



## Dumbles Cottages, Dumbles Lane, Denby Village, Derbyshire, DE5 8PF

**Offers Over £795,000**



The charming three bedroom character cottage offers beautifully presented extended accommodation with impressive living dining kitchen, a detached two bedroom annex, double garage and superb south facing gardens extending to approx two acres of mature, well stocked grounds with wildlife garden and woodland. Viewing is a must.





# Dumbles Cottages, Dumbles Lane, Denby Village, Derbyshire, DE5 8PF

Offers Over £795,000



The truly delightful property is situated in a quiet back water location being surrounded by countryside with open views. Off a private driveway the property is accessed through an electronic five bar gate to provide generous car parking and hard standing which leads to a double garage and newly re built two bedroom detached annex.

The traditional cottage accommodation has been cleverly modernised and extended to provide contemporary open plan living, whilst appreciating the original character and charm of its idyllic surroundings. The welcoming accommodation comprises entrance porch, reception hallway, cosy sitting room with original beams and multi-fuel stove, impressive living dining kitchen, well equipped with stylish units and central island with dining space, lounge area and generous all year round conservatory over looking the superb grounds.

There is a newly re built annex with two bedrooms, shower room, lounge and home office, which could easily be converted to become self contained.

The property benefits from quality UPVC double glazed windows and doors, LPG gas central heating fired by a combination boiler with a recently installed 2000 litre tank. The annex uses LPG bottled gas to fire the central heating. There is a septic tank, security alarm system and high speed broadband connection.

The property sits in approx two acres of mature grounds with many established trees, shrubs and flowering plants. The lawned gardens have well stocked flower beds and fish pond, a productive vegetable plot has raised beds and greenhouse, an adventure play area with tree house and wildlife garden to welcome nature, which extends into woodland. There is a natural stream which runs along the boundary, sunny patios and shaded seating areas for alfresco dining and a timber breeze house to enjoy the views and sunsets.

Denby village is a sought after location, having popular pubs and restaurants, primary school, parish church and many local countryside walks. Close to Ripley and Belper, where all shopping needs can be met and having easy access to Derby and Nottingham via major road links ie A610, A38 and M1, whilst the A6 provides the gateway to the stunning Peak District.

## ACCOMMODATION

A composite cottage style entrance door allows access.

## ENTRANCE PORCH

Brick built with ceramic tiled floor, UPVC double glazed window, light and a glazed UPVC door open into :

## RECEPTION HALLWAY

20'5 x 8'9 (6.22m x 2.67m )

Having ceramic tiled flooring, original beams to the ceiling, wall lighting, telephone point, feature diamond shaped window to the side, radiator, stairs climb to the first floor and traditional latch doors open into :

## SITTING ROOM

15'8 x 11'1 (4.78m x 3.38m)

Having matching tiled flooring, original beams to the ceiling, radiator, wall lighting, TV aerial point and an impressive stone built fireplace with slate hearth and wooden mantel shelf housing a multi-fuel stove. UPVC double glazed French doors open into the conservatory with a marble sill.

## CONSERVATORY

25'8 x 11'5 (7.82m x 3.48m )

Constructed with a brick base, UPVC double glazed windows and doors, and light weight insulated tiled roof for all year round use. There is a ceramic tiled floor and stunning views over the garden, enjoying a southerly

aspect. A second set of French door open into :

## IMPRESSIVE LIVING DINING KITCHEN

30'3 x 26'8 overall (9.22m x 8.13m overall)

A welcoming family space having been extended with a high ceiling height and Velux skylight windows, which flood the room with natural light. Having living area, dining area and fitted kitchen.

