

HoldenCopley

PREPARE TO BE MOVED

Yew Tree Lane, Thulston, Derbyshire DE72 3FG

Guide Price £700,000 - £725,000

Yew Tree Lane, Thulston, Derbyshire DE72 3FG



GUIDE PRICE £700,000 - £725,000...

GRADE II LISTED COTTAGE...

This stunning four-bedroom detached cottage exudes charm and character, featuring traditional elements such as exposed ceiling beams. Dating back to the mid 18th Century with an eye-catching double fronted elevation, this Grade II listed house has been extended in recent years harmonising the fine period character cottage with contemporary modern features making a unique home that is light and bright. Nestled in the sought-after village of Thulston, this home offers excellent access to the Derbyshire countryside while benefiting from fantastic transport links including the A50, M1, and East Midlands Airport. Stepping inside, you're greeted by spacious accommodation starting with an entrance hall that leads to a dining room, complete with a charming inglenook fireplace and exposed beams. The sitting room offers a cosy retreat for evenings in, while the lounge is a bright, airy space, filled with natural light from the windows and double French doors that open to the rear garden. The modern farmhouse kitchen features a breakfast bar and integrated appliances, ideal for both cooking and socialising. Completing the ground floor is a convenient wet room, a study, and a utility room with access to a storage area. The upper-level houses four double bedrooms, with the main bedroom boasting fitted wardrobes and a stylish en-suite. The remaining bedrooms are served by a family bathroom. Outside, the property is equally impressive. To the front, gated access leads to a gravel driveway providing off-road parking for multiple cars, a double garage, and a garden with various plants and shrubs that enhance its kerb appeal. The rear features a extensive, enclosed south-facing garden with a patio seating area, two expansive lawns, a stunning greenhouse, and a variety of plants, shrubs, and mature trees, creating a peaceful outdoor haven.

MUST BE VIEWED!





- Grade II Listed
- Detached Cottage
- Four Double Bedrooms
- Four Reception Rooms
- Farmhouse Kitchen & Utility Room
- Wet Room, En-Suite & Family Bathroom
- Driveway & Double Garage
- South-Facing Rear Garden
- Beautifully Presented Throughout
- Sought-after Village Location





GROUND FLOOR

Entrance

10'0" x 4'5" (3.07m x 1.37m)

The entrance hall has wooden flooring, a radiator, recessed spotlights, fitted storage cupboards and a single door providing access into the accommodation.

Dining Room

18'2" x 12'7" (max) (5.56m x 3.84m (max))

The dining room has wooden flooring, carpeted stairs, a radiator, exposed beams on the ceiling, a feature inglenook with a log burner and exposed brick surround, an internal bifold door providing access to the lounge and a single-glazed window to the front elevation.

Sitting Room

12'7" x 12'2" (3.84m x 3.73m)

The sitting room has carpeted flooring, a radiator, exposed beams on the ceiling, a feature fireplace and three single-glazed & double-glazed windows to the rear, side and front elevations.

Lounge

19'1" x 15'8" (max) (5.82m x 4.79m (max))

The lounge has oak wooden flooring with underfloor heating, recessed spotlights, a recessed chimney breast alcove with a feature log burner, double-glazed windows to the rear and double French doors opening out to the rear elevation.

Kitchen/Diner

16'10" x 10'4" (max) (5.14m x 3.16m (max))

The kitchen diner has a range of fitted base units with wooden worktops and a breakfast bar, an undermount Belfast sink with a mixer tap, an integrated oven, combination oven/microwave, gas hob, extractor hood & fridge partially tiled walls, tiled flooring, access to the pantry, two radiators, one single-glazed & one double-glazed windows to the front and rear elevations and a single door providing access into the accommodation.

Back Door

6'3" x 3'9" (1.93m x 1.15m)

This space has tiled flooring, a radiator, exposed beams on the ceiling and a single stable door providing access to the rear garden.

Wet Room

6'9" x 6'0" (2.07m x 1.84m)

The wet room a low level dual flush W/C, a pedestal wash basin, a shower fixture, a heated towel rail, an extractor fan, tiled walls, tiled flooring with underfloor heating, exposed beams on the ceiling and a window to the rear elevation.

Study

9'9" x 6'7" (max) (2.99m x 2.03m (max))

The study room has carpeted flooring, a radiator, exposed beams on the ceiling and a window to the front elevation.

Utility Room

13'1" x 7'4" (3.99m x 2.25m)

the utility room has space and plumbing for a washing machine & tumble dryer, ample storage space, access to the storage room via the spiral staircase and a single door providing access to the rear garden.

Storage Room

13'2" x 7'4" (4.03m x 2.25m)

The storage room has carpeted flooring, a radiator, exposed beams on the ceiling and a feature circular window.

FIRST FLOOR

Landing

23'10" x 9'0" (max) (7.28m x 2.76m (max))

The landing has carpeted flooring, a radiator, exposed beams on the ceiling, recessed spotlights, and a double-glazed window to the rear elevation.

Master Bedroom

21'8" x 15'10" (max) (6.62m x 4.85m (max))

The main bedroom has carpeted flooring, a radiator, recessed spotlights, fitted sliding door wardrobes, access to the en-suite, a loft hatch and double-glazed windows to the rear elevation.

En-Suite

8'6" x 7'4" (max) (2.60m x 2.24m (max))

The en-suite has a low level dual flush W/C, a wall-mounted wash basin, a walk-in shower with a shower fixture, a wall-mounted electric shaving point, a heated towel rail, recessed spotlights, an extractor fan, tiled walls, tiled flooring with underfloor heating and a Velux window.

Bedroom Two

12'7" x 12'3" (max) (3.84m x 3.75m (max))

The second bedroom has carpeted flooring, a radiator, exposed beams on the ceiling and two windows to the front and side elevations.

Bedroom Three

13'3" x 10'2" (4.05m x 3.10m)

The third bedroom has carpeted flooring, a radiator, exposed beams on the ceiling and a double-glazed window to the rear elevation.

Bedroom Four

12'7" x 9'0" (max) (3.85m x 2.76m (max))

The fourth bedroom has carpeted flooring, a radiator, exposed beams on the ceiling and a single-glazed window to the front elevation.

Bathroom

9'8" x 6'9" (2.96m x 2.06m)

The bathroom has a low level flush W/C, a pedestal wash basin, a freestanding bath, a shower enclosure with a shower fixture, a radiator, partially tiled walls, vinyl flooring, recessed spotlights, an extractor fan, a loft hatch and a single-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is gated access to a gravel driveway providing off-road parking for multiple cars, access to the garage, courtesy lighting, a garden area with a variety of plants and shrubs and hedge borders.

Double Garage

21'4" x 18'2" (6.51m x 5.54m)

The garage has ample storage space, power supply, four windows, a single door providing access to the rear garden and two electric up-and-over doors.

Rear

To the rear of the property lies a extensive, enclosed south-facing garden, featuring a block-paved patio area, a well with a raised, planted surround, and expansive lawns. The established gardens are home to mature apple, pear, fig, and plum trees, along with raised beds that sit beside a substantial Hartley Botanic greenhouse. A stone archway leads to a secluded sunken garden. Additionally, there is an outside brick building for storing garden equipment, all bordered by well-maintained hedges for added privacy.

Green House

14'0" x 9'10" (max) (4.29m x 3.02m (max))

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 80Mbps & Highest upload speed at 20Mbps

Phone Signal – Some coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - South Derbyshire District Council - Band G

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser Information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Yew Tree Lane, Thulston, Derbyshire DE72 3FG

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.