



## Blue Mountains, Rigga Lane Duffield, DE56 4BN

**\*\*REDUCED FOR A LIMITED TIME TO FACILITATE ONWARD PURCHASE\*\*** Set in a wonderful quiet location on the edge of Duffield, this beautiful cottage has breathtaking panoramic views of open countryside and is packed with character features, spacious rooms including three double bedrooms and has a wonderful tiered garden. The home has no upward chain and is also in the catchment area for Ecclesbourne School.

Located on a pretty no-through-road (therefore with very little passing traffic), this delightful stone cottage has a tiled roof and brick chimney. Entering the home into the useful porch, you head through to a large lounge-dining room and on through to the high quality kitchen. An oak staircase leads up to the first floor landing, with doors off to the magnificent main double bedroom, a bathroom and second double bedroom. On the top floor, the L-shaped double bedroom has views over the rear garden.

The tiered rear garden has a pond with electric supply, several seating and dining zones and a summer house with electricity too. To the front, there is space to park immediately in front of the home and additional on-street parking.

Duffield is an extremely popular village just five miles north of Derby. Immediately to the north are the Derbyshire Dales and Peak District - this is a walker's and cyclist's paradise. Duffield has a good selection of restaurants, shops, pubs and walks aplenty in all directions. It's a wonderful place to bring up a family or downsize to.

- Price reduction for a LIMITED TIME ONLY
- Council Tax Band B
- Countryside location, walking distance to Duffield
- Panoramic south and west facing views
- Tiered garden with pond and dining areas
- BARGAIN PRICE - ONLY reduced to enable onward purchase
- Quiet, secluded location
- Catchment area for Ecclesbourne School
- No upward chain
- Exceptional value for money in popular village

**£325,000**

# Blue Mountains, Rigga Lane, Duffield, DE56 4BN

## Front of the home

This pretty stone cottage forms part of a well-kept locality along Blue Mountains - named after the abundant bluebells adorning this spectacular hillside overlooking the countryside around Duffield and Little Eaton. With striking white timber-framed windows contrasting nicely with the stone walls and tiled roof, this home matches the look and feel of the neighbouring properties.

Enter the home through the beveled timber door with iron handle and letterbox.

## Entrance Porch

With a pitched gable tiled roof and tall west-facing window, this is the perfect place to kick off boots and hang coats after a walk around the beautiful surrounding countryside. The porch has a quarry tiled floor, pine-framed double glazed window, ceiling light fitting and whitewashed walls.

## Lounge-Dining Room

19'9" x 12'5" (6.02m x 3.78m)

Like all rooms in this home, the very thick walls keep the home cool in summer and warm in winter - helping to regulate utility bills too. This is a magnificent room which is flooded with natural light thanks to the wide bay window which faces out to the rolling countryside falling away to the west. The room has a solid oak floor and brick fireplace with iron grate. The high ceiling has a number of beams and a ceiling light fitting. There are also solid oak skirting boards, an exposed stone wall, under-stairs cupboard, two radiators and several wall lights.

It is a large room with lots of space to facilitate flexible room layouts - as you can see from the photographs there is lots of seating, a dining table, piano and sideboards, yet still the room feels open and spacious. A solid oak staircase leads up to the upper floors and a wooden door through to the kitchen.

## Kitchen

11'7" x 8'11" (3.54 x 2.72)

The high quality country-style kitchen has a solid oak floor and sturdy fitted cabinets. On the right is an L-shaped granite worktop. The gas oven with four-ring gas hob has an extractor fan above and is included in the sale. There is an adjacent electric supply should you prefer an electric oven. The integrated Butler's sink with heritage-style chrome mixer tap sits beneath a timber-framed window looking out and up to the rear garden. There is space and plumbing below this worktop for a washing machine. All of the cabinets are 'oversized' to allow for appliances to be fitted behind the cabinet doors.

On the left is a fitted oak dresser with a range of cabinets. Below is space and ventilation for a tumble dryer and - to the left - a full-height double cupboard has space for a fridge-freezer and additional storage. There are glass and open display cabinets above the worktop on this side of the kitchen.

The room also has a ceiling light fitting, radiator, tiled splashbacks and a solid hardwood stable door with glazed panel leading out to the rear garden.

