



**Holly Cottage, 8 Duck Street, Egginton, Derby, DE65 6HG**

**Chain Free £600,000**

An immaculate, detached barn conversion in the peaceful rural village of Egginton, which blends character with modern living. It features three bedrooms, a spacious kitchen, two reception rooms, a study, and a conservatory. Ideal for families, it includes a double garage and a well-maintained garden, close to the local primary school.



Mickleover: 01332 511000

Hilton: 01283 777100

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## Summary Description

We are delighted to present this immaculate, detached barn conversion for sale, offering a perfect blend of character and modern living. Positioned in a quiet and peaceful rural village location, the property is surrounded by idyllic walking and cycling routes and boasts a strong local community. The proximity to nearby schools makes this an ideal home for families and couples alike.

The property offers three beautifully presented bedrooms. The ground-floor master bedroom benefits from a stylish en-suite and built-in wardrobes. The two additional double bedrooms offer ample space, with bedroom two having fitted wardrobes, and both featuring convenient eaves storage.

At the heart of the home, you'll find a spacious kitchen complete with a kitchen island with breakfast bar, a practical utility room, and an induction hob. The room is perfect for family meals and entertaining guests.

The two reception rooms afford generous living space. The lounge features a charming fireplace, creating a warm and inviting atmosphere. The dining room provides access to a very pleasant conservatory. This versatile property also includes a ground-floor room currently used as a study but could be utilised as a family room or a fourth bedroom, demonstrating the property's adaptability to suit your lifestyle.

The modern shower room adds a touch of elegance, and the property's unique features such as the fireplace, garage, parking, garden, and beamed ceilings enhance its character and appeal.

The property benefits from a double garage with an electronically powered up and over door, providing ample parking space. The beautifully presented and well-maintained garden can be accessed from the conservatory, adding to the charm of this home.

To summarise, this property offers a unique combination of rural charm with modern living, making it the perfect home for those seeking a peaceful and comfortable lifestyle.

## Entrance Hall

Carpeted and neutrally decorated with part obscure glazed composite main entrance door and side window, beamed ceiling, Velux rooflight, wall lights, two radiators, built in storage cupboard.

## Lounge

18'0" x 15'11" (5.51 x 4.87)



Carpeted and neutrally decorated with two front aspect upvc double glazed windows, feature brick fireplace with living flame gas fire, beamed ceiling, wall lights, tv and telephone points, two radiators.

## Dining Room

15'5" x 9'9" (4.72 x 2.99)



Carpeted and neutrally decorated with beamed ceiling, wall lights, double doors to hallway, upvc double glazed French doors to conservatory, radiator.



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## Study / Bedroom Four 12'11" x 9'1" (3.95 x 2.78)



Carpeted and neutrally decorated, beamed ceiling, access to roof space, upvc double glazed French doors to conservatory, wall lights, radiator.

## Bedroom One 19'1" x 11'5" (5.84 x 3.5)



Carpeted and neutrally decorated with rear aspect upvc double glazed window having view onto the rear garden, side aspect upvc double glazed window, beamed ceiling, inset lights to ceiling, wall lights, fitted wardrobes and dressing table with chest of drawers, radiator.

## En Suite Bathroom



Having ceramic tiled flooring and fully tiled walls with inset lights to ceiling, side aspect obscure upvc double glazed window, low flush wc, bathtub with chrome mixer tap having plumbed shower over, vanity unit with inset wash hand basin having chrome monobloc tap.

## Conservatory 19'6" x 11'10" (5.96 x 3.61)



Having ceramic tiled flooring with underfloor heating, open brick detail walls, upvc double glazed windows with doors to garden at either side, insulated roof with Velux rooflight, inset lights to ceiling, radiator.

## Guest Cloakroom/WC

Having ceramic tiled flooring and fully tiled walls with inset lights to ceiling, low flush wc, vanity unit with inset wash hand basin having chrome monobloc tap.



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## Kitchen

14'7" x 12'0" (4.45 x 3.67)



Having ceramic tiled flooring and neutral decor with two front aspect upvc double glazed windows, beamed ceiling, inset lights to ceiling, a range of fitted wall and floor units to cottage style with stone effect worktop and stylish tiled splashbacks, centre island console with breakfast bar, integrated double electric oven, integrated dishwasher, inset composite sink with drainer, vegetable preparation and mixer tap, radiator.

## Utility Room

Having ceramic tiled flooring and neutral decor with rear aspect upvc double glazed window, rear aspect part obscure glazed upvc door to garden, fitted wall units and worktop, space and plumbing for appliances.

## Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase, Velux rooflight, built in storage cupboard.

## Bedroom Two

10'8" (to wardrobes) x 11'8" (3.27 (to wardrobes) x 3.56)



Carpeted and neutrally decorated with Velux rooflight, fitted wardrobes, eaves storage, radiator.

## Bedroom Three

11'8" x 10'11" (3.56 x 3.35)



Carpeted and neutrally decorated with Velux rooflight, eaves storage, radiator.

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## Shower Room



Having ceramic tiled flooring and fully tiled walls with Velux rooflight, pedestal wash hand basin with chrome monobloc tap, low flush wc, corner quadrant shower enclosure with electric shower, shaving point, chrome heated towel rail, built in storage cupboard.

