



**Sally Botham**  
ESTATES

**BROOK COTTAGE**  
Mill Lane, Old Tupton, S42 6AE  
Guide Price £625,000 - £650,000



An aerial photograph of a residential neighborhood. In the upper left, a large, multi-story house with a grey roof and a prominent chimney is visible. To its right, a church with a tall, light-colored tower and a grey roof stands next to a smaller building with a grey roof. The middle section of the image shows a row of houses with various roof colors (grey, brown, blue) and large, well-maintained green lawns. A large, mature tree with yellow autumn leaves is prominent in the center. The lower right portion of the image shows a large, open field with a few small buildings and a tractor. The entire image is framed by a thick black border.

**CLICK HERE TO VIEW  
THE VIDEO TOUR**

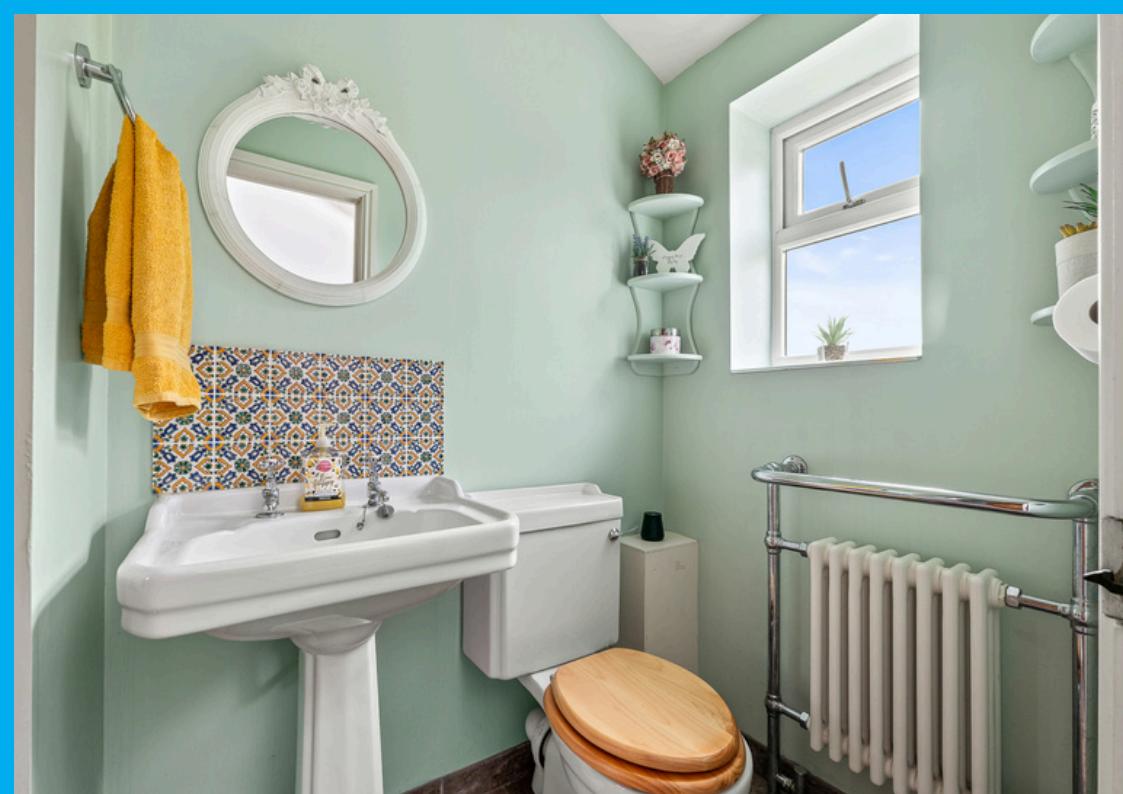
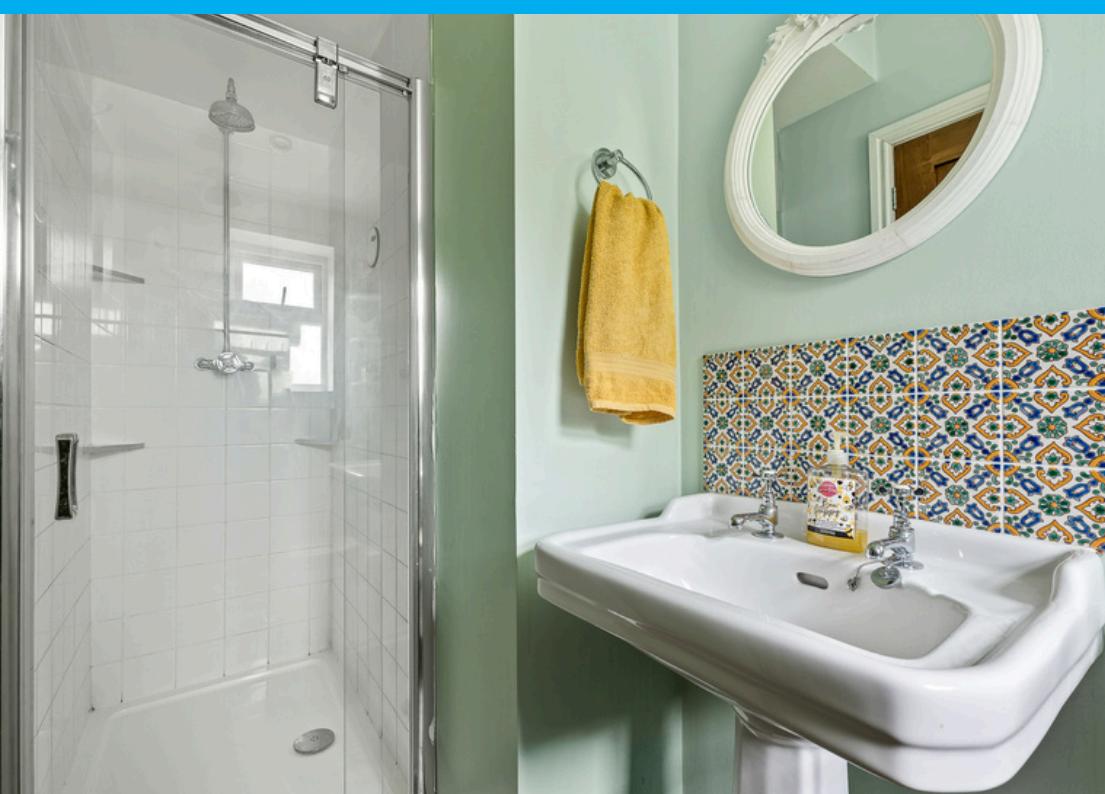