It's a very well-designed kitchen with a lovely feel.

## Stairs to first floor landing

From the lounge-diner, the solid oak staircase curves up to the first floor, with an exposed stone wall on the right and open storage above. At the landing, stairs lead up to the second floor and doors lead into Bedrooms 1 and 2 and the family bathroom.

## Bedroom One

11'4" x 12'5" (3.45m x 3.78m)

This room truly has the Wow Factor! This fabulous large double bedroom has a wide west-facing window offering fantastic views of open countryside over towards Duffield. The bedroom has a high ceiling and newly-painted pine floorboards. The Dansley log burner with flue sits within a cute fireplace with stone lintel above. Fitted pine cupboards in the alcoves each side of the fireplace provide useful storage and include space for a dressing table or desk. There is a radiator, ceiling light fitting and lots of space for a large bed and additional bedroom furniture.



## Bathroom

7'9" x 5'4" (2.37 x 1.65)

This beautiful bathroom is totally in-keeping with the style and flow of the home. With a ceramic tiled floor, there is an extra-long bath with chrome taps and an electric shower over. The vanity unit has a wide shelf, cabinets and includes a capsule W. The ceramic Ideal Standard sink has a chrome mixer tap. There is a small frosted double-glazed window, radiator, recessed ceiling spotlights and the walls are mostly tiled.

## Bedroom Two

9'5" x 9'0" (2.89 x 2.76)

Located at the rear of the home with views to the rear garden, this double bedroom has a pine floor and fitted cupboard on the right. We love how the double timber-framed windows open up to reveal the tiered garden. There is a radiator and ceiling light fitting in this pleasant and peaceful room.

## Bedroom Three

14'11" x 10'11" (4.56 x 3.33)

From the first floor landing, the solid oak staircase continues up to the second floor. There is a large recessed bookcase at the turn, on the right. A solid oak door with iron latch opens into bedroom three.

This spacious L-shaped room has a fabulous view of the rear garden through a large timber-framed triple window. This bedroom has pine floorboards, a beamed ceiling with light fitting and lots of eaves storage. The alcove provides space for a wardrobe or bookshelf. There is a radiator and lots of space for a bed, desk/dressing table and additional furniture.

## Rear Garden

We adore this magnificent, beautiful tiered garden. At ground level is a pretty cobbled courtyard immediately outside the kitchen. It's a good spot for breakfast and to enjoy the sun on this side of the home. There is an outside tap and power point.

Stone steps meander up through rockery gardens with flourishing ferns, trees and bushes. At level 1 you are already level with the rooftop of the home. Here, the natural pond is 4.5 feet deep and has an electric supply - useful if you want to have lighting and a pump. On the decked seating area we could only hear birdsong and the branches swaying in this sun-dappled area - it is a lovely peaceful sanctuary.

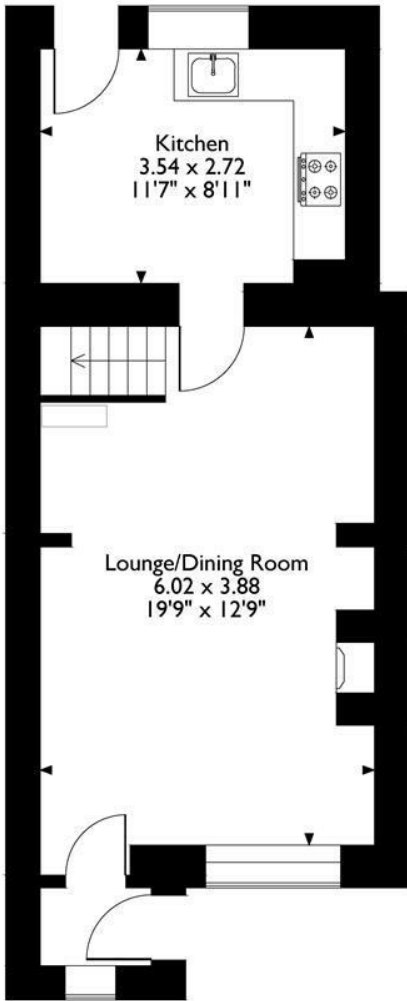
The stone steps continue up to the top tier - from here you can look back through the arched arbor over rooftops to the verdant rolling countryside. A stone cobbled path set between slate areas with raised flower beds leads to a dining area and large summer house. The summer house has power and lighting. There is space at this level for a log store too. There are timber fenced boundaries on all sides and the range of young and mature trees provide shaded areas should you wish.