## LOUNGE AREA

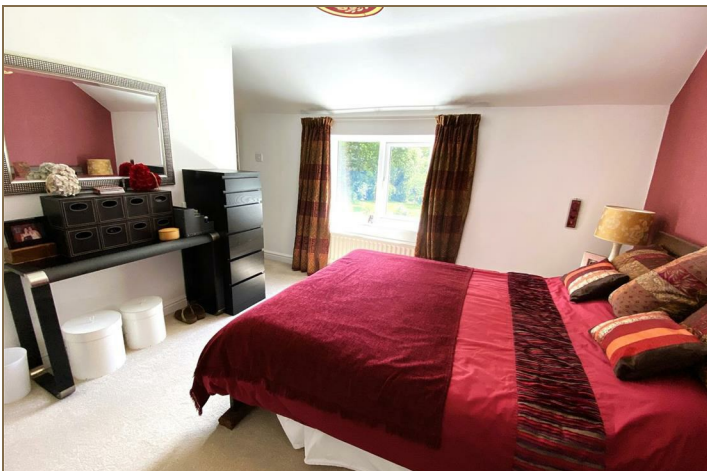
15'5 x 11'2 (4.70m x 3.40m )

With brick fire surround, stone hearth and wooden mantel shelf housing a cast iron multi-fuel stove, original beams, wooden latch door, wall lighting, tiled floor, vertical radiator and TV aerial points with satellite connection. Open into :

## DINING AREA

18'3 x 10'8 (5.56m x 3.25m )

There is a radiator, UPVC double glazed window to the front, beams to the ceiling, matching wall lights and ceramic tiled flooring.





A built-in laundry cupboard provides plumbing for a washing machine and space for a tumble dryer, light and power. open to :

### **FITTED BREAKFAST KITCHEN**

12'8 x 10'9 extending to 28'1 (3.86m x 3.28m extending to 8.56m)

Comprehensively appointed with a range of high gloss black base cupboards, drawers, eye level and pull out larder units, with central island with deep pan drawers and wood block work surface over incorporating a porcelain double sink with mixer taps. Integrated appliances include electric double oven and grill, gas hob, extractor hood, dishwasher and housing for an American style fridge freezer. There is ceramic tiled flooring, wall lighting, feature diamond shaped high level window, two remote operating Velux skylight windows, shelving, glass splash back, granite worksurface, vertical radiator and pendant lighting over the island unit. UPVC double glazed French doors provide views of and open out onto the garden patio.

### **GROUND FLOOR BATHROOM**

14'9 x 7'2 (4.50m x 2.18m )

Appointed with a family size double bath with central taps, electric shower and glazed screen over, low flush WC and vanity wash hand basin with useful storage beneath. There is decorative tongue and groove panelling, complementary wall tiling, ceramic tiled floor with under floor heating, radiator, mirror, UPVC double glazed window and extractor fan.

### **FIRST FLOOR LANDING**

Having a UPVC double glazed window to the front elevation and there is access to the part boarded and insulated roof space with light and power via a loft ladder.

### **BEDROOM ONE**

11'6 x 11'5 extending to 15'4 (3.51m x 3.48m extending to 4.67m )

Having a UPVC double glazed window to the rear elevation, radiator, pendant light, built in cupboard, and a walk-in wardrobe providing hanging and shelving facility.





## ENSUITE SHOWER ROOM

Beautifully appointed with a double shower enclosure with remote controlled thermostatic drench shower and hose attachment, low flush WC, vanity wash hand basin with useful storage beneath and slimline illuminated mirror, complementary full tiling, recessed shelving and towel storage, circular heated towel radiator, and window to the side enjoying far reaching views.

## BEDROOM TWO

15'5 x 11'5 (4.70m x 3.48m )

There is a UPVC double glazed window to the rear elevation overlooking the gardens, radiator and wall lights.

## BEDROOM THREE

15'4 x 8'6 extending to 13'6 into window (4.67m x 2.59m extending to 4.11m into window)

There is a split level dormer with apex UPVC double glazed window providing countryside views, with a radiator, wall lights latch door and USB power points.