**A superbly spacious and immaculately presented stone-built family home surrounded by delightful gardens with a stream meandering through, and an octagonal barbecue hut. Backing onto open fields yet within easy reach of local amenities. The well presented accommodation offers: four double bedrooms; family bathroom; two large reception rooms; farmhouse-style dining kitchen; utility room; and ground-floor WC. There is ample off-road parking, along with a detached double garage, and a workshop.**

Entering the property via an oak entrance door with double-glazed panel, which opens to:

#### **RECEPTION HALLWAY**

Having a Velux roof light window and staircase rising to the upper floor accommodation with a useful under-stair storage cupboard. The hallway has a cast iron column central heating radiator, coat hanging space, and a contemporary oak panelled door opening to:

#### **DINING KITCHEN**

An exceptionally spacious dining kitchen with dual-aspect double-glazed windows, the dining area with floor-to-apex windows enjoying far-reaching views over the surrounding open countryside and the gardens. The room has ceramic tiles to the floor with under-floor heating. The kitchen area of the room is fitted with a good range of units in an oak finish, with cupboards and drawers set beneath a polished granite worksurface with a matching upstand. There are wall-mounted storage cupboards with under-cabinet lighting, illuminated glass-fronted display cabinets, and open plate racks. Set within the worksurface is an under-mounted Belfast-style sink with mixer tap. Fitted within the kitchen is a Rangemaster Elan dual-fuel stove with double ovens, grill, and six-burner gas hob, over which is an extractor canopy vented to the outside. Integral appliances include a 12-place setting dishwasher, a wine cooler, Whirlpool microwave, and integrated fridge and freezer. The dining area of the room is open to the apex of the ceiling, with double-glazed panels flooding the room with natural light. There is a further Velux rooflight window. The room is illuminated by downlight spotlights, and there is a chrome-finished electric towel radiator.

