitted with a W.C., pedestal wash hand basin, panelled bath with shower attachment, partially tiled walls, radiator,

exposed beams to ceiling and walls, tiled flooring and window to the side.

The first floor

This can be accessed via the standard staircase in the kitchen or spiral staircase off the inner hallway.

Landing



window to rear elevation, feature exposed framework and door to:

Bedroom One 16'9 x 15' max (5.11m x 4.57m max)



With feature exposed timber frame, radiator, window to rear and front.

Bedroom Two 10'7 x 10'2 (3.23m x 3.10m)

With window to the side, radiator.

Bedroom Three 9'9 x 8' (2.97m x 2.44m)



With fitted wardrobe, window to the side, radiator.

Bedroom Four 10' x 9 max (3.05m x 2.74m max)



With radiator, window to the side.

Shower room



With exposed timber frame, W.C., pedestal wash hand basin, shower cubicle, radiator, skylight and partially tiled walls.

The separate detached Annexe - 'The Byre'

The Byre is set within the grounds of the main house and provides an excellent opportunity to home an independent relative/teenager or generate an income via a holiday let. Its accommodation comprises:

Open plan L shaped lounge/dining/kitchenette



Having radiator, two windows to the side, feature open fireplace with wooden surround and raised hearth and spiral staircase to mezzanine bedroom. Kitchenette comprising: Fitted wall and base units, working surface with inset stainless steel sink unit and drainer, 2 plate electric hob, integrated fridge, window to side elevation and door to:

Shower room



Fitted with shower cubicle, W.C., pedestal wash hand basin, tiled walls and floor, window to the rear.

Outside

Beautiful wrap around gardens surround the property with pleasant lawned areas and generously stocked herbaceous borders containing a truly varied selection of

flowering plants, shrubs and trees. The property is well screened from the road behind mixed hedging and two pedestrian gates give access to the pavement and into the village. To the rear of the property is a private mainly paved sun terrace/courtyard, which provides ample seating area and a further range of herbaceous borders containing plants and shrubs. The gardens offer a high degree of privacy for such a centrally located dwelling. Further features include outdoor lighting and cold water tap.

Double detached garage 20' x 17'5 (6.10m x 5.31m)



With remote controlled door, power and lighting and side service door.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good

structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Ground Floor

Approx. 70.3 sq. metres (756.6 sq. feet)



First Floor

Approx. 62.8 sq. metres (676.0 sq. feet)



Total area: approx. 133.1 sq. metres (1432.6 sq. feet)

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.