

Fletcher & Company

98 High Street, Repton, DE65 6GF

£685,000

Freehold



- A Detached Residence Of Character And Charm
- Centrally Located Within The Highly Sought After Village Of Repton
- Impressive Entrance Hall And Cellar
- Lounge And Sitting/Music Room
- Open Living/Dining Kitchen/Garden Room
- Utility Room And Dining Room
- Three Double Bedrooms And Attic/Hobby Area
- Luxurious Bathroom With Four Piece Suite
- Delightful, Enclosed Rear Garden
- Easy Access To The A38, A50, M1, Rail Network And Airport





Summary

Nestled in the charming village of Repton, this characterful detached house offers a delightful blend of historic charm and modern living. Built in 1852, the property boasts a generous 1,884 square feet of living space, making it an ideal family home.

Upon entering, you are greeted with an impressive hallway with three spacious reception rooms, each filled with natural light and perfect for entertaining guests or enjoying quiet family time. The well-proportioned kitchen provides a functional space for culinary pursuits and is open to a lovely living area/garden room which opens to the rear. A utility room and cloak/Wc lead off. To the first floor a split level landing leads to three double bedrooms and a luxuriously appointed bathroom with a four piece, modern suite. The attic area is currently used as a hobby/study area by the current owners.

Repton is a sought-after village known for its picturesque surroundings, noted schools and strong community spirit. Residents can enjoy local amenities, including shops, schools, and parks, all within easy reach. The property's location on High Street places it at the heart of this vibrant community, making it an excellent choice for those seeking a tranquil yet connected lifestyle.

This detached house is not just a home; it is a piece of history, offering a unique opportunity to own a property that has stood the test of time. With its characterful features and spacious layout, this home is sure to appeal to families and individuals alike. Do not miss the chance to make this charming residence your own in the beautiful village of Repton.

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The Location

Repton has long been one of South Derbyshire's most popular villages and is noted for its famous public school as well as St Wystans primary. The village itself features wonderful character and architecture together with a selection of highly regarded pubs, restaurants, shops, church and attractive open countryside. Neighbouring Willington benefits from a variety of amenities including a train station, Trent and Mersey canal offering some pleasant walks and Mercia Marina. Easy access to the A38, A50 and M1. Repton is also within commuting distance of Derby and Burton upon Trent. Train services from Derby and Lichfield provide quick route to London St Pancras and East Midlands Airport is within easy reach.

Accommodation

Ground Floor

Impressive Entrance Hall

13'9" x 5'9" (4.20 x 1.77)

Having a feature slate effect tiled floor, a central heating radiator, ornate coving and an impressive, original staircase with polished, timber banister running off to the first floor. Access is provided to the cellar which provides wonderful storage space and has light and power.

Sitting Room/Music Room

13'6" x 9'4" (4.14 x 2.86)

Having twin UPVC double glazed sash style windows to the front, a central heating radiator, ornate coving and a wall mounted contemporary electric fire with granite hearth.



Lounge

13'7" x 12'2" (4.16 x 3.73)

Having a feature fireplace with wooden mantel, slate hearth and housing a cast iron log burning stove. There is a wooden floor, ornate coving to the ceiling, a central heating radiator and twin UPVC sash style windows to the front.



Dining/Living Kitchen

21'2" x 13'8" (6.47 x 4.18)

Comprehensively fitted with a range of hand painted base cupboards, drawers and eye level units with open shelving and glass display cabinets and having a granite work surface over incorporating a Belfast sink with mixer tap over. Appliances include a Rangemaster dual fuel range cooker with five ring gas hob and extractor hood with light over, a dishwasher and a free standing fridge/freezer is included in the sale. Having a feature island unit with a range of cupboards, drawers and pan drawers with a granite work surface over and breakfast bar area with space for two stools. Having a feature tiled floor, a central heating radiator and in the living/garden room area there are double glazed windows overlooking the rear garden and a door which provides access to the delightful, enclosed garden.



Utility Room

7'7" x 6'7" (2.33 x 2.03)

Appointed with a range of base cupboards with a granite work surface over incorporating a sink unit with mixer tap. Having a wood grain effect floor, a wall mounted, vertical, contemporary radiator and a UPVC double glazed window to the rear.



Cloakroom

3'9" x 2'11" (1.15 x 0.89)

Appointed with a low flush WC, Inset spotlighting and having a wood grain effect floor.

Dining Room

11'9" x 11'0" (3.59 x 3.36)

Having an engineered oak floor, a central heating radiator, ornate coving to the ceiling and a UPVC double glazed window to the rear.