#### **SITTING ROOM**

Having side-aspect double-glazed sliding sash windows overlooking the brook to the orchard, garden, and driveway. The room has a fine feature fire opening, housing a Clearview multi-fuel stove. There is an illuminated display niche, television aerial point with satellite facility, and Open Reach telephone socket with broadband facility. The room has wall and centre light points.

#### **GROUND FLOOR SHOWER ROOM**

Having a UPVC double-glazed window with obscured glass, and ceramic tiles to the floor following through from the reception hallway. Suite with: tiled shower cubicle with

mixer shower; pedestal wash hand basin; and close-coupled WC. The room is illuminated by downlight spotlights, and there is an extractor fan, and a column radiator with towel rail.

From the hallway, an oak panelled door opens to:

#### **REAR ENTRANCE LOBBY**

Where a half-glazed door opens onto the flagged terrace to the rear of the property. Further doors open to:

#### **UTILITY ROOM**

Having a UPVC double-glazed window, ceramic tile floor, and a range of shaker-style units, with cupboards beneath a granite-effect worksurface with a matching upstand and tile splashback. There are wall-mounted storage cupboards. Set within the worksurface is a circular sink with a mixer tap. Beneath the worksurface is space and connection for an automatic washing machine, and space for a tumble dryer. The room has a central heating radiator, and sited in the room is the Worcester gas-fired boiler, which provides hot water and central heating to the property.

From the rear lobby, a further ledged and braced pine batten door opens to:

#### **DRAWING ROOM**

Having rear-aspect double-glazed patio doors with side-light windows, opening onto the gardens and enjoying fine far-reaching views over the open fields. There is a further arch-topped double-glazed window overlooking the rear of the property. The room has wall lamp points and a raised hearth, housing a Clearview multi-fuel stove. There is a television aerial point with satellite facility.

From the hallway, a staircase with turned spindles rises to:

#### **FIRST FLOOR GALLERY LANDING**

With a UPVC double-glazed window enjoying views over the gardens and the open fields beyond, and a further rear view landing window. Oak panelled doors open to:

#### **BEDROOM ONE**

Having dual-aspect UPVC double-glazed windows, taking advantage of the fine far reaching view. The room has a central heating radiator, loft access hatch, and wall lamp points. The limed oak wardrobes are included in the sale.

#### **FAMILY BATHROOM**

Being half-tiled and having a front-aspect window, and suite with: standalone slipper shaped bath set upon a ball-and-claw feet, and having a Victorian-style mixer tap, and handheld shower spray; quadrant shower cubicle with Triton T80 electric shower; pedestal wash hand basin; and close-coupled WC. There is an extractor fan and central

heating radiator with towel rail. The room is illuminated by downlight spotlights.

#### **BEDROOM TWO**

Having a side-aspect UPVC double-glazed sliding sash window, overlooking the brook, orchard, and driveway. The room has a central heating radiator, wall lamp points, and a point for wall-mounted TV.

#### **BEDROOM THREE**

With UPVC double-glazed sliding sash window, central heating radiator, and built-in airing cupboard with fitted shelving and drawers.

#### **BEDROOM FOUR**

With a side-aspect double-glazed window, having similar views to a bedroom two. There are wall lamp points, central heating radiator, and a pair of doors opening to a built-in wardrobe with hanging rail and fitted shelving.

#### **OUTSIDE**

The property is approached via a driveway providing turning space and ample off-road parking. Accessed from the driveway is a timber-constructed double garage and workshop, with power and lighting.

To the side of the driveway is an orchard area with mature apple trees, lawns, and borders stocked with ornamental shrubs.

