



The Old Station House Butterley Park  
Ripley



## Property Description

Hall & Benson proudly bring to the market this stunning, double front, traditional home located in the rural, residential village of Butterley. The Old Station House was built in 1896 and retains some lovely original features throughout with log burners, high ceilings, and a stunning farmhouse style kitchen. This property is not to be missed and offers stunning field views. Viewings are highly advised to appreciate the accommodation on offer.

Briefly comprising, kitchen, dining room, living room, utility room and rear porch to the ground floor, with three double bedrooms, and office and two bathrooms to the first floor. Externally, the property has private parking, and enclosed garden with several out buildings.

## Entrance Hall

Entering into an open hallway with staircase leading to a galleried landing with understairs storage. Having tiled flooring, wall mounted traditional style radiator, underfloor heating and wall and ceiling lighting.

## Kitchen

14' 10" max x 14' 11" max ( 4.52m max x 4.55m max )

A traditional farmhouse style kitchen with a feature brick fireplace and fireplace. Comprising a range of wall and base units with integrated dishwasher, free standing electric oven with electric hob and hood, as

well as an economy 7, 6 oven AGA. There is further space for a free standing fridge/freezer. A side entrance give access onto the private, gated driveway.

With dual aspect, double glazing to front and rear, tiled flooring, two wall mounted radiators and ceiling light.

## Dining Room

10' 10" x 14' 11" ( 3.30m x 4.55m )

With dual aspect, double glazing to front and rear, traditional stained floorboards, two wall mounted traditional column radiators and ceiling light.

## Lounge

14' 11" x 15' into recess ( 4.55m x 4.57m into recess )

A cosy living room with feature brick fireplace, stone mantle and hearth, fitted with a dual fuel burner. With dual aspect, double glazing to front and rear, traditional stained floorboards, wall mounted radiator and ceiling light.

## Utility / Cloakroom

Having fitted wall and base units with plumbing for washing machine and space for tumble dryer.

Having fitted sink to the worktop and low level wc.

With double glazing to rear aspect, tiled flooring, wall mounted radiator and ceiling light.

## Master Bedroom

14' 11" max x 14' 10" max ( 4.55m max x 4.52m max )

With two, fitted corner wardrobes, dual aspect, double glazing to front and rear, traditional stained floorboards, two wall mounted traditional column radiators and recessed spotlights.

## En-Suite

A modern fitted suite comprising corner shower unit low level wc and vanity unit with sink. With double glazed window to rear aspect, tiled flooring and walls, wall mounted radiator, under floor heating and ceiling light.

## Bedroom Two

11' 5" max x 14' 11" max ( 3.48m max x 4.55m max )

With double glazed window to rear aspect, traditional stained floorboards, wall mounted radiator and ceiling light.

## Bedroom Three

14' 11" x 9' 10" max ( 4.55m x 3.00m max )

With dual aspect, double glazing to front and rear, laminate flooring, wall mounted radiator and ceiling light.

## Office

7' 11" x 6' ( 2.41m x 1.83m )

Leading off bedroom three, a conservatory style addition could provide an office space. With double glazed windows, laminate flooring, wall mounted radiator and wall light.

## Family Bathroom

A traditionally style bathroom comprising a

four piece suite with corner shower unit, bath, wc and vanity unit with sink. Having double glazed window to rear aspect, traditional stained floorboards, wall mounted radiator and ceiling light.

## Rear Porch

With cloak space and door leading to the rear.

## Boiler Room

Accessed externally the boiler room houses the oil burner for the central heating. This is a generous outside storage room with further space for storage also.

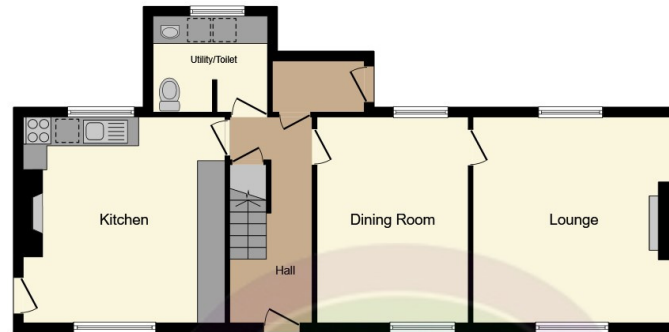
## External

To the side of the property, there is a gated driveway for parking with access to both front and rear of the property. A well established, wrap around garden provides a stunningly, private outdoor space neighbouring field views, with mature plants and trees, and two sheds for storage space.









**Ground Floor**



**First Floor**

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To view this property please contact Hall & Benson on

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**EPC Rating: E**

Tenure: Freehold

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