## OUTSIDE

### Garage

18'0" x 17'3" (5.49 x 5.28)

An attached double garage with light, power, motorised fibreglass up and over door, front aspect obscure upvc double glazed window, rear aspect part glazed upvc personnel door, wall mounted gas boiler.

### Frontage and Driveway



A section of lawn with decorative gravel border and herbaceous planting greets you as you approach the property. To the side you will find a gravel driveway with parking for two vehicles, and access to the double garage.

## Rear Garden



To the rear you will find the most beautifully landscaped garden. Landscaped to provide a mixture of paved patios, lawn, established herbaceous planting and water feature, the garden is an absolute delight. You will also find outside power, cold water tap and practical storage area with a wooden potting shed.

## Material Information

Verified Material Information

Council tax band: F

Council tax annual charge: £2896.19 a year (£241.35 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway, Private, and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

## Holly Cottage, 8 Duck Street, Egginton, Derby, DE65 6HG

Public right of way: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Stairlift

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Buying to Let?

Guide achievable rent price: £2000pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

### Location / what3words

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Mickleover: 01332 511000

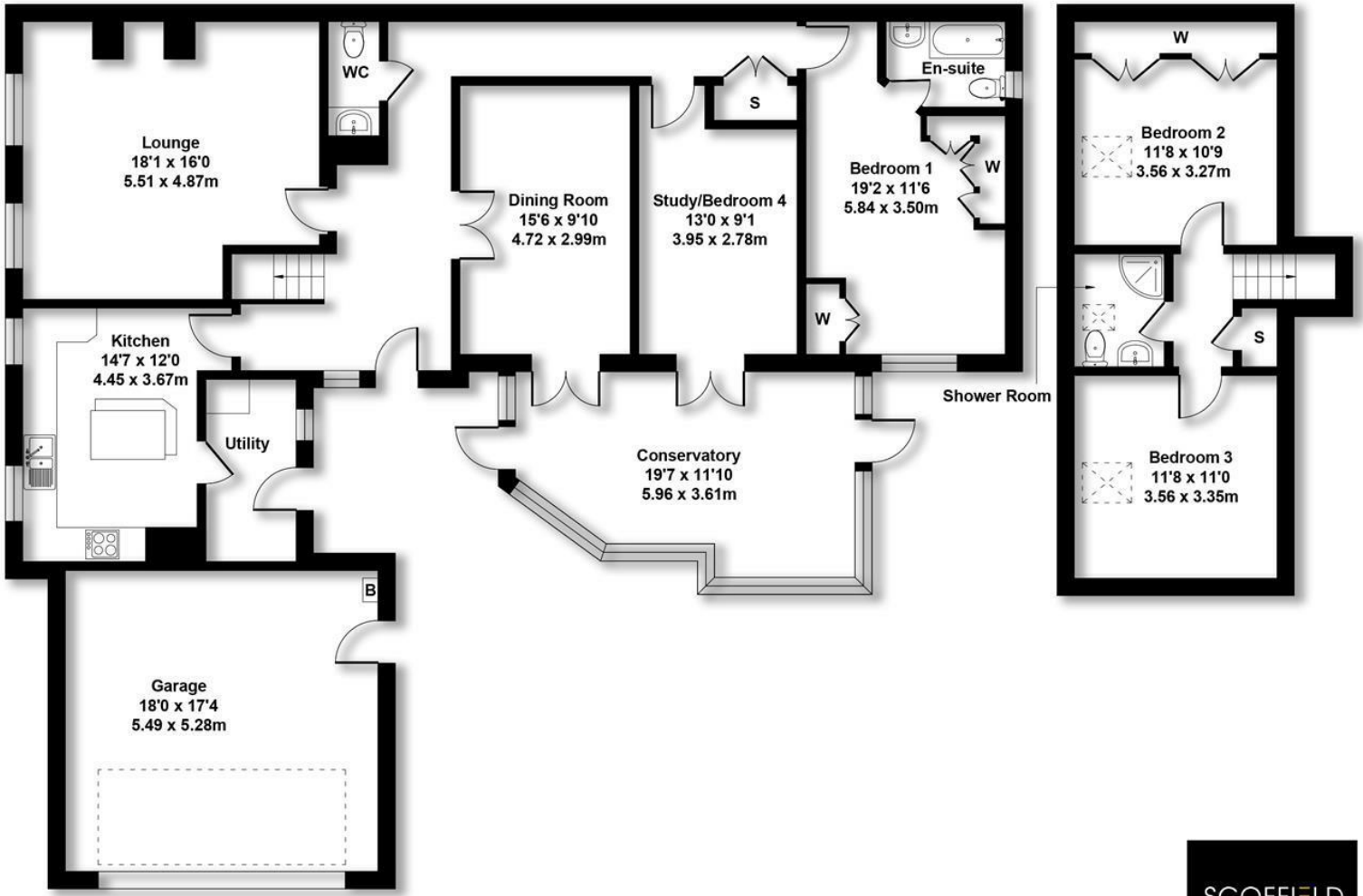
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# Holly Cottage

Approximate Gross Internal Area  
2196 sq ft - 204 sq m



GROUND FLOOR

FIRST FLOOR



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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