



Sally Botham
ESTATES

ROSE COTTAGE
Pentrich Lane End, Ripley, DE5 3RH
£550,000





MANY PEOPLE HAVE EATEN IN THIS
AND SOME ON TO LEAD NORMAL LIVES





A beautifully renovated detached cottage situated in a delightfully private location surrounded by open countryside, yet within easy reach of Ripley town centre and good transport links. Set within 1.7 acres of land including gardens and orchard, with accommodation offering: three good-sized bedrooms; sitting room with multi-fuel burner; dining room with feature fireplace; dining-kitchen with electric under-floor heating; ground-floor shower room; and family bathroom. There is off-road parking and a double detached garage.

Ripley is a delightful ancient market town located approximately 10 miles to the north of Derby, conveniently situated for the M1 motorway (6.5miles). The town has a good range of excellent amenities including shops, supermarket, primary and secondary schools, hospital etc. The cities of Nottingham and Derby are within commuting distance.

Entering the property via a UPVC double-glazed door, which opens to:

ENTRANCE PORCH 1.73m x 1.64m

With dual-aspect windows, light wood flooring and a half glazed door, with decorative glass, which opens to:

SITTING ROOM

Enjoying dual-aspect views over the well-maintained gardens. There is a delightful feature fire opening with stone hearth and surround, housing a multi-fuel stove. The room is illuminated by downlight spotlights and within the room is a television aerial point, central heating radiator, and an original feature corner cupboard. A panelled door opens to understairs storage (2.90m x 1.24m) and a further door opening lead to:

DINING KITCHEN 3.24m x 3.17m

With rear-aspect double-glazed picture windows, and a UPVC door opening onto the rear of the property. The kitchen is fitted with a good range of units in a light oak shaker style finish with cupboards and drawers set beneath a moulded worksurface with a matching upstand and tiled splashback. There are wall mounted storage cupboards. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap, below the work surface is space and connection for a washing machine. Sited within the kitchen is the Worcester boiler which provides central heating and hot water to the property. There is a free-standing Rangemaster cooker with five-ring hob, two ovens, and a plate warmer. Over the hob is an extractor hood. There is space for a fridge-freezer. The room has a central heating radiator, ample space for a dining table, and electric under-floor heating.

GROUND-FLOOR SHOWER ROOM 2.28m x 2.24m

With marble-effect tiles to the floor, and three-piece suite comprising: quadrant shower cubicle with mixer shower head and rainfall shower head; vanity-style unit with wash hand basin and mixer tap; and close-coupled WC. There is a ladder-style towel radiator, and an extractor fan.

From the sitting room, an open walkway leads to:

DINING ROOM 4.51m x 3.46m

With a front-aspect double glazed window enjoying views over the well-maintained garden. There is a wall-mounted fire, wall lamp points and downlight spotlights, central heating radiator, and internet connection point. A staircase rises to:

FIRST FLOOR LANDING 3.79m x 1.31m

With central heating radiator, loft access hatch, and panelled doors opening to:

BEDROOM ONE 3.81m x 3.66m

With front-aspect double-glazed window having views over the garden, and a central heating radiator.

BEDROOM TWO 3.89m x 3.46m

Again with front-aspect double-glazed window with similar views to bedroom one, a central heating radiator, and loft-access hatch.

BEDROOM THREE 2.47m x 2.19m

Having side-aspect window with views across the well-established trees in the garden to the open countryside beyond. There is a central heating radiator. This room would make an ideal study / work-from-home space if not required as a bedroom.

FAMILY BATHROOM 3.55m x 1.10m

A partially-tiled room with three piece suite comprising: close-coupled WC; pedestal wash hand basin with mixer tap; and bath with mixer tap. There is a wall-mounted mirror-fronted cupboard, and a ladder style central heating radiator.

OUTSIDE

The property is approached by gated pathway leading to a well-kept enclosed garden surrounding the property, partially laid to lawn, with trees, ornamental shrubs and borders of flowering plants. There is an ornamental pond, and aluminium greenhouse .A pathway leads to a gravelled drive providing parking and giving access to a detached double garage. Beyond the drive is an area orchard with over 20 trees.

SERVICES AND GENERAL INFORMATION


Mains electricity water and gas are connected to the property. Drainage is by way of a private system.

