



Hilltop Cottage Derby Road
Stanton-by-Bridge DERBY

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for sale
£500,000



Property Description

Believed to date back to the mid 1800's, a former Calke Abbey Estate House comprises an extended two bedroomed beamed cottage in the popular village of Stanton by Bridge, a few minutes' drive from Melbourne. This character home is set back from the road behind a stone front boundary wall and lawned fore garden and enjoys a pleasant rear garden with superb far reaching views over open countryside. A particular feature of the property is the gated access (approx 100 meters to the left of the property as you are facing it.) leading to a private shared road which provides off road parking for four vehicles to the rear. Internally the accommodation has an oil fired central heating system, double glazing (where specified) and briefly comprises two reception rooms, both with beamed ceilings, re-fitted kitchen with integrated appliances, rear lobby and re-fitted bathroom. To the first floor are two double bedrooms, master with an extensive range of fitted furniture, UPVC double glazing throughout and no upward chain. The views from the property are stunning and the garden is well landscaped.

Ground Floor

Entrance Porch

Accessed via a composite double glazed door to the front with inset double-glazed panels leading to the entrance hall.

Entrance Hall

Having open beams to the ceiling, latch door leading to the kitchen diner and a further latch door leading to the front sitting room.

Sitting Room

13' 1" Max x 13' 1" Max (3.99m Max x 3.99m Max)
With a UPVC double glazed window to the front elevation as well as a double glazed window to the rear elevation giving stunning

views to the rear. There is a central heating radiator, a feature brick fireplace incorporating a cast iron log burning stove on a brick hearth with exposed brickwork and a rustic style mantle beam over. There is also exposed beams to the ceiling and three wall light points.

Dining Kitchen

Dining Room

13' 3" x 8' 1" Max into chimney breast recess (4.04m x 2.46m Max into chimney breast recess)

With a double glazed window to the front elevation, central heating radiator, laminate flooring and a wall with exposed brickwork incorporating ornamental opening to the chimney breast which provides a log store. With exposed beams to the ceiling, latch door giving access to a useful understairs store with light and power also incorporating the fuse box and electric meter and a further latch door giving access to the stairs to the first floor and opening to the kitchen.

Kitchen

10' 7" x 8' 11" (3.23m x 2.72m)

A recently refitted kitchen having a range of matching wall and base units with laminated worksurfaces over with matching upstands. There is a single drainer Quartz sink unit with extendable chrome mixer tap over. There are a range of integrated appliances comprising a slimline dishwasher, washing machine, electric fan assisted oven, Bosh induction hob with extractor hood over and a glazed splash back to the cooking area and fitted into the units is an American style fridge freezer. There is laminate flooring continuing through from the dining room, inset spotlights to the ceiling, UPVC double glazed window to the rear providing panoramic views over open fields which must be viewed to fully appreciated, vertical contemporary radiator and an oak framed glazed door giving access to the rear lobby.

Rear Lobby

With laminate flooring, inset spotlights to the ceiling, UPVC double glazed door to the side giving access to the garden and latch door to the ground floor bathroom.

Bathroom

A refitted white three piece suite comprising a panel bath with Triton electric shower over, glazed shower screen, wash hand basin fitted to vanity unit with storage beneath and a chrome mixer tap over, low level WC, fully ceramic tiled walls, UPVC double glazed obscure window to the rear elevation, inset spotlights to the ceiling, wall mounted heated towel rail and laminate flooring.

First Floor

Landing

Having loft access and latch doors to the two bedrooms.

Bedroom One

12' 9" x 12' 3" Min to front of chimney breast (3.89m x 3.73m Min to front of chimney breast)

With fitted wardrobes to the chimney breast recess with central matching vanity drawers. The wardrobes incorporate long and short hanging, integrated drawers and shelving. There is a further clothing recess to the opposite side. There is a UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Two

13' x 8' (3.96m x 2.44m)

Having a UPVC double glazed window to the front elevation and a central heating radiator.