From the driveway, a flagged pathway leads over a bridge, crossing the stream to a further area of garden with a flagged terrace, and pathway giving access to the entrance door. The garden is mainly laid to lawn with sculpted borders stocked with a good variety of ornamental shrubs and flowering plants.

Immediately to the front of the property is a flagged terrace, where the double doors open from the drawing room. Within the garden, there is an octagonal summer house with a central barbecue. There is a potting shed. The property has outside lighting. To the corner of the garden is a gravelled seating area with a stone-built log store.

To the rear of the property is a flagged courtyard, providing an off-road parking space and giving access to the rear entrance door. An arched former carriage opening frames the window to the drawing room.

#### **SERVICES AND GENERAL INFORMATION**

Mains electricity, water, and drainage are connected to the property. Heating and hot water are provided by an LPG gas boiler, log-burning stoves, and solar panels supplementing the hot water.

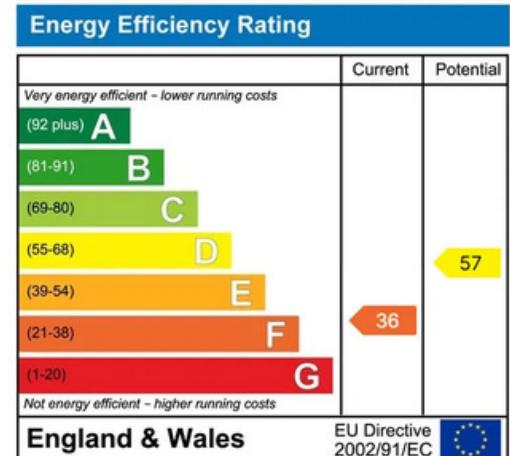
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**TENURE** Freehold

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

#### **DIRECTIONS**

Leave the A61 in the centre of Clay Cross (opposite the Flower Shoppe and Charcoal Grill) along Holmegate Road: after approximately 1.6km (shortly after Bateman's Mill), turn left into Ponderosa Park and immediately left into the drive to Brook Cottage.



