



## Dimple Cottage and Dimple Barn, Dimple Lane, Crich, DE4 5BQ

**£1,395,000**



A rare opportunity to acquire a stunning three bedroom period cottage offering quality accommodation with a detached three bedroom barn conversion in the grounds, sitting in approx 4 acres with two paddocks, three stables, tack room and hay barn. Situated on the outskirts of the popular village of Crich enjoying stunning views over Snowdrop Valley. Viewing is strongly advised.





# Dimple Cottage and Dimple Barn, Dimple Lane, Crich, DE4 5BQ

**£1,395,000**



The impressive property and grounds offer an idyllic lifestyle with equestrian facilities, paddock and grounds extending to approx 4 acres with a pond and woodland. The beautifully appointed properties are perfect for multi generation living or holiday let.

## **DIMPLE COTTAGE**

Dimple Cottage offers immaculately maintained and beautifully presented accommodation comprising to an entrance porch/ boot room, utility room, guest WC and lobby into a stunning fitted kitchen with breakfast room off, lounge, orangery, inner hallway and a superb sitting room with a feature fire place. To the first floor is a gallery landing with three good sized bedrooms and WC. The generous principal bedroom has a dressing area and luxury ensuite bathroom.

Benefitting from gas central heating, UPVC double glazed windows and doors.

## **DIMPLE BARN**

The accommodation has been tastefully converted to provide modern self contained three bedroom split level accommodation comprising a dining kitchen, impressive lounge, three bedrooms and a newly refitted bathroom. This property has a separate drive access enclosed gardens and direct access to the stables and paddock. This property has Calor gas central heating with additional electric radiators and a security alarm system.

## **EXTERNALLY**

There are two driveways allowing separate access to both properties. The properties sit in approx 4 acres with the grounds extending to a small woodland area with a natural pond. There is a cascading water feature on the fore garden, with steps leading to terraced patio areas, and a sunny courtyard with a garden studio. There is sun terrace with hot tub, summer house and WC, small menage and grass paddock adjacent to a tack room, hay barn and a wooden stable block with three stables and holding pen. The family do rent additional acreage close by, by separate arrangement.

## **DIMPLE COTTAGE ACCOMMODATION**

A glazed UPVC entrance door opens into :

### **ENTRANCE PORCH**

10'2 x 6'8 (3.10m x 2.03m )

Having a wood effect flooring, UPVC double glazed window, door and glazed roof.

### **ENTRANCE LOBBY**

Having flagstone tiled flooring

### **UTILITY ROOM**

11'2 x 6' (3.40m x 1.83m)

Fitted with a quality range of shaker style base cupboards drawers and larder cupboard with granite work surface and Belfast sink with mixer taps, splash back tiling, plumbing for a washing machine and space for a tumble dryer. A UPVC double glazed window

to the front enjoys far reaching views, ceramic tiled flooring, inset spot lights and beams to the ceiling, radiator, a cottage style entrance door allows access to the side and walk in drying room is useful on wet weather day, having a wall mounted boiler (serving the domestic hot water and central heating system) . There is access to the roof void and a latch door opens into :

### **GUEST WC**

Appointed with a low flush WC, pedestal wash hand basin, complementary full tiling, ceramic flagstone tiled flooring, inset spot lights, extractor fan and a UPVC double glazed window to the side.

### **IMPRESSIVE BREAKFAST KITCHEN**

20'10x 10'3 extending to 14'10 (6.35mx 3.12m extending to 4.52m)

Comprehensively appointed with a quality range of shaker style base cupboards, drawers and eye level units with contract wood grain cabinets with marble work surfaces incorporating a porcelain sink drainer

with mixer taps, splash back tiling and decorative panelling. Integrated Rangemaster dual fuel cooker with double ovens, warming oven and a five ring gas hob with wok burner and griddle, dishwasher and fridge freezer. There are flagstone tiled flooring, beams to the ceiling with inset spot lighting, exposed stone feature wall, radiator, recessed mood lighting and a glazed breakfast room with UPVC double glazed windows and glazed roof.