Outside

Front

To the front of the property you will find a well presented, front garden which is set back with a stone boundary wall to the front and down

the side. There are two shaped lawned areas with borders inset with a variety of flowers and shrubs. There is a blocked paved path leading to the front door with lantern light, the pathway also leads to the side via a brick wall with inset gate. To the side of the property you will find the oil tank and external oil fired boiler providing domestic hot water and central heating. There is also a bin storage area.

Rear

To the rear you will find a stoned patio area from which you can enjoy stunning views to the rear. Stepping down from the stone paved patio you will find shaped lawned areas with borders with a blocked paved path leading down to a blocked paved terrace. With sleeper edged borders inset with a variety of flower and shrubs. There are further shaped lawns, stone edged borders and a paved path leading down to the rear section of the garden. There is a timber shed to be included in the sale, solar panel garden light to the front of the shed, four outside power points to the rear of the property, outside tap and security light.

Parking

To the rear is a private shared driveway flanked with sleeper edged borders with inset shrubs which is accessed further up Derby Road and providing off road parking for multiple vehicles. You can also enjoy far reaching views over open countryside.

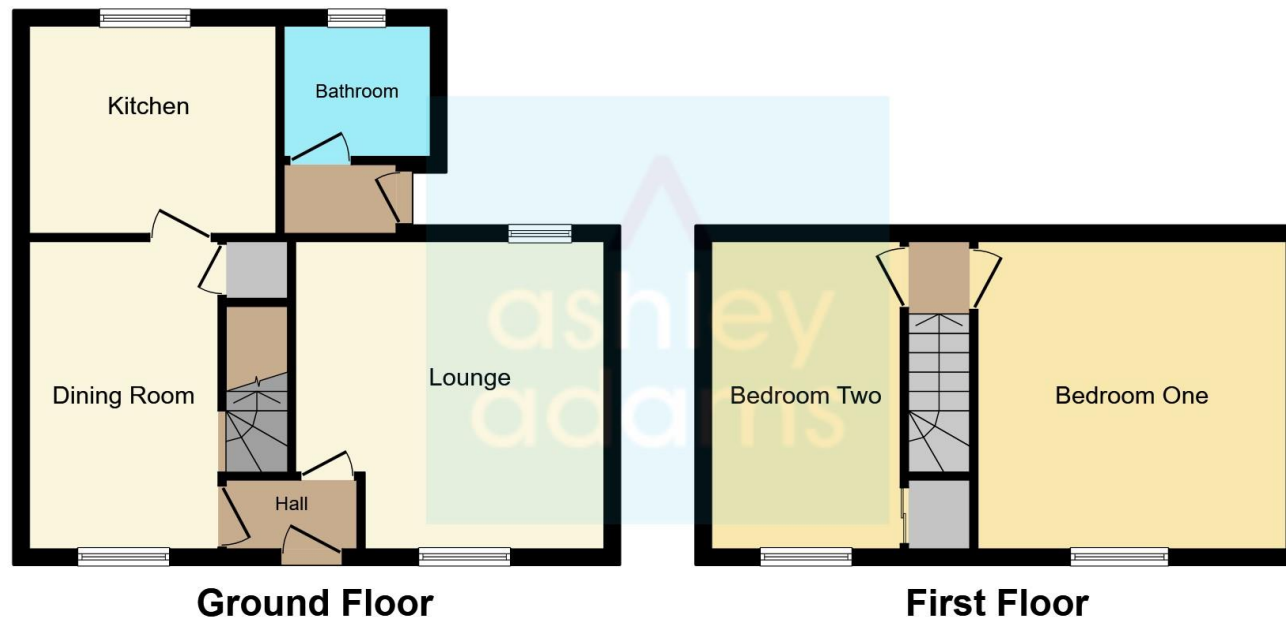
Agent Note

The property also has an enclosed 43sq meter approx green open space area with direct access off the private road available to purchase under separate negotiation.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: MEL205185 - 0013