



2 Bed Cottage

Sesame Cottage Lime Kiln Lane, Windley, Belper DE56 2LN
Offers Around £325,000 Freehold



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- Charming Cottage in Secluded Private Countryside Setting
- Requires Modernisation - Potential For The Genuine Buyer
- Set Well Back - Only Three Private Homes
- Lounge, Dining Room, Kitchen
- Two Double Bedrooms & First Floor Bathroom
- Generous Sized Gardens & Outside Brick Store
- Large Driveway for Approximately Four/Five Vehicles
- Garage Space (Subject to Planning Permission)
- Ideal for Couple or Holiday Home
- A Rare Opportunity - No Chain Involved

CHARMING COTTAGE FOR COUPLE/HOLIDAY HOME – A rare opportunity to acquire a two double bedroom mid-terraced cottage situated in a peaceful tranquil countryside setting, located in the highly sought-after hamlet of Windley.

The property cannot be seen from the road and is located along a private track which leads to a total of three homes.

The cottage does require modernisation throughout and briefly consists on the ground floor; storm porch, lounge, dining room and kitchen. The first floor landing leads to two genuine double bedrooms and bathroom.

It also benefits from a generous sized garden including a paved rear garden with charming brick store.

A large driveway providing car parking for approximately four/five cars. Garage space (subject to planning permission).

The Location

The hamlet of Windley is approximately one mile from the village of Duffield and Turnditch which provides a selection of village inns and local garage. It is situated some 6 miles from the centre of Ashbourne known as the gateway to the famous Peak District National Park. The award winning town of Belper is located approximately 4 miles away being recognised as one of the best high streets in the country and Derby City centre is approximately 8 miles which provides a more extensive range of facilities. Chapel Farm is within Ecclesbourne School catchment area.

The nearby village of Duffield provides a regular train service to Derby and onward to St Pancras Station, London. There are also local squash, tennis and horse riding facilities. Private education includes Repton, Denstone, Abbotsholme, Trent College, Derby Grammar School, Derby High School and Foremark Preparatory School. Local recreational facilities include Carsington Water with its trout fishing and sailing and there is also a golf course at both Duffield and Ashbourne.

Accommodation

Ground Floor

Storm Porch

With brick paving and character entrance door.

Lounge

With brick fireplace with inset oak lintel incorporating multi-burner stove and raised brick hearth, revealed beams to ceiling, electric heater, double glazed window and rear latched door giving access to rear patio garden.



Dining Room

With revealed beams to ceiling, electric heater double glazed window and internal latched door. Please note there is potential to knock the dining room into the kitchen, if desired.



Kitchen

With single sink unit with hot and cold taps, wall and base cupboards with worktops, electric hob, electric oven, plumbing for automatic washing machine, quarry tiled paved flooring, revealed beams to ceiling, electric heater, shelving and double glazed window.



Under-Stairs Storage/Pantry

With shelving and latched door.

First Floor

Landing

Double Bedroom One

With fitted wardrobes, electric heater, double glazed window with countryside views, built-in storage cupboard which gives access to the roof space and internal latched door.



Double Bedroom Two

With fitted wardrobes, fitted desk and base cupboards, electric heater, double glazed window with countryside views and internal latched door.



Bathroom

With bath with electric shower with curved shower screen door, fitted washbasin with fitted base cupboards underneath, low level WC, tiled splash-backs, electric heater, built-in cupboard housing the hot water cylinder, double glazed window with countryside views and internal latched door.



Roof Space

With light and boards for storage.

Front Garden

To the front of the property is a generous sized front garden enjoying beautiful countryside views. The garden is laid to lawn with a varied selection of shrubs, plants and crazy paved patio. Timber shed.



Rear Garden

To the rear of the property is a charming paved patio garden with well stocked beds, plants and shrubbery.



Brick Store

With Belfast sink, stove, power, beam, quarry tiled floor and stable door, offering potential for a home office or party bar.



Driveway

The property benefits from a large driveway providing car standing spaces for approximately four/five cars accessed through ranch style gates.



