



4 Bed House - Detached

Ithersay Cottage Ecclesbourne Lane, Idridgehay, Belper DE56 2SB
Offers Around £935,000 Freehold



**Fletcher
& Company**

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- Lovely Detached Village Home
- Planning to Greatly Extend
- Lounge, Dining Room & Study
- Quality Living Kitchen/Dining Room
- Conservatory, Utility, Cloakroom
- Four Bedrooms, En-suite & Family Bathroom
- Beautiful Mature Private Gardens
- Driveway & Large Triple Garage
- Idyllic Popular Rural Village Location
- Countryside Views

IDYLLIC POPULAR RURAL VILLAGE LOCATION - Beautiful and charming detached residence, set in lovely, private south facing gardens situated between the village of Duffield and the market town of Wirksworth.

Planning Permission

Planning Permission APPROVED 10th October 2023 - AVA/2023/0591 - First floor extension to incorporate new en-suite, convert barn into games room/bedroom 4 with en-suite, replace conservatory with tiled roof, new rooflights & oak porch.

Planning Permission UNDER REVIEW February 2024 - AVA/2023/0820 - First floor extension to incorporate new en-suite, convert barn into games room/bedroom 4 with en-suite, replace conservatory with flat roof and lantern, new roof lights & oak porch, replace hipped roof with gable ends and erect flat roof to give headroom over proposed new lift.

The Location

The property occupies a delightful rural location in the village of Ildridgehay which has the benefit of the Black Swan Pub/Restaurant. It is located approximately 7 miles from the centre of Ashbourne known as the gateway to Dovedale and the famous Peak District National Park and local leisure activities include Carsington Water with its fishing and sailing. A wider range of amenities are available in the charming old town of Wirksworth approximately 4 miles to the north.

The City of Derby is only 10 miles away and Derby's outer ring road provides convenient access to major trunk roads, the motorway network and many other midland and northern centres including the M6 and M1 Motorways and East Midlands International Airport. There is a regular train service from Derby to London St Pancras which takes approximately 95 minutes.

Accommodation

Ground Floor

Entrance Hall

19'3" x 10'5" (5.87 x 3.18)

With character entrance door, inset doormat, solid oak wood flooring, two radiators, coving to ceiling, spotlights to ceiling, double glazed multipaned window, fitted storage cupboard, built-in coats cupboard and oak staircase with glass balustrade leading to first floor.

Cloakroom

4'7" x 4'7" (1.41 x 1.40)

With low level WC, fitted washbasin with fitted base cupboard underneath, Heritage style towel rail/radiator, tiled wall, coving to ceiling, extractor fan, fitted storage cupboard, double glazed window and internal oak veneer door.

Lounge

19'0" x 14'0" (5.80 x 4.27)

With feature log burning stove with raised stone hearth, solid oak wood flooring, character beams to ceiling, two radiators, double glazed multipaned window to side, internal character glazed window, additional floor-to-ceiling double glazed multipaned window overlooking private garden, feature double glazed bow window with deep windowsill enjoying beautiful countryside views and internal oak veneer door.



Dining Room

14'1" x 13'3" (4.30 x 4.05)

With character chimney breast with fireplace alcove, radiator, fitted wall lights, character beams to ceiling, feature double glazed bow window with deep windowsill enjoying beautiful countryside views and internal oak veneer door.



Study

14'0" x 7'1" (4.27 x 2.17)

With decorative beams to ceiling, radiator, internal multipaned window, double glazed window overlooking private gardens and countryside views and glazed door giving access to conservatory.

Quality Living Kitchen/Dining Room

31'9" x 11'4" (9.70 x 3.47)



Dining Area

With feature stone wall, lantern style double glazed roof window, spotlights to ceiling, open space leading into kitchen area, double glazed multipaned windows, attractive tiled flooring with underfloor heating, wall mounted china display cabinet with glass shelving and lights, stainless steel wine cooler and quality stone worktops.



Kitchen Area

With double stainless steel sink unit with Quooker tap, wall and base fitted units with matching stone worktops, built-in Neff five ring gas hob with glass splash-back and extractor hood over, concealed recycling bins, integrated Neff dishwasher, built-in Neff electric fan assisted oven, built-in Neff combination microwave oven, Fisher & Paykel matching stainless steel fridge/freezer (negotiable on sale), heated towel rail/radiator, matching tiled flooring with underfloor heating, spotlights to ceiling, concealed worktop lights, two matching double glazed multi-paned windows, continuation of the stone worktops forming a useful small breakfast bar area and open space leading into dining area.



Utility Area

9'8" x 5'4" (2.95 x 1.64)

With single stainless steel sink unit with chrome mixer tap, matching stone worktops, fitted base cupboards, concealed space for plumbing for washing machine, concealed space for tumble dryer, matching tiled flooring with underfloor heating and stone steps leading to games room/bedroom.

Pantry/Wine Store

13'8" x 5'2" (4.19 x 1.60)

Boiler Cupboard

Housing the hi-efficiency Worcester boiler with hi-efficiency hot water cylinder.