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'E'

DIRECTIONS

Leaving the A38 at the Ripley exit, take the A610 signposted Ambergate and Matlock, at the traffic lights turn right into Chesterfield Road, take the first right into Wood Lane where the property can be found on the left hand side.

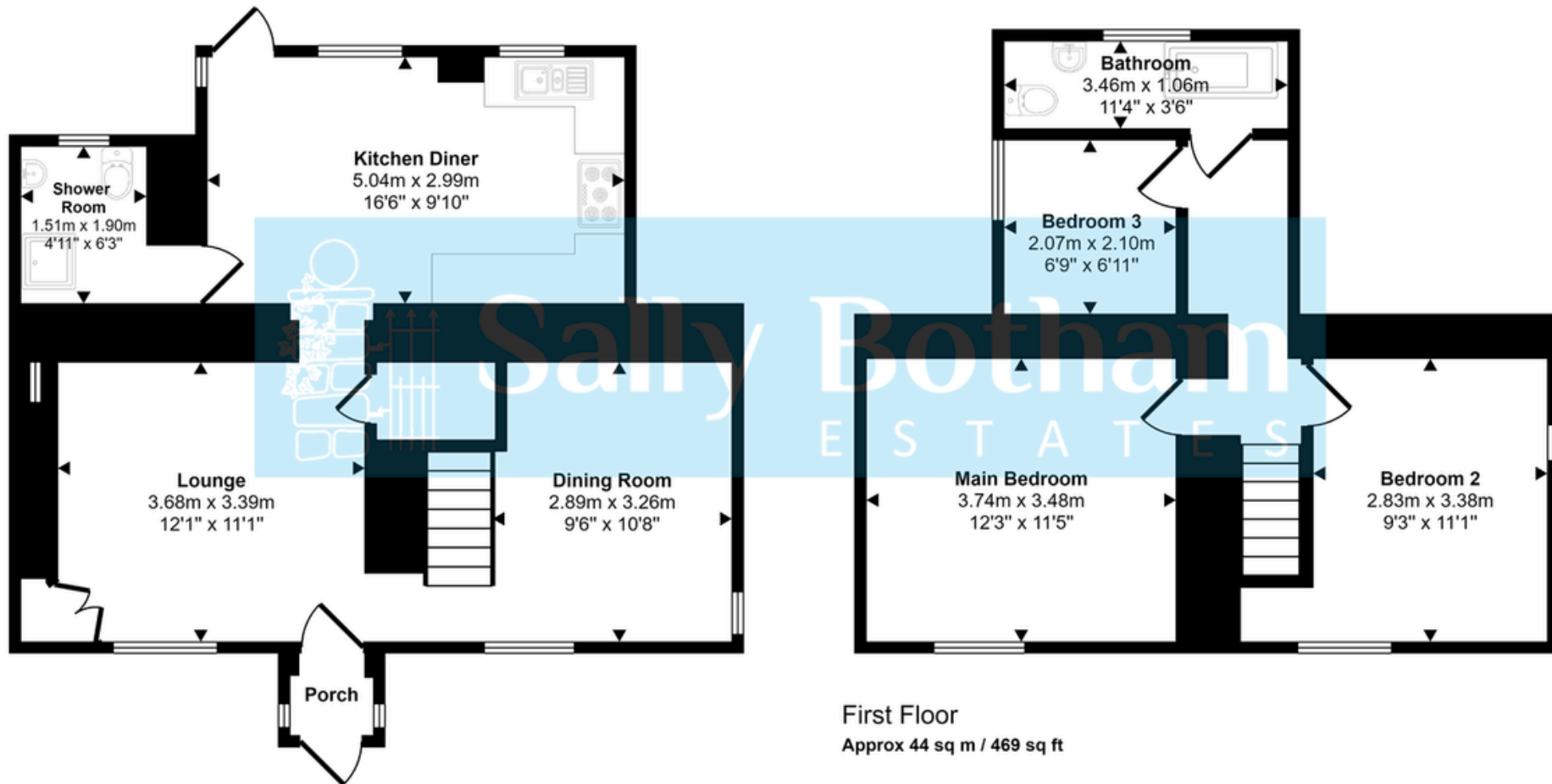
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		104
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



Approx Gross Internal Area
99 sq m / 1062 sq ft



Ground Floor
Approx 55 sq m / 593 sq ft

First Floor
Approx 44 sq m / 469 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









enquiries@sallybotham.co.uk
01629 760899