First Floor Landing

9'8" x 5'11" x 3'8" x 3'2" (2.97 x 1.82 x 1.14 x 0.97)

A split-level galleried landing with original balustrade and exposed, polished, timber banister, ornate coving to the ceiling and windows to the front and rear.



Bedroom One

13'10" x 12'4" (4.23 x 3.76)

Having an exposed wooden floor, a feature cast iron fireplace with granite hearth, central heating radiator and a UPVC double glazed sash style window to the front elevation.



Bedroom Two

13'10" x 10'3" (4.24 x 3.14)

With a feature cast iron fireplace and hearth, a central heating radiator, an exposed wooden floor, ornate coving to the ceiling and a UPVC double glazed sash style window to the front elevation.



Bedroom Three

11'11" x 11'1" (3.64 x 3.39)

With a wood grain effect floor, a central heating radiator and a UPVC double glazed window overlooking the rear garden. Having original ornate coving to the ceiling.



Luxury Bathroom

12'0" x 10'2" (3.67 x 3.11)

Having been refitted by the current vendors and having a four piece contemporary suite comprising a double walk-in shower cubicle with recessed shelving and underlighting with mains fed shower over and glass shower screen, a freestanding contemporary bath with mixer tap, a vanity wash handbasin with useful drawers beneath and a low flush WC. Having feature tiled effect flooring, quality half tiling to the walls and shower enclosure, a wall mounted heated towel rail, inset spotlighting to the ceiling, ornate coving and a wall mounted "touch light" mirror. There is an extractor fan and a UPVC double glazed window with frosted glass.



Attic

15'7" x 12'0" (4.76 x 3.67)

Accessed via a fixed timber, ladder style staircase and having a wood grain effect floor, exposed timbers, a UPVC double glazed window and a useful storage cupboard. Please note this is currently used as a hobby room/office. A door then accesses the main part of the roof space which is boarded and has light and power providing excellent storage facility.