## OUTSIDE

The property is accessed through an electronic five bar gate to a generous driveway providing ample off road parking and hard standing, leading to a detached double garage. There is access via both sides of the cottage to the extensive rear garden, extending to approx two acres.

## ANNEX

The newly re built accommodation comprises entrance hallway, sitting room (currently used has a music room), home office and a WC. To the first floor are two double bedrooms and shower room.

## ENTRANCE HALLWAY

A UPVC stable style entrance door allows access, inset spot lights, radiator, oak effect flooring and a range of coat hangings.

## WC

Having a low flush WC and vanity wash hand basin.



## HOME OFFICE

16'3 x 10' (4.95m x 3.05m)

Currently being used has a home office (could easily convert to a dining kitchen) with dual aspect UPVC double glazed windows enjoying views over the gardens, oak effect flooring and inset spot lighting.

## LOUNGE

17' x 16'3 (5.18m x 4.95m )

Having full height UPVC double glazed windows and French doors opening onto the garden. There is inset spot lighting, oak effect flooring, TV aerial point, vertical radiator and a built-in cupboard houses the Vaillant combi boiler (serving the domestic hot water and central heating system off bottled LPG)

## FIRST FLOOR LANDING

Having oak effect flooring, radiator, and a Velux skylight window, with integrated blind, to the front.

## BEDROOM ONE

Having oak effect flooring, radiator, twin Velux skylight windows, with integrated blinds, and wall lighting.

## BEDROOM TWO

Having oak effect flooring, radiator, twin Velux skylight windows, with integrated blinds, and wall lighting.

## SHOWER ROOM

Appointed with a double shower enclosure with thermostatic shower, vanity wash hand basin and low flush WC, complementary wall and floor tiling, heated towel radiator and Velux skylight window.

## DOUBLE GARAGE

19'6 x 18'9 (5.94m x 5.72m )

Having an electronic up and over door, light and power,

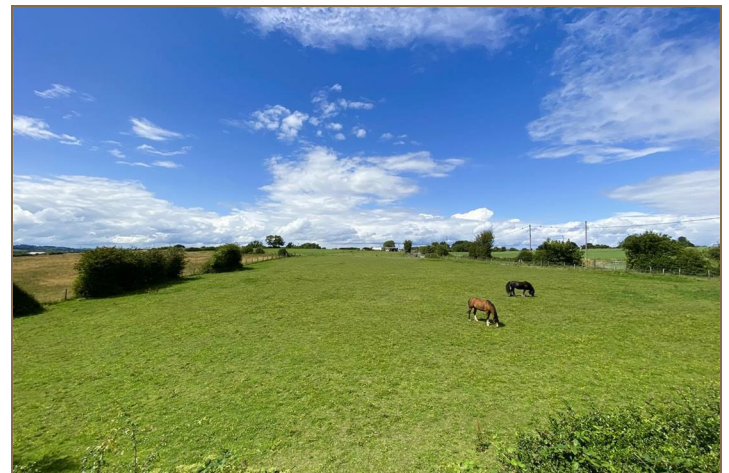
## GARDEN

The impressive gardens are well stocked with established trees, shrubs and flowering plants. Enjoying a southerly open aspect with countryside views there are various seating areas and paved patio with pergola, perfect for alfresco dining and entertaining. The gardens are mainly laid to lawn with wildlife areas, a productive vegetable garden with





potting shed, greenhouse and raised beds. A timber breeze house provides a relaxing area to enjoy the garden and views. There is a childrens play area with treehouse and mature trees, shrubs and provide an haven for wildlife, extending into woodland.