#### **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.

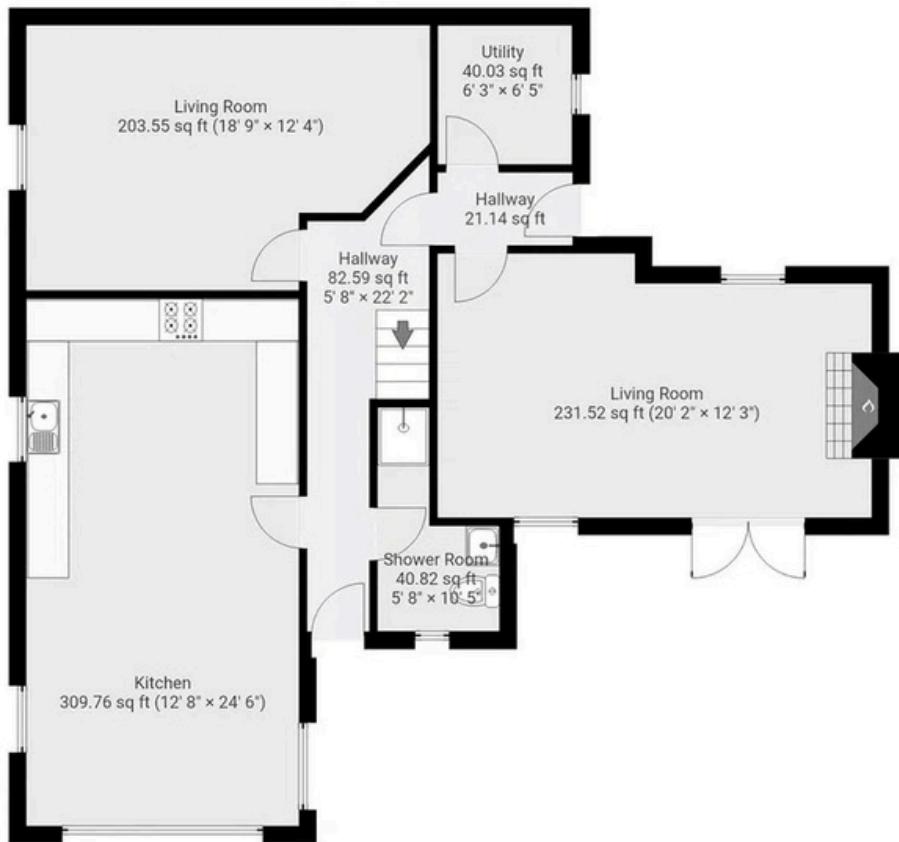
## Brook Cottage, S42

### DETAILS

Total area: 1638.54 sq ft

### ▼ Ground Floor

TOTAL AREA: 928.96 sq ft

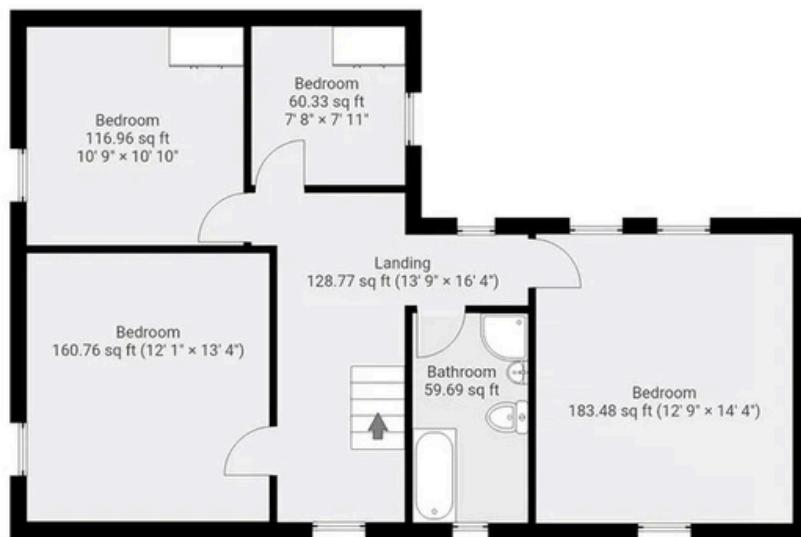


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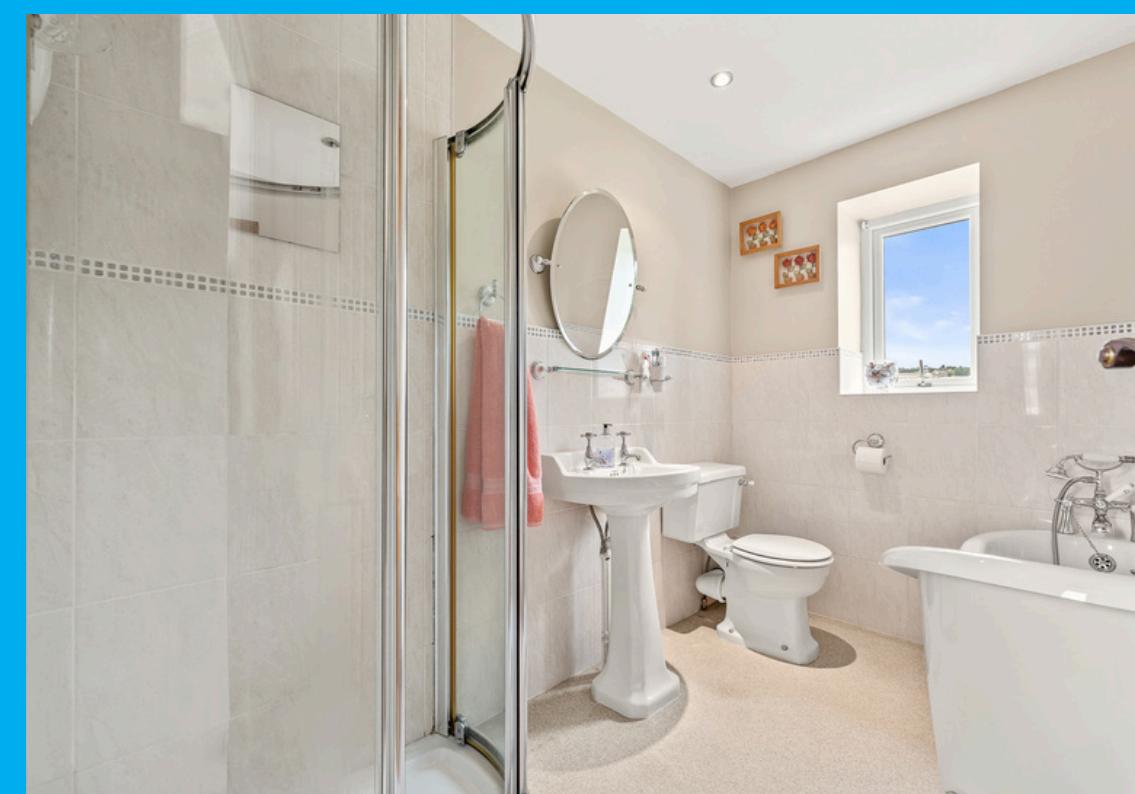
