



Main Street, Milton



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Guide price £850,000



Key Features

- Four Bedroom Extended Character Cottage
- A Wealth of Charm and Character
- Four Reception Rooms
- Measuring Over 2,000 Sqft
- Four Double Bedrooms
- Family Bathroom + En-Suite Shower
- EPC rating E
- Freehold





Welcome to this quintessential English cottage located in the compact village of Milton in South Derbyshire. This four-bedroom, two-bathroom property has been tastefully extended and boasts a perfect blend of rustic charm and modern comfort. Nestled in this picturesque village, Ivy Cottage offers an idyllic rural retreat with an array of amenities and attractions including National Trust Sites, Calke Abbey and Foremark Reservoir. Nearby recreational opportunities include hiking, fishing, sailing and horse riding. The village itself is steeped in history and charm, characterised by its traditional architecture, tranquil atmosphere and popular local pub. Residents can enjoy leisurely strolls through the surrounding countryside, taking in the stunning landscapes that evoke a true sense of peace and relaxation. Despite its serene setting, Milton boasts excellent transport links, ensuring that commuting to nearby towns and cities, including Derby, Burton, Nottingham and Birmingham is both convenient and straightforward.



Step inside and you'll find four double bedrooms, each with fitted storage. The master bedroom features beautiful vaulted beam ceilings and an en-suite with an enclosed shower, vanity sink, and low flush toilet. The second bedroom delights with a period fireplace and cupboard over the stairs, while the third offers ample storage with a built-in dressing table.



Spanning four reception areas, including a snug with a cosy log-burning stove and a dual-aspect garden room with French doors, this home exudes warmth and character. The separate dining room, fitted with Karndean floors and a butler's cupboard, adds a touch of elegance. Meanwhile, the kitchen, fitted with granite tops and a Rangemaster oven, oozes country charm.

The cottage sits on extensive grounds comprising a stunning landscaped garden, ablaze with colour, raised stone flower beds, mature trees and various shrubs. Enjoy the tranquillity of the paved sunken garden with brick-built seating area and gazebo offering

privacy for outdoor dining and relaxation. The property includes allotment space, a tool shed and a greenhouse. Adjoining the garden are two linked paddocks. The top paddock is equipped with a stable block and tack room, while the bottom paddock currently serves as a picturesque wildflower meadow and bee haven. This property offers the rare opportunity for equestrian use or home office base overlooking an orchard and wildflower meadow.

For added convenience, Ivy Cottage comes with gated off-road parking for three vehicles, a versatile brick outbuilding and a garage/workshop.

For families, there are reputable schools within the catchment area, with Repton Prep and Repton School ensuring quality education is easily accessible.

Overall, Milton offers a unique blend of rural living coupled with convenient access to modern amenities. Ivy Cottage, with its extensive grounds, landscaped gardens, and quality-built features, perfectly embodies this harmonious balance. Prospective buyers will find that the village of Milton is not just a place to live, but a welcoming community to become a part of.

Do not miss the opportunity to own this extraordinary countryside escape. Schedule a viewing with our team today and envision your future in this picturesque haven.