### **SITTING ROOM**

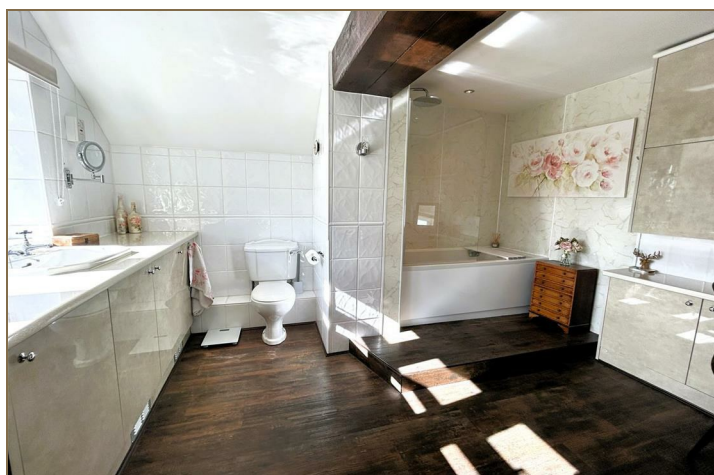
16'7 x 15'7 (5.05m x 4.75m )

A charming room with original stone mullion box bay window fitted with UPVC windows, beams to the ceiling, a sandstone fire surround with pewter insert housing a living flame gas fire, wood effect flooring, TV aerial point and UPVC double glazed French doors open into :

### **ORANGERY**

14'3 x 13' (4.34m x 3.96m)

Enjoying an elevated position and being





constructed with a stone base, UPVC double glazed windows and a insulated tiled roof with inset spot lighting, ceramic tiled flooring, electric wall heater, TV aerial point and UPVC double glazed French doors open onto the patio.

### **INNER HALLWAY**

There is a feature stone wall. exposed beams to the ceiling, twin UPVC double glazed windows to the side enjoying countryside views, flagstone tiled flooring, radiator and stairs climb to the first floor landing. Latch door opens into :

### **LOUNGE**

22'6 x 16'2 (6.86m x 4.93m )

A naturally light room, with south facing stone mullion frames with UPVC double glazed windows, radiator, beams to the ceiling, wall lights, TV aerial point, solid wood flooring and an impressive stone built fireplace with flagstone hearth housing a gas fired cast iron stove.

### **ON THE FIRST FLOOR**

### **GALLERY LANDING**

There is access to the part boarded roof void with light and and power. There are twin deep set low level UPVC double glazed windows to the side elevation enjoying countryside views, feature beams, wall lights, radiator and cottage doors open into :

### **PRINCIPAL BEDROOM**

14'5 x 12'9 extending to 19'6 (4.39m x 3.89m extending to 5.94m )

A generously proportioned room with dual aspect UPVC double glazed windows to the front and side elevations enjoying views over the gardens and land. There are beams to the ceiling, radiator, TV aerial point, and a range of in-built wardrobes in the dressing area.

### **LUXURY ENSUITE**

12'10 x 10'2 (3.91m x 3.10m )

Beautifully appointed with a range of built-in cupboards and drawers in a stylish high gloss finish. There is a panelled bath with thermostatic shower over, porcelain wash





hand basin with vanity storage beneath and a low flush WC. There is complementary full tiling, heated towel radiator, beams and inset lighting to the ceiling, shaver point and a UPVC double glazed windows to the side elevation.

### BEDROOM TWO

11'11 x 12'9 (3.63m x 3.89m )

There are dual aspect UPVC double glazed windows to the sides, radiator and beams to the ceiling.

### BEDROOM THREE

9'9 x 9'1 recess (2.97m x 2.77m recess)

There is wood effect flooring, radiator and a UPVC double window set in stone mullion to the side elevation.

### WC

Having a low flush WC, pedestal wash hand basin, inset spot lighting, beams to the ceiling, heated towel radiator and an in-built cupboard housing a copper hot water cylinder.

### OUTSIDE

Dimple cottage has a tarmac driveway sweeping up to the property through a lawned garden with a cascading water feature and pond. There is ample car parking and the drive leads to a double garage. Steps climb through a rockery to raised patio area with stone balustrade. A perfect platform for watching the horses and enjoying the garden and countryside views.