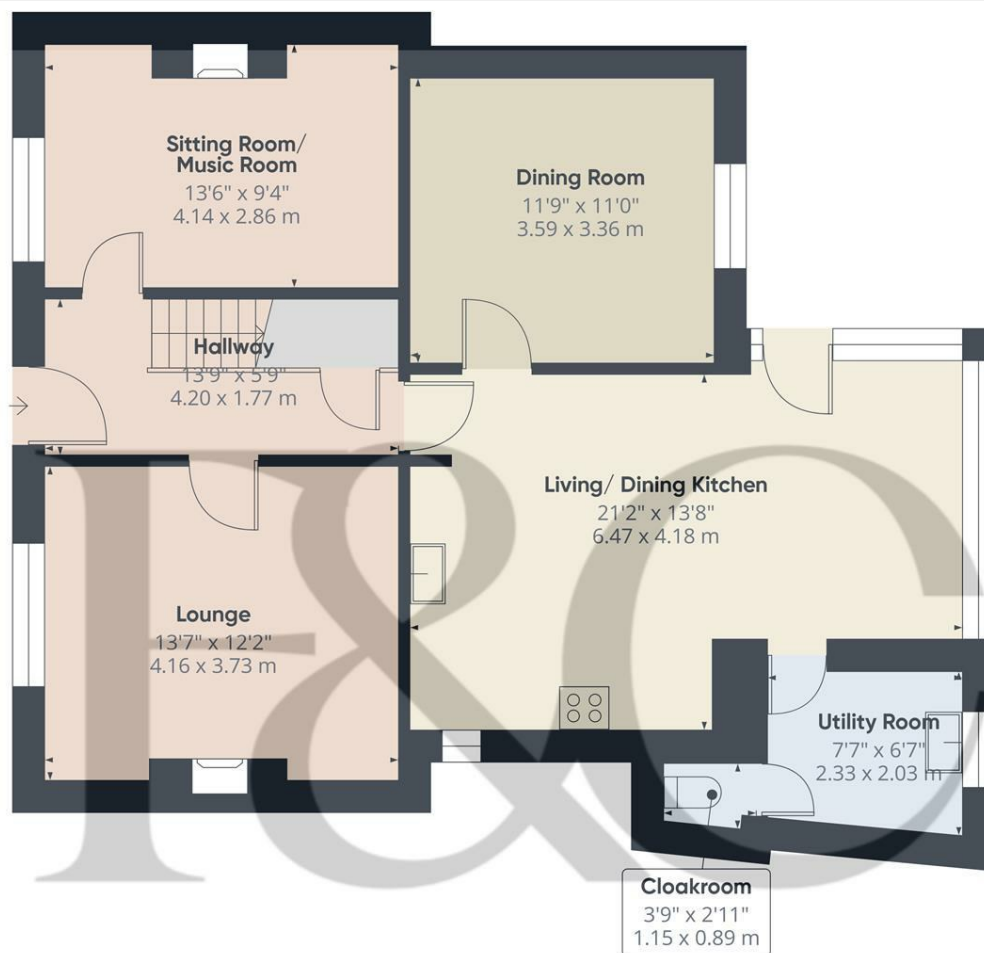
Outside

The property stands back from the road behind a traditional brick wall and forecourt of flag stones. A gate provides access and a second gate leads to the side of the house where there are a range of sheds which provide concealed storage areas. The path leads to the rear garden.

The delightful, enclosed rear garden has been thoughtfully landscaped with extensive areas of paved patio and raised ornamental brick beds which are well stocked with a variety of shrubs and flowering plants. the garden is laid out in a low maintenance theme and provides a wonderful, private space for outdoor living and entertaining. There is a timber summer house, outside lighting and a cold water tap.

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Council Tax Band E



Floor 0

Approximate total area^m

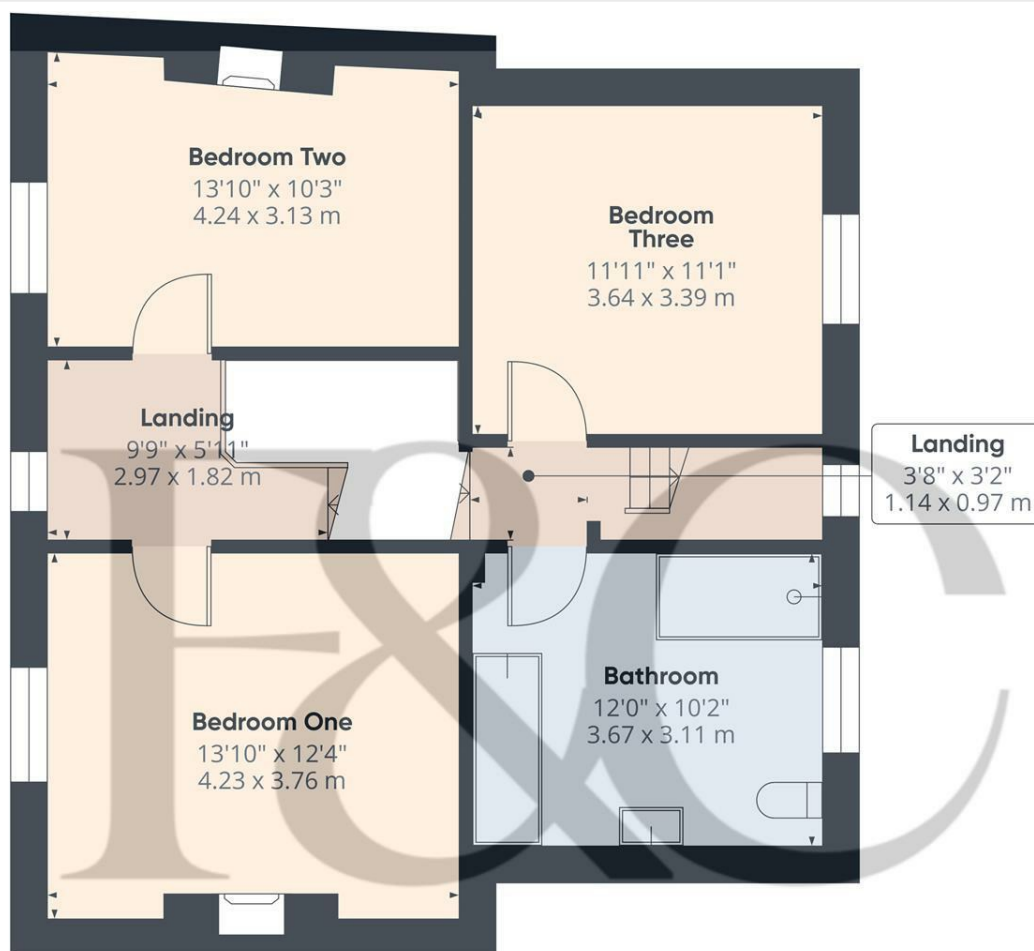
825 ft²
76.6 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area^m

642 ft²
59.7 m²

(1) Excluding balconies and terraces

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Council Tax Band: E
Tenure: Freehold



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	