## Road Map



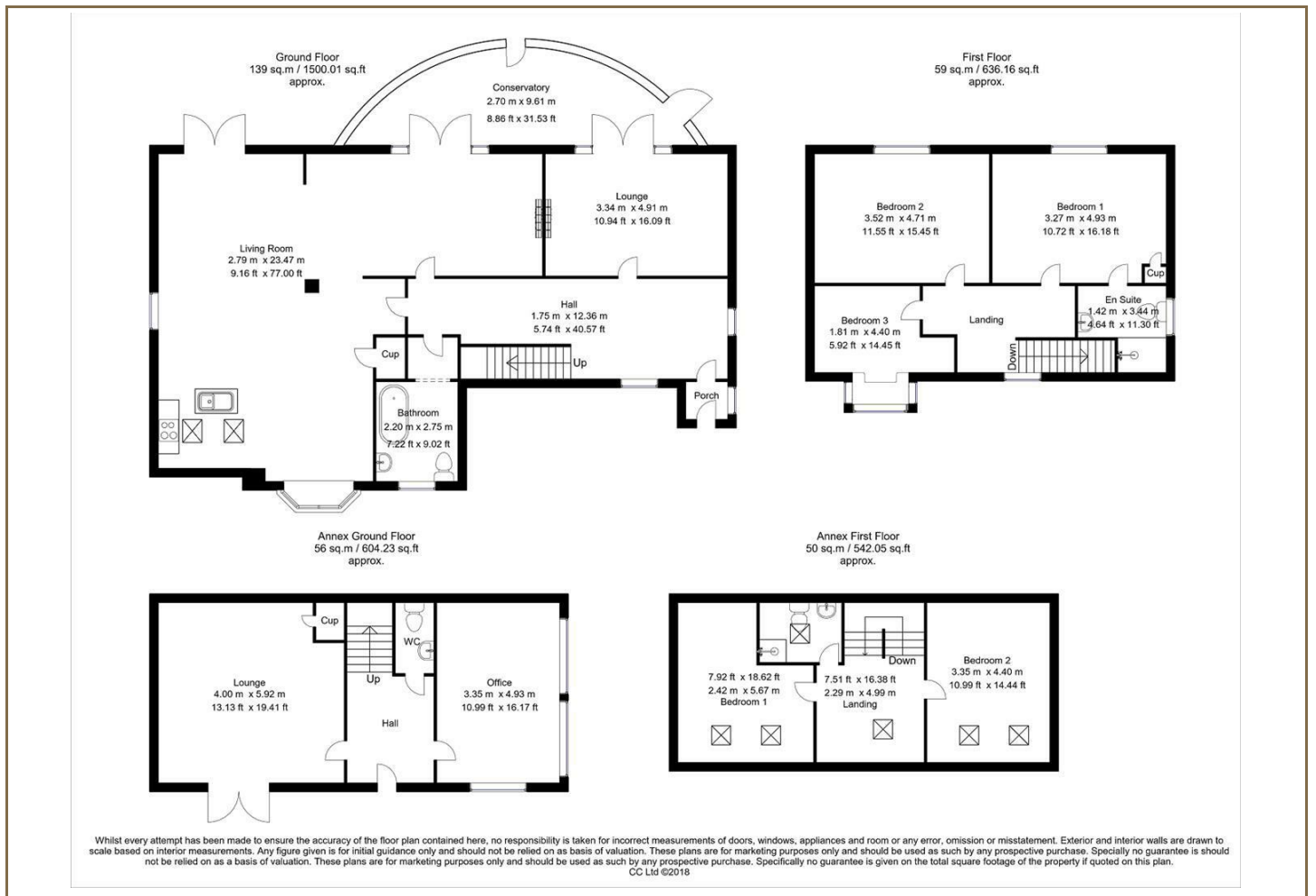
## Hybrid Map



## Terrain Map



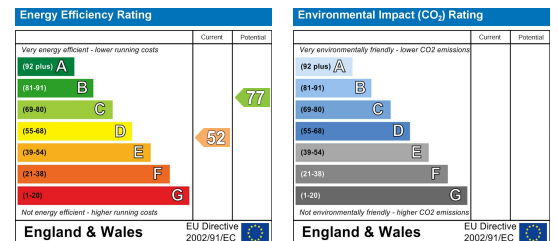
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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