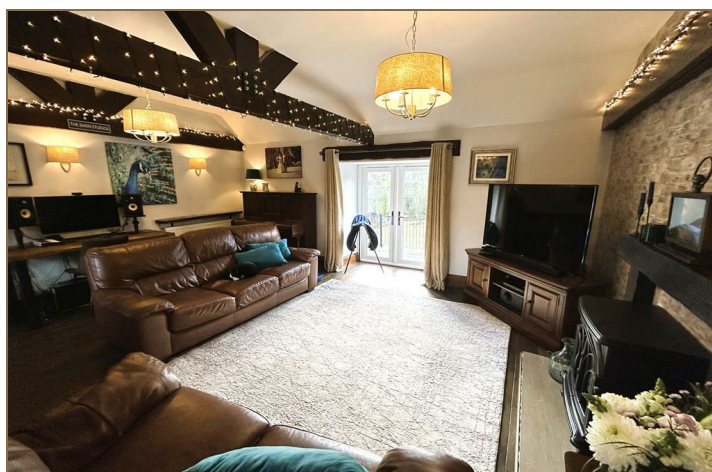
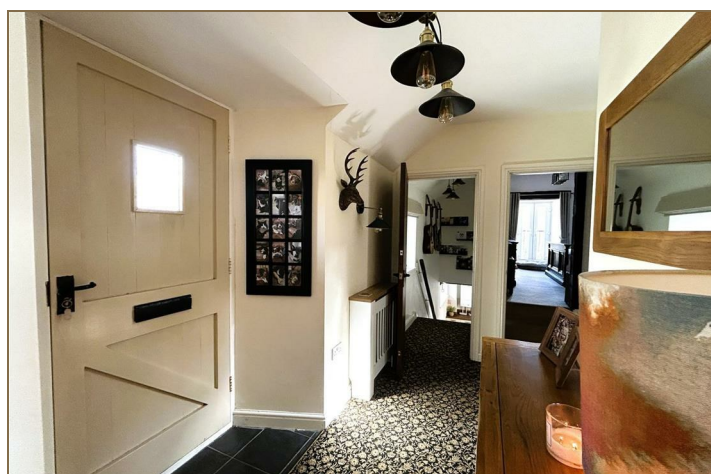
### GARAGE

17'8 x 16'9 (5.38m x 5.11m )

There is light, power and shelving storage.

### GARDENS

There is a sunny sheltered court yard, paved with flagstone paving, perfect for alfresco dining with external lighting and power points. A STONE BUILT GARDEN STUDIO 9'3 x 7'4 Fitted with base cupboards for storage and a wall mounted boiler serves the domestic hot water and central heating system. Steps down to a terrace seating area with a SUMMERHOUSE with light power, HOT TUB





and a outside WC. There is an enclosed area with rubber surface, suitable for a childs' play area or a small menage. A CATTERY with two pens, light and power. There are stone steps to a lower seating area, enclosed grass paddock and grazing pens. Three timber STABLES, HAY BARN AND and TACK ROOM, all with light, power and water supply.

### GROUND

The plot extends to approx four acres into a small copse area with a wildlife pond.

### DIMPLE BARN

The barn can be access from the main driveway or a separate gravelled driveway allowing vehicle access to the stables.

### ENTRANCE HALLWAY

A cottage style entrance door allows access from the front, there are beams to the ceiling, wall lights and Velux skylights. Stairs down to :

### FITTED DINING KITCHEN

16'7 x 14'8 (5.05m x 4.47m )

Fitted with a range of cream shaker style base cupboards, drawers, eye level units and glazed display cabinets with wood grain effect rolled top work surface over incorporating a porcelain sink drainer with mixer taps, upstand and splash back tiling. Integrated appliances include an electric oven , calor gas hob, extractor, hood, dishwasher, fridge freezer and plumbing for an automatic washing machine. Having wood grain effect flooring, beams to the ceiling, UPVC double glazed window overlooking the gardens, electric wall heater and stairs climb to the landing. A calor gas boiler serves the domestic hot water and central heating system and a stable style door opens to the side.

