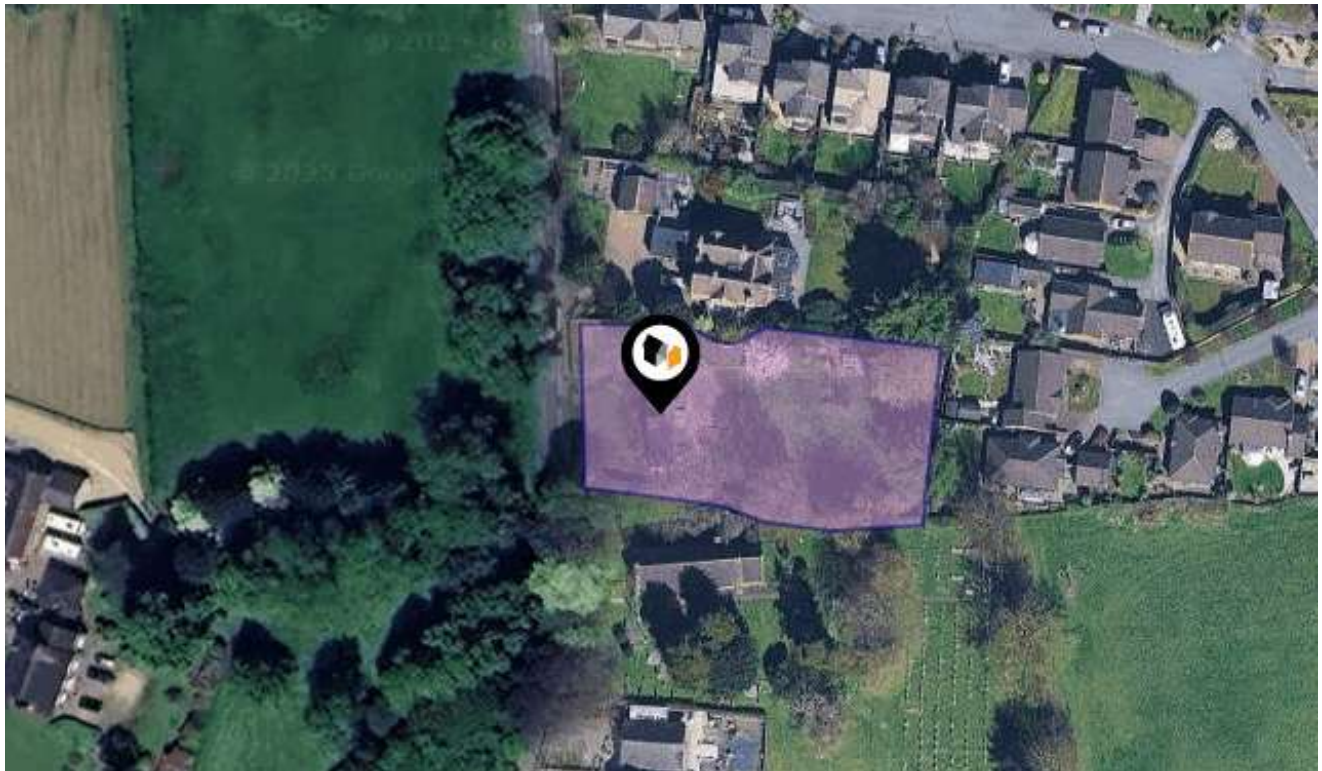




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th November 2025



STATION ROAD, STANLEY, ILKESTON, DE7

Hannells

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Introduction

Our Comments



- > Spacious Grade II Listed Thatch Cottage
- > Occupying A Larger Than Average Plot Extending to Almost Half An Acre
- > Two Driveways , Garage And Outhouses
- > EPC Rating NA , Thatch Roof To Part Of Property
- > Council Tax F, Freehold

A charming four-bedroom Grade II listed thatched cottage, set on an impressive plot of approximately half an acre. The property offers excellent potential for modernisation and improvement, while retaining a wealth of period character. Inside, there are three delightful reception rooms featuring exposed beams, along with two staircases leading to four well-proportioned bedrooms. Outside, the cottage benefits from two driveways—one providing access to a generously sized garage. Occupying a central position in the heart of Stanley village, this unique property must be viewed to fully appreciate the opportunity and character it presents. The accommodation is supplemented by gas fired central heating and briefly comprises:- reception hallway, cloakroom/WC, kitchen with staircase to two of the bedrooms, three reception rooms with exposed beams and a latch door provides access to two further bedrooms and bathroom with a three piece suite.

Reception Hallway:

Cloaks/WC: (5'3" x 2'5") 1.60 x 0.74

Rear Hallway:

Kitchen: (19'5" x 9'0") 5.92 x 2.74

Dining Room: (8'2" x 16'4") 2.49 x 4.98

Sitting Room: (9'5" x 14'11") 2.87 x 4.55

Living Room: (16'10" x 17'5") 5.13 x 5.31

First Floor Landing:

Bedroom One: (16'7" x 11'1") 5.05 x 3.38

Bedroom Two: (17'9" x 8'3") 5.41 x 2.51

Bathroom: (9'4" x 7'6") 2.84 x 2.29

First Floor Landing:

Bedroom Three: (11'9" x 15'6") 3.58 x 4.72

Bedroom Four: (10'1" x 11'6") 3.07 x 3.51

Outside: The property occupies a larger than average plot which we believe extends to just short of half an acre plot which includes a mature garden to the rear elevation. There is also the benefit of two driveways providing off-road parking, one provides access to GOOD SIZE GARAGE 20'2" x 11'7" and attached outhouses providing useful storage.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3.

Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract.

Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

Property Overview



Property

Type: Detached
Bedrooms: 4
Plot Area: 0.48 acres
Council Tax : Band F
Annual Estimate: £3,265
Title Number: DY57817

Tenure: Freehold

Local Area

Local Authority: Derbyshire
Conservation Area: Stanley
Flood Risk:
• Rivers & Seas Very low
• Surface Water Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16
mb/s



66
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







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Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

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Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.

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Testimonials



Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3



Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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