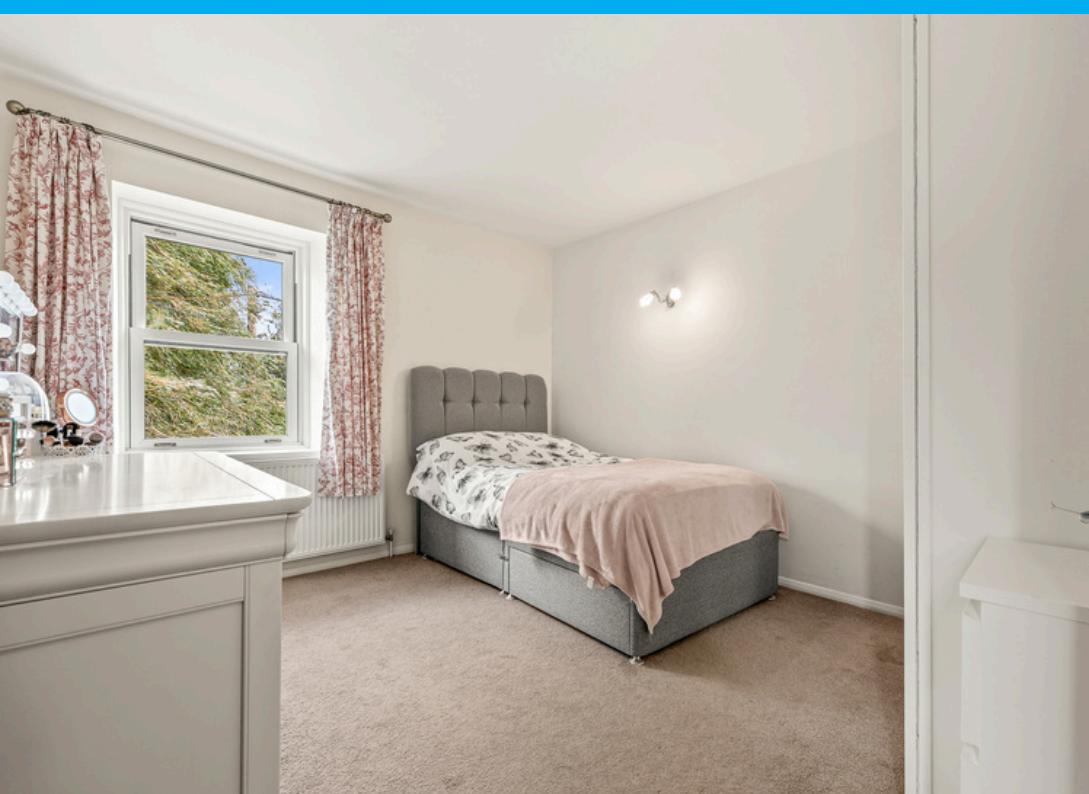
This floorplan is provided without any warranty.  
The actual size of dimensions may vary and this  
floorplan is intended for illustrative purposes  
only.

### ▼ 1st Floor

TOTAL AREA: 709.58 sq ft



















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