### LOUNGE

14'8 x 14' (4.47m x 4.27m)

Having solid wood flooring exposed timber trusses and beams, twin UPVC double glazed windows to the side, TV aerial point, two





radiators, wall lights and UPVC French doors open onto a decked patio.

### BEDROOM ONE

17'8 x 11'1 (5.38m x 3.38m )

Steps to the principal bedroom with a Juliette balcony, enjoying views to the side, two double in-built wardrobes providing hanging and shelving, radiator, recessed under lighting, radiator, TV aerial point and a built -in cupboard with drainage to create an ensuite shower room.

### BEDROOM TWO

10'11 x 9'11 (3.33m x 3.02m)

There are two skylight windows, radiator and UPVC double glazed to the rear overlooking the paddock.

### BEDROOM THREE

7'8 x 9'7 (2.34m x 2.92m )

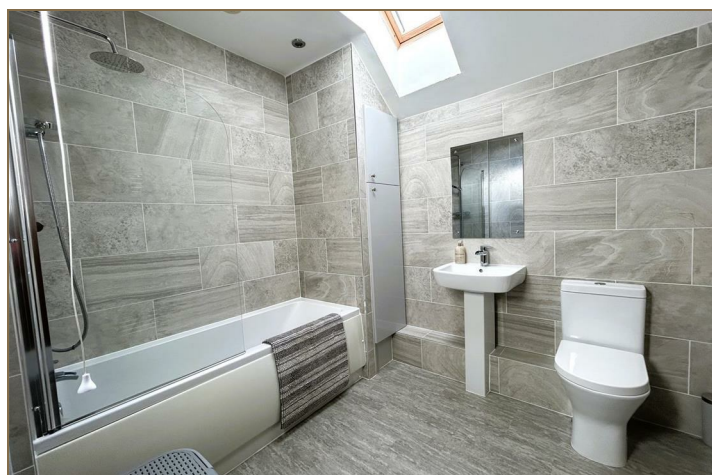
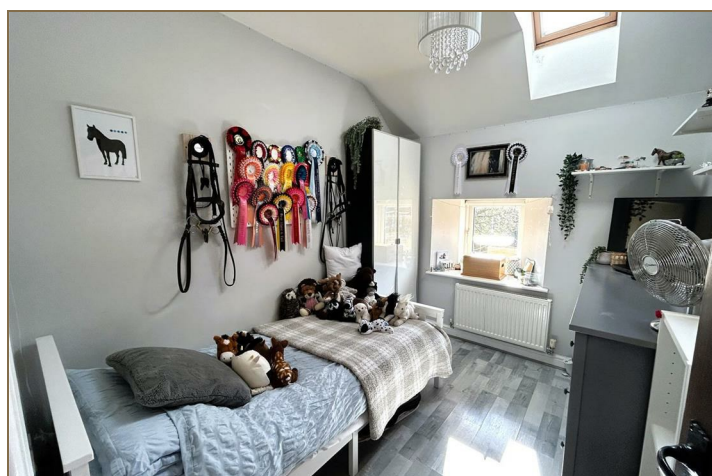
Having a UPVC double glazed window to the rear, TV aerial point, radiator and skylight window.

### FAMILY BATHROOM

Beautifully refitted with a three piece suite comprising a panelled bath with a thermostatic rainfall shower over, pedestal wash hand basin and a low flush WC. There is full complementary tiling, wood grain vinyl flooring, inset spot lighting, extractor fan and a Velux skylight window.

### OUTSIDE

There is a second driveway providing off road parking to the property, a sunny paved seating and enclosed yard. To the rear a decked patio, is perfect for alfresco dining and entertaining.