Games Room/Bedroom Four

24'8" x 13'9" (7.53 x 4.20)

With exposed truss and beams, two radiators, four double glazed multipaned windows with quarry tiled sills and countryside views and bar area.

Conservatory

19'0" x 10'5" (5.80 x 3.19)

With exposed stonework, radiator and doors opening onto private gardens with countryside views.



Store

9'3" x 4'7" (2.83 x 1.41)

With power and lighting.

First Floor

Landing

With the continuation of the oak staircase with glass balustrade, radiator, character double glazed bow window with deep windowsill, built-in linen cupboard and access to roof space.

Bedroom One

13'11" x 13'2" (4.25 x 4.03)

With attractive fitted wardrobes, spotlights to ceiling, radiator, double glazed multipaned window enjoying views across the private rear garden, delightful countryside views and internal oak veneer door.



Dressing Area

6'9" into wardrobes x 5'2" (2.08 into wardrobes x 1.59)

With fitted wardrobes, tiled flooring, double glazed multipaned window, spotlights to ceiling and open space leading to the en-suite.

En-Suite

7'7" x 6'3" (2.33 x 1.91)

With large walk-in shower with main shower, twin washbasins both having storage cupboards underneath, low level WC, fully tiled walls, matching tiled flooring, two matching wall mounted mirrored medicine cabinets, extractor fan, towel rail/radiator and spotlights to ceiling.



Bedroom Two

18'11" x 14'0" (5.79 x 4.27)

With fitted wardrobes, two radiators, double glazed multipaned window to side, two double glazed multipaned windows to rear, delightful countryside views, (potential for second en-suite) and internal oak veneer door.



Bedroom Three

11'5" x 9'5" (3.50 x 2.89)

With spotlights to ceiling, radiator, double glazed window with countryside views and internal oak veneer door.



Family Bathroom

12'10" x 4'9" (3.92 x 1.46)

With bath, fitted washbasin with fitted base cupboard underneath, low level WC, separate shower enclosure with chrome period style shower, radiator, tiled splash-backs, spotlights to ceiling, extractor fan, double glazed obscure window, additional character double glazed bow window with deep windowsill enjoying countryside views and internal oak veneer door.



Garden

The property is complemented by a well established, private, mature sunny garden enjoying shaped lawns, a varied selection of shrubs, plants, trees, patios and vegetable garden area.



Greenhouse One

9'11" x 7'10" (3.04 x 2.40)

Greenhouse Two

7'10" x 4'11" (2.39 x 1.51)

Timber Shed

11'6" x 7'4" (3.52 x 2.26)

Summerhouse

8'7" x 7'7" (2.63 x 2.33)

Additional Shed

5'6" x 4'11" (1.69 x 1.51)

Driveway

A tarmac driveway provides car standing spaces for approximately five/six cars.

Triple Garage

26'8" x 17'9" (8.14 x 5.43)

With concrete floor, power and lighting, two windows, personnel front door and two electric front doors.



Council Tax - G

Amber Valley

Services

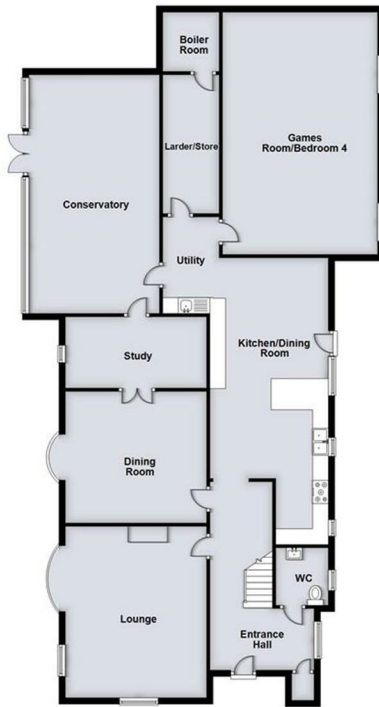
Mains water and electricity are all connected. Drainage is into the mains. Oil fired central heating.

Directions

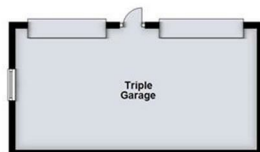
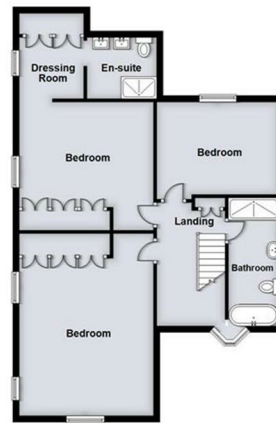
From the centre of Wirksworth take the B5023 in the direction of Idridgehay, after approx. 3.5 miles bear right onto Ecclesbourne Lane and the house will be found on the left hand side. From Ashbourne take the A517 towards Derby, after 7 miles, at the Cross o' the Hands turn left onto Hillcliff Lane then merge onto B5023 IWrksworth Road, on entering Idridgehay take the left turn onto Ecclesbourne Lane and the house will be found on the left hand side.



Ground Floor




First Floor



Total area: approx. 302.2 sq. metres (3253.2 sq. feet)

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	