



## 4 Bed House - Detached

Holly Cottage, The Rockerty Horsley Lane, Coxbench, Derby DE21 5BH  
Offers Around £675,000 Freehold



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- Stone Detached Property
- Countryside Views
- Central Heating & Double Glazing
- Three Reception Rooms
- Living Kitchen, Utility/Cloakroom
- Four Bedrooms, Family Bathroom
- Gardens & Paddock ( 1.4 acres )
- Workshop, Tack Room, Stables
- Access For Two Driveways
- No Chain Involved

Holly Cottage – Ideal opportunity for those with hobby farming or equestrian interests, comprising a four bedroomed detached cottage residence set in the region of 1.4 acres and including an excellent range of outbuildings including a stable block.

We are advised that the original part of Holly Cottage is believed to be some 300 years old and thoughtfully extended in 2004 and now provides excellent, versatile accommodation.

The property is constructed of stone beneath a roof of Staffordshire blue tiles and the extension is also constructed in stone. It occupies an elevated position enjoying a delightful aspect over part of the hamlet and rolling Derbyshire countryside of the valley beyond.

#### **The Location**

Coxbench is a very sought after North Derbyshire hamlet with a popular public house and is approximately three quarters of a mile from Holbrook, one mile from Little Eaton and three miles from Duffield. Both the latter villages provide a wide selection of amenities and recreational facilities including bowling, squash, tennis and the noted Chevin golf course at Duffield.

The property is also close to three noted golf courses and country clubs at Horsley, Morley and Breadsall. Excellent educational facilities are close at hand with Little Eaton Village Primary School and Holbrook Village Primary School. This property also falls within the noted Ecclesbourne School catchment. The City of Derby lies approximately five miles to the south with fast access onto the A38 leading to the M1 motorway.

#### **Ground Floor**

##### **Entrance Hall**

With entrance door with inset window, smoke alarm and wood skirting boards.

### Lounge

16'7" x 15'9" x 13'8" (5.08 x 4.81 x 4.19)

With chimney breast with inset oak lintel incorporating log burning stove and raised stone hearth, painted beams to ceiling, spotlights to ceiling, wall lights, three double glazed windows, countryside views, TV point and stripped latched door.



### Snug

11'11" x 9'5" (3.65 x 2.89)

With chimney breast with featured log burning stove and raised stone hearth, wood skirting boards, radiator, fitted wall lights, display alcove with pine shelf, two double glazed windows, pine window sills, TV point and stripped latched door.

### Dining Room

13'10" x 10'4" (4.24 x 3.15)

With chimney breast with fireplace alcove, wood skirting boards, two radiators, fitted wall lights, staircase with handrail leading to the first floor, under-stairs storage, double glazed window with deep pine window sill, countryside views and stripped latched door giving access to the breakfast kitchen.



### Breakfast Kitchen

18'3" x 10'11" (5.57 x 3.33)

With one and a half bowl porcelain sink unit with mixer tap with fitted pine cupboard beneath with wood worktop, freestanding base cupboard with granite worktop, electric cooker included in the sale with stainless steel extractor hood over and matching wall mounted corner cupboard. Painted beams to ceiling, countryside views, quarry tiled flooring, radiator, boiler, plumbing for dishwasher, five double glazed windows, double glazed access door, radiator, telephone point and stripped internal latched door.



### Utility Room

10'8" x 9'10" x 7'6" (3.26 x 3.00 x 2.29)

With Belfast style sink with mixer tap and fitted base cupboards beneath, worktops, plumbing for automatic washing machine, space for fridge/freezer, slate tiled flooring, radiator, double glazed window, stable door giving access to the rear and stripped internal latched door.



### Cloakroom

5'5" x 3'6" (1.66 x 1.08)

In white with WC with polished wood seat, fitted wash basin, matching slate tiled flooring, radiator, extractor fan and stripped latched door.

### First Floor

#### Landing

With smoke alarm, radiator, two double glazed windows and countryside views.

#### Walk-in Store

7'3" x 2'6" (2.23 x 0.78)

With radiator and stripped latched door.

### Bedroom One

17'8" into recess x 15'9" x 13'5" (5.40 into recess x 4.81 x 4.11)

With radiator, spotlights to ceiling, vaulted ceiling, countryside views, three double glazed windows and stripped internal latched door.



### Bedroom Two

12'0" x 9'10" (3.66 x 3.01)

With character chimney breast, radiator, two double glazed windows, countryside views and stripped internal latched door.



### Bedroom Three

10'11" x 10'10" (3.35 x 3.32)

With vaulted ceiling, radiator, telephone point, storage cupboard with stripped latched door, double glazed window, countryside views and stripped internal latched door.



### Bedroom Four

12'1" x 9'9" (3.70 x 2.98)

With spotlights to ceiling, radiator, double glazed window and stripped internal latched door.



### Bathroom

8'11" x 6'10" (2.73 x 2.10)

With roll edge top bath with claw feet and with mixer tap/shower attachment, pedestal wash hand basin, low level WC with polished wood seat, separate corner shower cubicle with electric shower, half panelling to walls, radiator, heated chrome towel rail/radiator, extractor fan, double glazed window and stripped internal latched door.



### Outside

#### Outbuildings



### Brick Cold Store

With tiled roof and latched door.



### Workshop

19'5" x 7'7" (5.93 x 2.32)

With power and lighting.

### Tack Room

18'3" x 9'0" (5.58 x 2.76)

With light.

### Three Box Stables

35'1" x 11'7" overall (10.7 x 3.55 overall)

With power and lighting.



### Field Shelter

35'1" x 9'1" (10.7 x 2.79)

Gives direct access to the enclosed paddock.

### Six Box Log Store

### Single Log Store

10'9" x 4'8" (3.30 x 1.43)

### Three Car - Carport

27'3" x 15'5" (8.31 x 4.70)



### Formal Gardens

The gardens are mainly laid to lawn with raised patio, shrubs and trees.



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### Enclosed Paddock

The property benefits from an enclosed paddock extending to approximately 1 acre.



### The Approach

The property can be access by two separate driveways.



Ground Floor




First Floor



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## 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>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>29</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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