



Rectory Lane, Kirk Ireton, DE6 3LE

This is a rare opportunity to build your dream home in a highly coveted idyllic village. This building plot has planning consent and detailed architect drawings for a three bedroom detached cottage. Set in private grounds, this is a wonderful spot in which to build your forever home.

Planning consent granted and all conditions satisfied - Derbyshire Dales planning portal reference number 04/11/0970. The detailed architect drawings can be provided upon request.

The proposed home is set across two levels and comprises:

On the ground floor, a porch and hallway with doors leading into the kitchen, dining room and sitting room, as well as a utility room, downstairs WC and cloakroom. Beyond the sitting room is a ground floor suite comprising a double bedroom and en-suite bathroom with separate bath and shower.

On the first floor are two further double bedrooms and a bathroom.

The verdant garden has a well-kept lawn, tall European beech hedge forming the western boundary, ash, lilac and holly trees and dry stone wall boundaries to the south and east.

Access for the parking and potential garage is via the existing gated entrance to The Old Rectory - the gate will be moved as shown on the Architect's Drawings to provide access for this plot.

Kirk Ireton is an idyllic hilltop village with a church, pub, highly-rated primary school, village hall, shop, sports field and children's playground. Carsington Water is a short walk or cycle ride away, whilst the town of Wirksworth is only 3 miles away. The delights of the Derbyshire Dales, Peak District and High Peak Trail are all a short drive away.

- Building plot with planning approval for 3 bedroom detached cottage
- Detailed architect drawings available
- Off-road parking and opportunity to build garage
- Surrounded by beautiful countryside
- 140.7 square metres/1514 square foot accommodation
- Splendid self-build opportunity to create your dream home
- Separate gated pedestrian access
- Planning application 04/11/0970 - approval granted
- Located in highly-sought after village
- Situated at end of quiet country lane

Offers in excess of £250,000

Rectory Lane, , Kirk Ireton, DE6 3LE

Entrance Porch

3'3" x 2'11" (1 x 0.9)

Enter the home through the entrance porch and through to the hallway

Hallway

The L-shaped hallway has doors leading into the kitchen, dining room, sitting room, ground floor WC, utility room and a coat store.

Kitchen

approx 9'10" x 15'5" (approx 3 x 4.7)

The spacious kitchen has a bay window and plenty of wall space for fitted cabinets and integrated appliances.

Dining Room

14'7" x 10'8" (4.47 x 3.26)

With a south-facing bay window, this formal room will be light and airy.

Sitting Room

15'8" x 13'6" (4.79 x 4.12)

French doors open into the garden from this room, which leads through to the ground floor bedroom suite.

Bedroom Two

(max) 17'1" x 17'8" ((max) 5.22 x 5.4)

The spacious dual aspect bedroom has French doors to the garden, a linen store and en-suite bathroom.

En-Suite Bathroom

8'11" x 6'6" (2.72 x 2)

Including a bath, shower cubicle, sink and WC

Bedroom One

14'9" x 10'8" (4.52 x 3.26)

This double bedroom has elevated south facing views and a Juliet balcony.

Bedroom Three

14'9" x 9'0" (4.52 x 2.76)

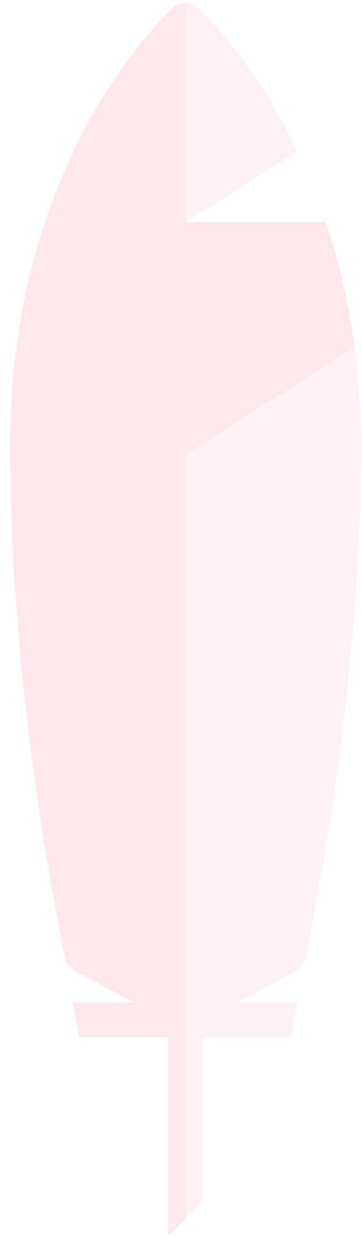
With a Juliet balcony and views over the garden.

Bathroom

9'6" x 4'9" (2.9 x 1.45)

With a double shower, WC and sink.







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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
 TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
 REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315