It's a beautiful tiered garden that has been lovingly tended and maintained over many years.

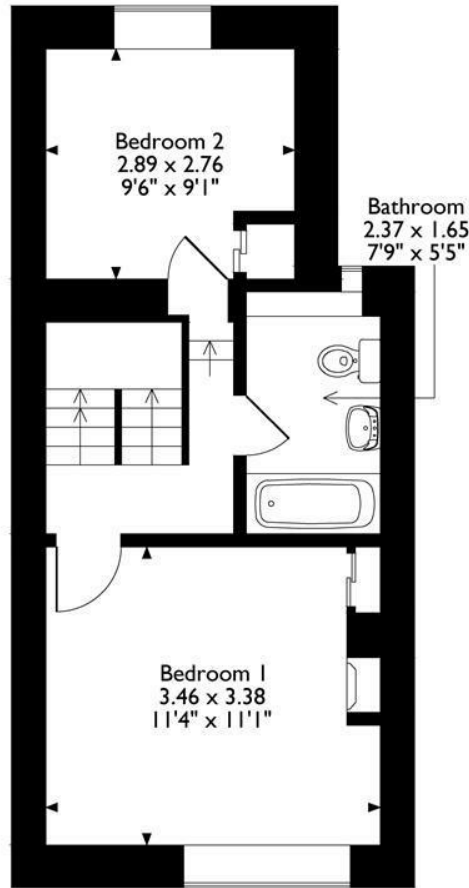


# 12 Blue Mountains

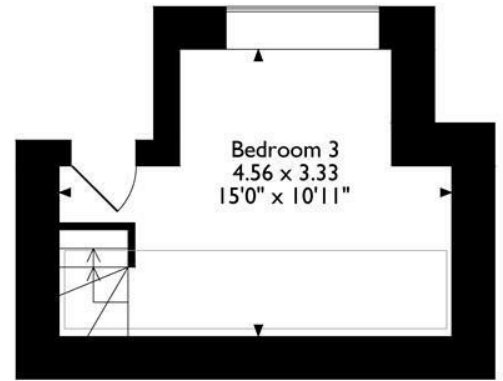
Approximate Gross Internal Area  
82 Sq M / 883 Sq Ft



**Ground Floor**

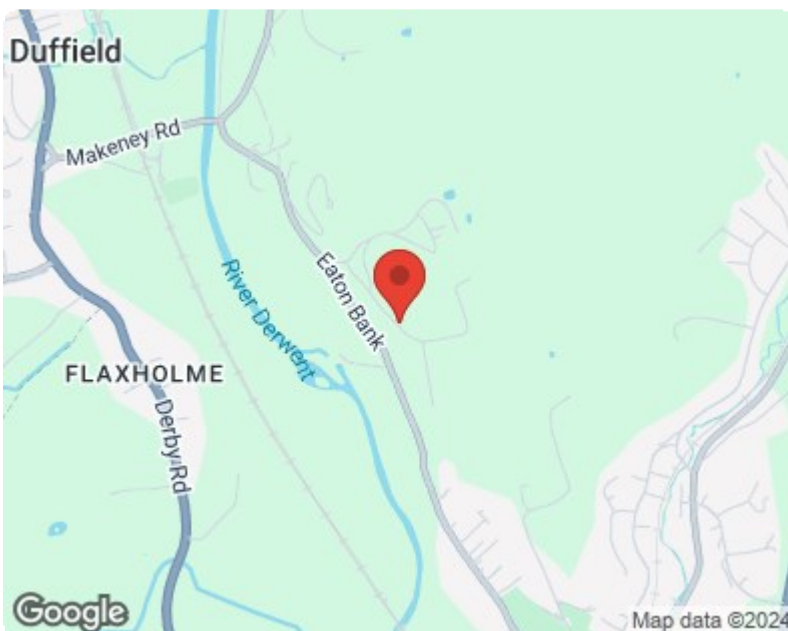


**First Floor**



**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			

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

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