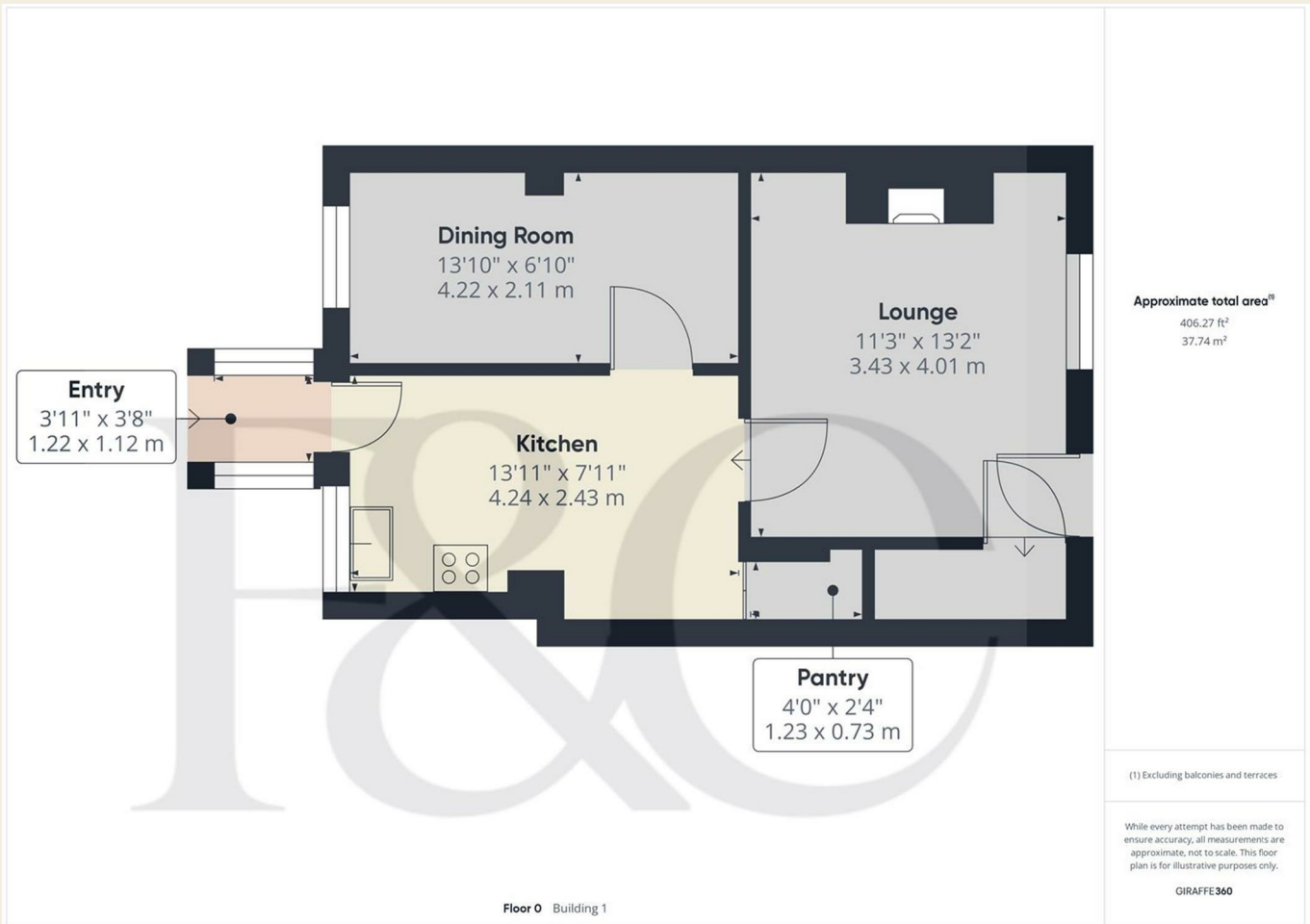
Garage Space

There is potential garage space to the front of the property. (This is all subject to the necessary planning permission).