Road Map



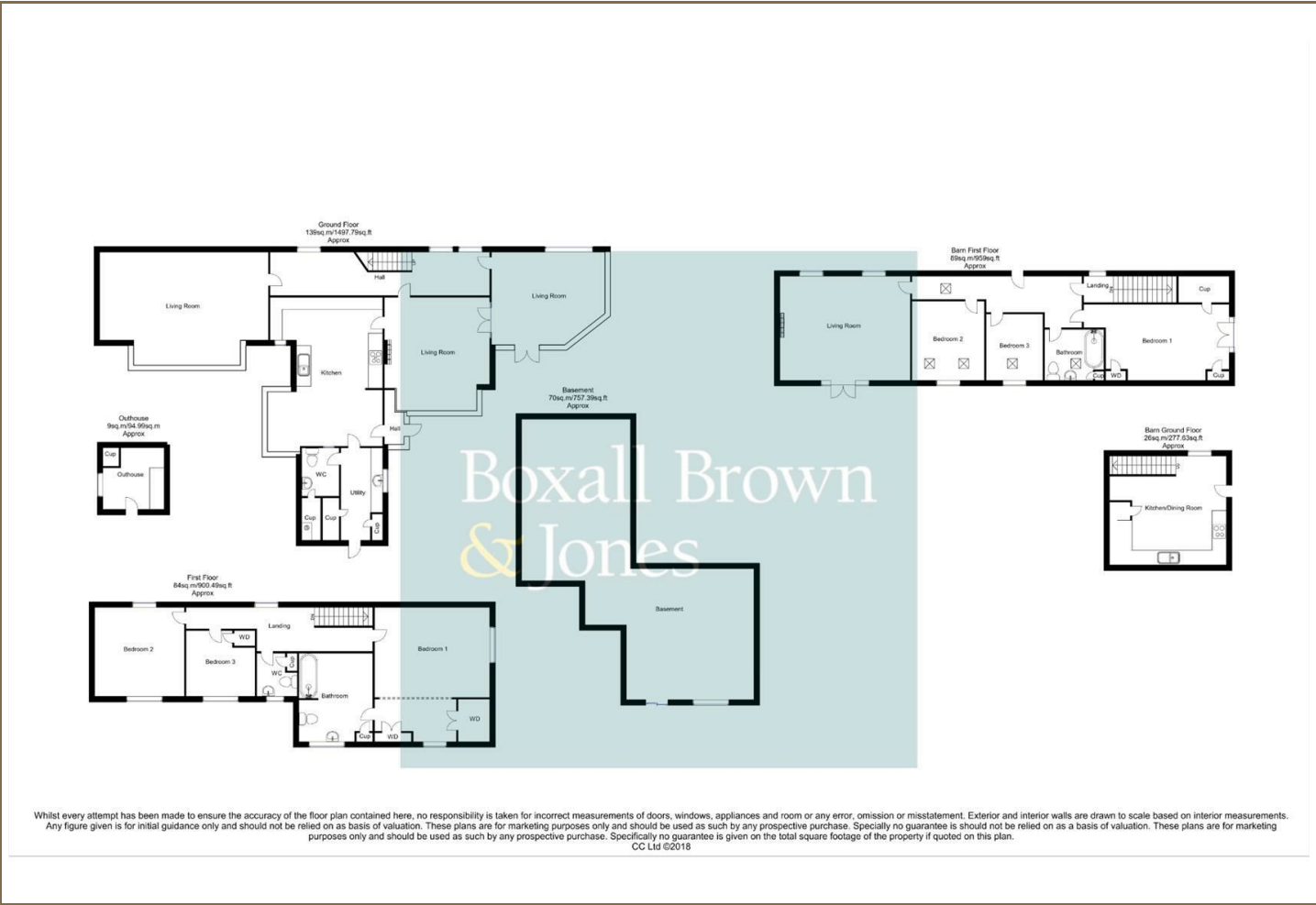
Hybrid Map



Terrain Map



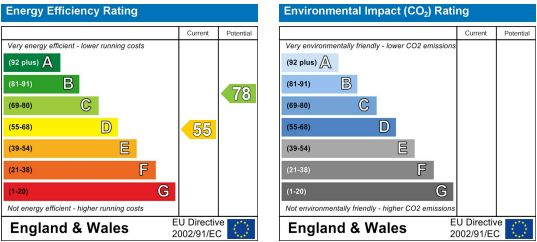
Floor Plan



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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