



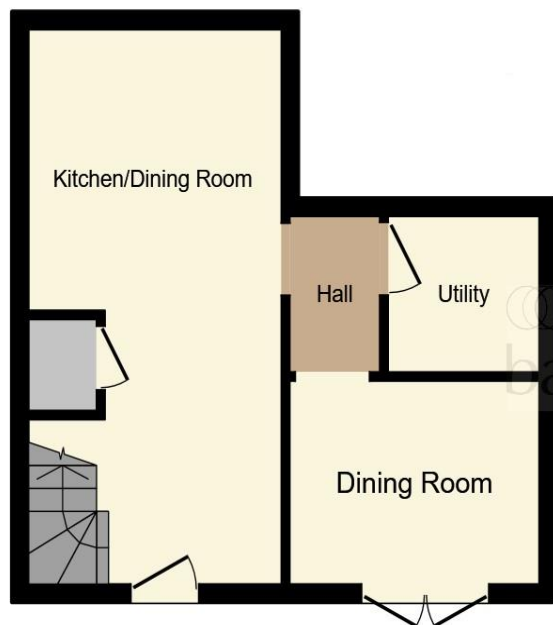
Bridle Lane, Lower Hartshay RIPLEY DE5 3RQ

welcome to

Bridle Lane, Lower Hartshay RIPLEY

GUIDE PRICE £450,000 - £475,000 A charming three-bedroom cottage set in the peaceful hamlet of Lower Hartshay, Ripley, offering $\frac{3}{4}$ acre of land ideal for equestrian use or animal lovers, with characterful interiors, stunning countryside views, and a tranquil brook running along the property.

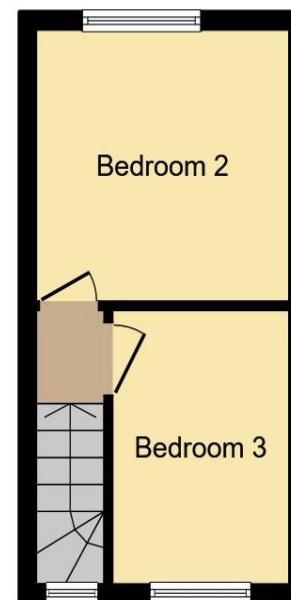




Lower Ground Floor



Ground Floor



First Floor

About The Area

Kitchen/ Dining Room

19' 6" MAX x 9' 7" MAX (5.94m MAX x 2.92m MAX)

Dining Room

9' 6" MAX x 7' 3" MAX (2.90m MAX x 2.21m MAX)

Utility Room

5' 8" MAX x 5' 6" MAX (1.73m MAX x 1.68m MAX)

Living Room

20' 4" MAX x 9' 9" MAX (6.20m MAX x 2.97m MAX)

Bedroom 1

13' 5" MAX x 9' 7" MAX (4.09m MAX x 2.92m MAX)

Bathroom

6' 5" MAX x 6' 1" MAX (1.96m MAX x 1.85m MAX)

Bedroom 2

10' 2" MAX x 9' 6" MAX (3.10m MAX x 2.90m MAX)

Bedroom 3

10' 9" MAX x 7' 3" MAX (3.28m MAX x 2.21m MAX)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Bridle Lane, Lower Hartshay RIPLEY

- Three-bedroom character cottage in Lower Hartshay - NO CHAIN
- Approximately $\frac{3}{4}$ acre of land, ideal for equestrian or animal use
- Charming kitchen/dining room with cottage-style finish
- Separate utility room for added convenience
- Cosy dining room with double doors and field views

Tenure: Freehold EPC Rating: D
Council Tax Band: B

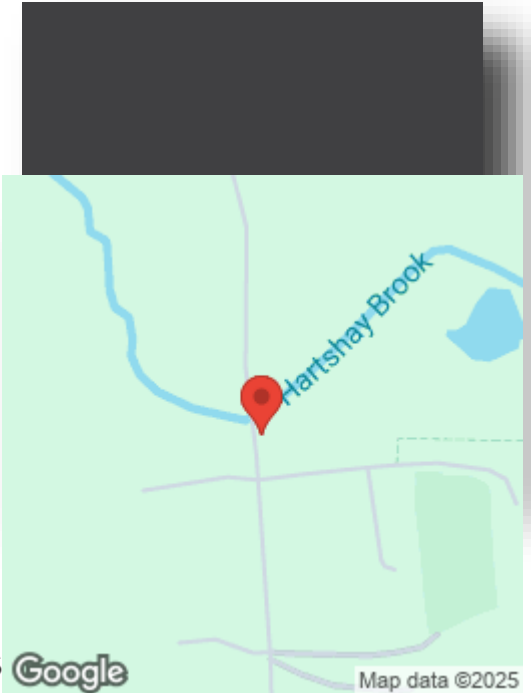
Nestled in the idyllic rural setting of Lower Hartshay, this delightful three-bedroom cottage is a rare find, offering both charming accommodation and extensive outdoor space. Set within approximately $\frac{3}{4}$ of an acre, it's perfect for equestrian enthusiasts, pet owners, or those simply seeking a peaceful countryside lifestyle.

Entering via the lower ground floor, you'll find a spacious kitchen/dining room that spans the full length of the property, beautifully finished in a traditional cottage style with exposed beams and rustic charm. A small inner hallway leads to a practical utility room and a cosy dining room, complete with double doors that open out to views over the land-ideal for enjoying meals with a picturesque backdrop.

On the ground floor, the warm and inviting living room is a relaxing space, alongside the family bathroom and the generously sized master bedroom. The first floor offers a second double bedroom and a third single bedroom, perfect for children, guests or a home office.

Outside, a sunny courtyard offers a private space for entertaining or relaxing, and leads directly onto the expansive land. With views over the brook and surrounding countryside, this home blends rural tranquillity with comfort and charm-an ideal retreat.

offers in excess of



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Property Ref:
DBY120535 - 0004

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