



Main Street
Ticknall Derby



Property Description

A delightful Grade II listed 3 bedroom semi-detached cottage with many original features benefiting from an excellent converted annexe/studio, situated in a conservation area in a convenient and highly sought after residential location. The Cottage is set well back from Main Street, located in the heart of the village, and was formerly owned by the Harpur Crewe Estate and is situated beside Harpur Crewe Estate land. The present owner has added many improvements to modernise and restore the cottage to a high standard.

The property is constructed of brick beneath a Staffordshire Blue pitched tiled roof, with the front elevation having an attractive double fronted appearance with multi-paned windows and an attractive pitched roof storm porch and front door. In brief, the gas centrally heated living accommodation comprises, on the ground floor, charming sitting room with original inglenook fireplace with cast iron log burner, separate dining room with exposed brick chimney breast and original range cooker, inner lobby with stairs to first floor & extended breakfast kitchen. The first floor landing leads to bedroom one, bedroom two, and a fitted bathroom. Stairs lead to bedroom three/attic room. Outside, there is a stunning cottage garden, ideal for sitting out with table and chairs, and to enjoy the pleasant outlook it has to offer. The property benefits from a driveway offering one car standing space. There is an excellent converted brick studio/annexe with pitched tiled roof.

Lounge/ Dining Room

Front panelled timber entrance door leading to the lounge/ dining room which has quarry tiled flooring, exposed beams to the ceiling, particular feature of the room is the brick fireplace incorporating a cast iron ornamental stove with a raised brick hearth, three wall light points, window to the front elevation, latch door giving access to useful understairs storage cupboard which has coat hanging hooks and shelving and an opening to lobby.

Lobby

Having stairs leading to the first floor with quarry tiled flooring continuing through, painted beams to the ceiling and latch door giving access to:-

Extended Dining/ Kitchen

13' x 9' 1" (3.96m x 2.77m)

A particular feature is the slopping ceiling with a double glazed roof light window and exposed brick work to the dining area. There is under unit space and plumbing for automatic washing machine and dish washer, space for a dryer, ceramic tiled flooring, cast iron period style radiator, under unit space for fridge and freezer, inset stainless steel sink unit with chrome mixer tap over, space for cooker with extractor hood over, window to the front elevation, double door fronted shelved out cupboard.

Sitting Room

12' x 14' 10" Max including fireplace (3.66m x 4.52m Max including fireplace)

A particular feature is the brick inglenook fireplace incorporating a cast iron log burning stove on a raised quarry tiled hearth, exposed oak beam over the fire, exposed beams to the ceiling, window to the front elevation and feature oak flooring and shelving to the chimney breast recess.

First Floor Landing

Having central heating radiator, open spindle staircase off to the second floor and doors off to:-

Bathroom

Fitted with a three piece ivory suite comprising of panelled bath with period style chrome bath/ shower mixer tap, pedestal wash hand basin and low level W.C, ceramic tiled splashback, vinyl flooring, exposed

beams to the ceiling, window to the front elevation and wall mounted heated towel rail/radiator, over stairs store housing the boiler providing the property with domestic hot water and central heating.

Master Bedroom

12' x 13' Max (3.66m x 3.96m Max)
Having an oak surround fireplace incorporating ornamental cast iron period open grate fire, window to the front elevation, central heating radiator, exposed beams to the ceiling and two wall light points.

Bedroom Two

6' x 8' Min plus recess (1.83m x 2.44m Min plus recess)
Having window to the front elevation, central heating radiator, recess store area with hanging rail and shelving.

Second Floor

Loft Room

13' Max beneath sloping ceiling x 9' Max beneath sloping ceiling (3.96m Max beneath sloping ceiling x 2.74m Max beneath sloping ceiling)
Having exposed beams, central heating radiator, window to the side elevation and eave storage.

Outside

To the front the property has a feature storm porch which is oak beams and brick with pitched roof over the front door area and shared access over driveway with a gravelled area which number 55 has right of way over but belongs to number 59, there is also areas of cottage garden either side of the driveway, blue brick path leading area the studio. The rear garden is to the rear of the studio which has a beautifully enclosed cottage garden, enclosed with stone walling and has a wealth of features which must be viewed to be fully appreciated. There is a feature blue brick paved patio with pergola over, steps up to a raised garden area inset with a variety of mature shrubs and trees, blue brick path leading to the rear of the garden, outside tap,

outside lighting and lattice green.

Studio

Having timber entrance door to the entrance hallway which has exposed brick flooring and high ceiling with pine cladded ceiling, a radiator and wall mounted boiler providing the studio with central heating and hot water.

Shower Room

Fitted with a three piece white suite comprising of corner glazed shower cubicle, pedestal wash hand basin and low level W.C, central heating radiator, vinyl flooring, part ceramic tiled walls and extractor fan.

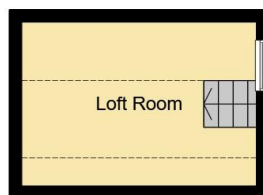
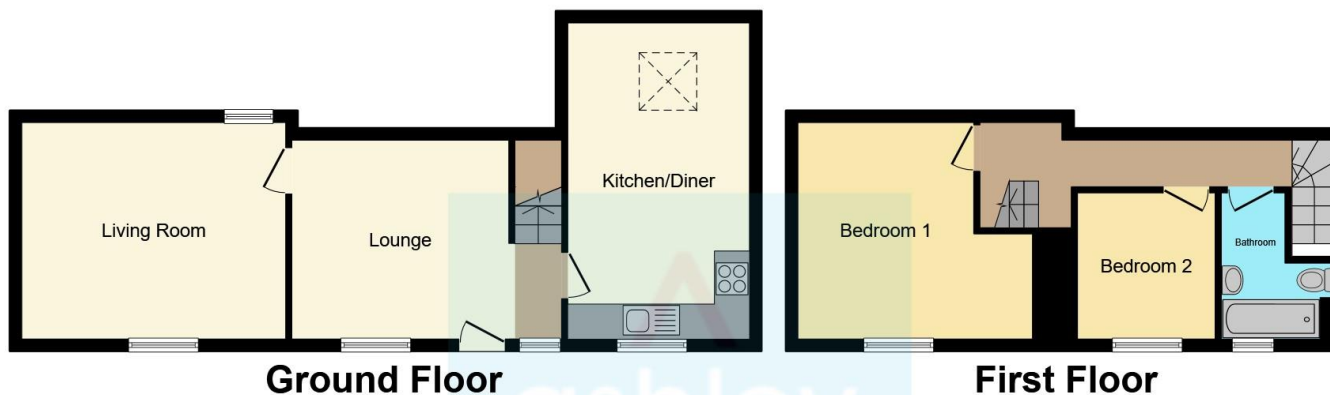
Sitting Room/ Bedroom

14' x 12' (4.27m x 3.66m)
Having apex pine cladded ceiling with double glazed roof light windows, double opening French doors to the rear giving access to the rear garden, feature hard wood flooring, exposed stone walling and ceiling heating radiator, wall light point, stunning exposed truss beam and suitable for a variety of purposes.









Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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