

# Holly Cottage, Dobholes Lane

Smalley, Ilkeston, DE7 6EN

John   
German





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£340,000



Rare opportunity to acquire a three-bedroom detached cottage with outline planning permission granted for two detached single storey dwellings (AVA/2023/0068).

Whilst the charming cottage benefits from many character features, it does require significant refurbishment but offers a wealth of potential throughout. Believed to have originally belonged to the former estate of Smalley Hall, our clients believe it was once the Gardeners Cottage. The property is sold with the benefit of no upward chain, gas fired central heating and rear southerly aspect garden. Situated on a plot of approx. 0.24 acres, there is also a single detached garage, outside stores and two greenhouses. Whilst the garden is well stocked with fruit trees, shrubs and plants, outline planning permission has been granted for two detached single storey dwellings within its boundaries (AVA/2023/0068).

Smalley is a highly desirable village known for its diverse range of amenities including a well-regarded primary school, a charming pub, convenient post office, church, vibrant cricket club and a recreational ground. Residents can enjoy scenic walks at nearby Shipley Park. The nearby town of Heanor is within easy reach and offers a further array of services and facilities. Commuters will appreciate the proximity to both Derby and Nottingham, making work travel convenient. Additionally, golf enthusiasts are close to the nearby courses at Morley Hayes and Horsley Lodge.

The cottage is accessed via a composite door into porch area with an opening into the dining room. There are doors off to the sitting room, garden room and kitchen.

Moving into the kitchen, it has a range of wall and base cupboards, rolled edge preparation surfaces with inset stainless steel sink with adjacent drainer and a chrome mixer tap over with tile splashback surround. There is an electric oven, four ring gas hob, appliance spaces and plumbing for a washing machine and fridge plus the wall mounted Worcester gas boiler.

The garden room benefits from the sunny southerly aspect and has a door providing access to the rear garden.

Walking into the sitting room that has a brick fireplace housing a burner with wooden lintel and a tiled hearth. There are doors off to the snug and utility room plus a staircase to the first floor.

The snug has an open brick fireplace with door providing access to the side garden area.

There is also a utility room, with electric circuit board and meter, built in cupboards and shelving.

The first floor landing has a loft access hatch and doors to three double bedrooms and bathroom that has a double shower unit with chrome mains shower over, low level WC, wash hand basin with vanity cupboards beneath and extractor fan.

**Note:** The property is not currently registered with Land Registry.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard      **Parking:** Off road parking

**Electricity supply:** Mains      **Water supply:** Mains      **Sewerage:** Mains      **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Superfast Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Amber Valley Borough Council / Tax Band D

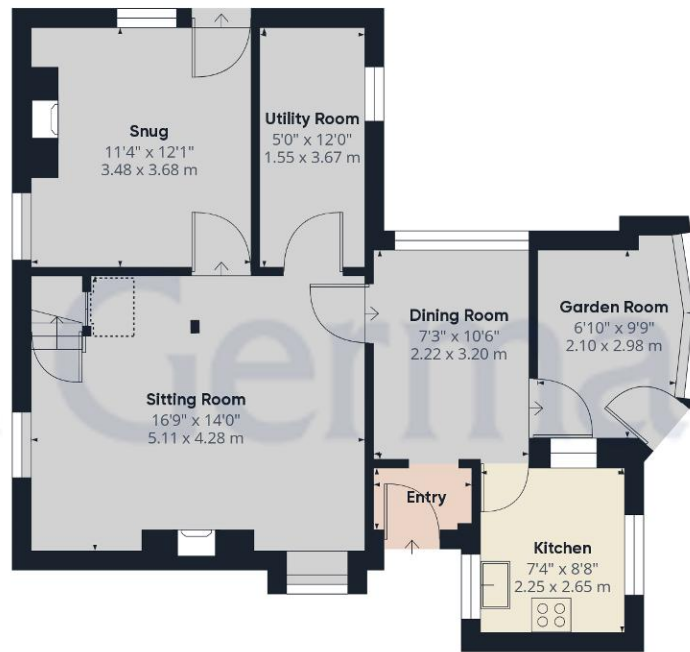
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)    [www.ambervalley.gov.uk](http://www.ambervalley.gov.uk)

**Our Ref:** JGA/23012024

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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1065.7 ft<sup>2</sup>  
99.01 m<sup>2</sup>

**Reduced headroom**

6.47 ft<sup>2</sup>  
0.6 m<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



Rev	Description	Date


**MK1** Architecture  
 1 Moorside Lane  
 Holbrook  
 DE56 0TW  
 Tel: 07946576793

PROJECT: Land adjacent to 1 Dobholes Lane, Smalley  
 TITLE: Proposed Site Plan  
 CLIENT: Newstead

DRAWN BY	CHECKED BY	DATE
JSM	SJB	08/12/20
SCALE (0 A1)	PROJECT NUMBER	
1:100	NTU-JSM-004	
DRAWING NUMBER	REV	
A103	A	

17/10/2023 22:06:50

### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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 Burton upon Trent | Derby | East Leake | Lichfield  
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