ACCOMMODATION

ENTRANCE HALLWAY 1.28x1.24

SNUG 3.71x4.27

DINING ROOM 4.24x3.96

FITTED KITCHEN 3.83x2.68

GARDEN ROOM 4.32x3.83

INNER HALLWAY 4.03x1.19

CLOAKROOM/W.C. 1.59x0.90

UTILITY ROOM 3.29x2.48

REAR PORCH 2.72x1.21

SITTING ROOM 5.08x4.24

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.37x4.17

EN-SUITE SHOWER ROOM 2.68x1.29



BEDROOM TWO 4.35× 4.30 max

BEDROOM THREE 4.27×3.52

BEDROOM FOUR 3.09×2.76

FAMILY BATHROOM 2.87×2.71

STABLE BLOCK 4.38×3.64

TACK ROOM 3.27×2.77

GARAGE/WORKSHOP 5.10×3.39

COUNCIL TAX BAND:-

The property is believed to be in council tax band: E

HOW TO GET THERE:-

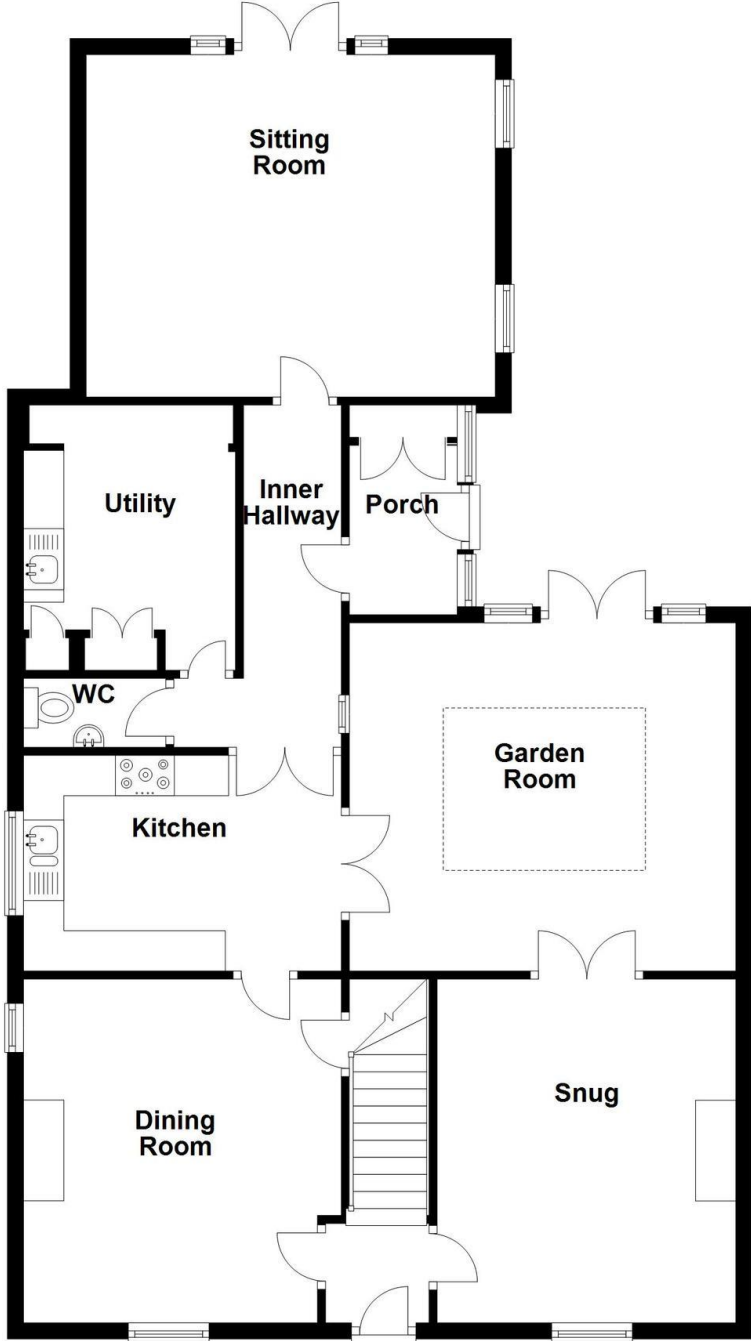
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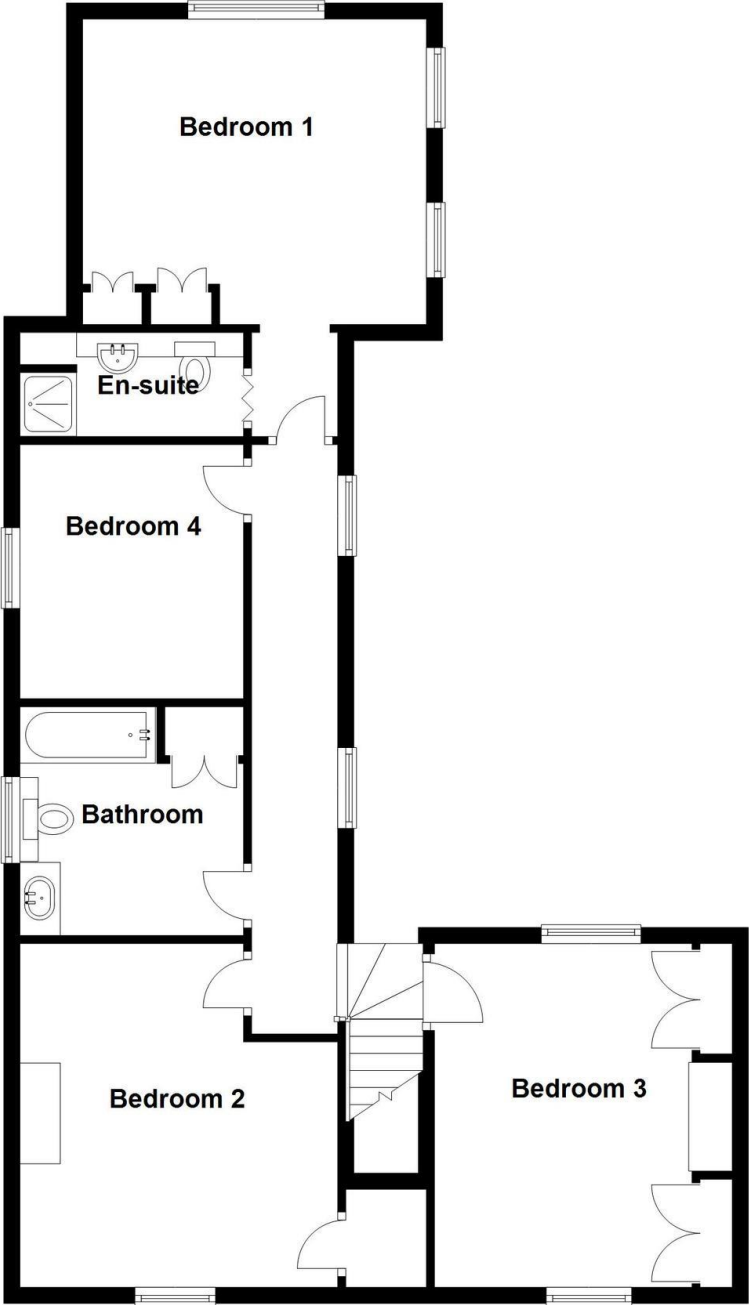
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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