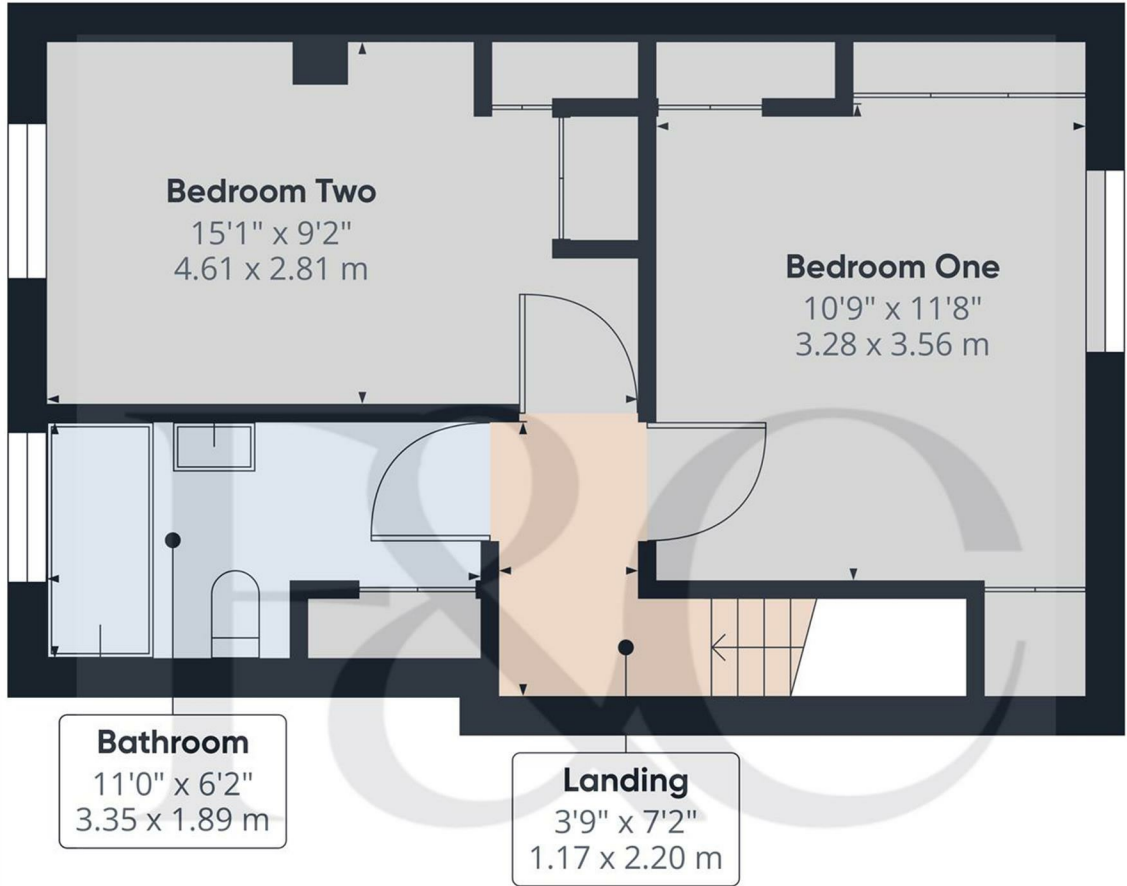
Directions

Enter Windley by turning onto Windley Lane opposite the Tiger public house. Continue on Windley Lane for a short while, look out for the first house on your left-hand side known as Janbrimar and immediately turn right (signposted public footpath) along a grassy track. Proceed to the very bottom and Sesame Cottage will be located on the left-hand side.





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Approximate total area⁽¹⁾
385.41 ft²
35.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 2 Building 1

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Floor 0 Building 2

Approximate total area⁽¹⁾

73.65 ft²
6.84 m²

Reduced headroom

1.44 ft²
0.13 m²

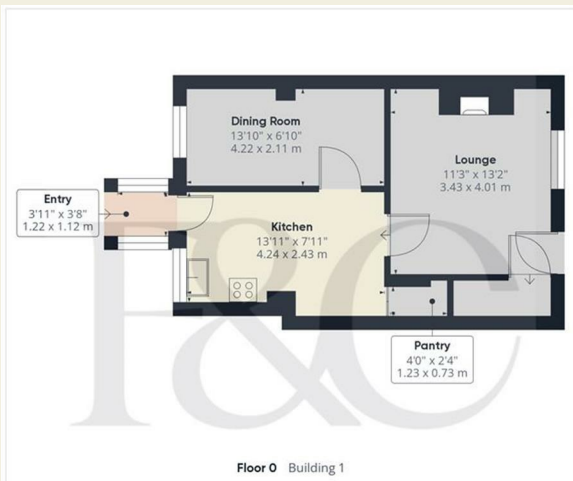
(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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Approximate total area⁽¹⁾
865.33 ft²
80.39 m²

Reduced headroom
1.44 ft²
0.13 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(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	

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