

Lady Gate

Diseworth, Derby, DE74 2QF

John
German





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Price range £500,000 - £525,000

Shipsbeam Cottage offers the best of both worlds - the character of a charming old cottage within a modern-built home. This beautifully designed property features three double bedrooms, two luxurious refitted bathrooms, a spacious sitting room and dining room, both with cosy log burners, and a stunning refitted breakfast kitchen. Quietly situated, it enjoys a picturesque setting adjacent to the babbling Diseworth Brook.

A fantastic opportunity to own a beautifully proportioned, period-style three-bedroom cottage, tucked away in a charming conservation area in the sought-after village of Diseworth. Fully refurbished in a sophisticated Farrow & Ball palette, this detached home seamlessly blends classic character with modern comforts. Exposed beams, log burners, and timeless details create a warm and inviting atmosphere.

Spanning approximately 1,380 sq. ft. (excluding the garage), the property also benefits from a versatile converted loft room above the garage, accessed via a pull-down ladder. Complete with central heating, power, lighting and skylights, this additional space offers endless possibilities. The current owners have thoughtfully updated the home with a breath-taking bespoke kitchen, two stunning bathrooms, and have fitted high-quality UPVC Residence 7 and 9 windows with French oak sills, ensuring both style and energy efficiency.

Diseworth Village

Nestled in the heart of Leicestershire, Diseworth is a picturesque village offering a perfect blend of rural charm and modern convenience. With its characterful cottages, historic buildings and a strong sense of community, Diseworth provides an idyllic setting for those seeking a peaceful village lifestyle. The village boasts excellent transport links, with easy access to the M1, East Midlands Airport, and nearby towns such as Loughborough and Castle Donington. Local amenities include a welcoming village pub, a historic church and scenic countryside walks right on your doorstep.

Accommodation

With roses adorning the door, windows and canopy porch, Shipsbeam Cottage is as pretty as a picture. Step inside, and you'll be greeted by a welcoming, wide stone-flagged hallway, with a staircase leading off to the upper floor. To your right, the sitting room exudes warmth and character, featuring a reclaimed timber floor underfoot and exposed ceiling beams above. The true centrepiece of the room, however, is the stunning brick inglenook fireplace, complete with a curved beamed mantle, flagged hearth, and an impressive Jotul 6 log-burning stove.

Beautiful glazed double doors lead from the sitting room into the conservatory, where gothic-arched windows flood the space with natural light. Overlooking the mature gardens, this charming space seamlessly connects indoor and outdoor living. Perfect for entertaining, the dining room enjoys garden views and continues the home's rustic charm with a reclaimed timber floor, exposed ceiling beams, and a second log-burning stove, ensuring a warm and cosy atmosphere.

At the heart of the home lies the bespoke, handcrafted kitchen, designed with timeless shaker-style cabinetry running along three sides of the room. Beautiful full-stave oak countertops complement the design, while an inset Belfast-style cottage sink adds the perfect finishing touch. Dual-aspect windows offer charming views of the lane and gardens, while a stable door provides direct access into the idyllic country cottage gardens.

Upstairs on the first floor, you'll find three generously sized double bedrooms. Special attention must be given to the principal bedroom suite, which is both spacious and thoughtfully designed. It features a shelved and railed walk-in wardrobe and a beautifully refitted ensuite, complete with a panelled walk-in shower with a dual rainfall showerhead, a pedestal wash hand basin, a WC, and a period-style radiator with a towel warmer.

The family bathroom is a truly luxurious space, beautifully appointed and designed for relaxation. It features a large walk-in glazed shower with dual rainfall showerheads, a sumptuous bath perfect for soaking away the day's stresses, a sleek floating contemporary wash hand basin, and a concealed cistern WC. Stunning wall tiling adds elegance, while a striking modern towel-warming radiator completes the space.

Outside

To the fore is a driveway leading to a single garage alongside lawned fore garden and footpath takes you past the property with bridge over the brook and off through the village to the surrounding countryside. There is also space for two cars directly outside the property.

To the rear, you'll find a private, south-facing garden - a perfect retreat for outdoor enjoyment. Thoughtfully planted and maintained, it features a spacious flagged patio area with raised brick borders, leading to an ornamental birdcage pergola framed by a neatly trimmed box hedge. A decorative brick wall with ornate cast iron railings elegantly separates this space from the lawned garden, which includes a second circular patio, creating a charming and versatile outdoor setting.

Agents notes:

The house lies in a conservation area.

The property lies in a low flood risk zone from rivers and sea and very low risk zone from surface water according to the GOV.UK website. www.gov.uk/check-long-term-flood-risk. The Diseworth Brook runs past the property. for more information please ask the agent.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.nwleics.gov.uk

www.gov.uk/check-long-term-flood-risk

Our Ref: JGA/12022025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





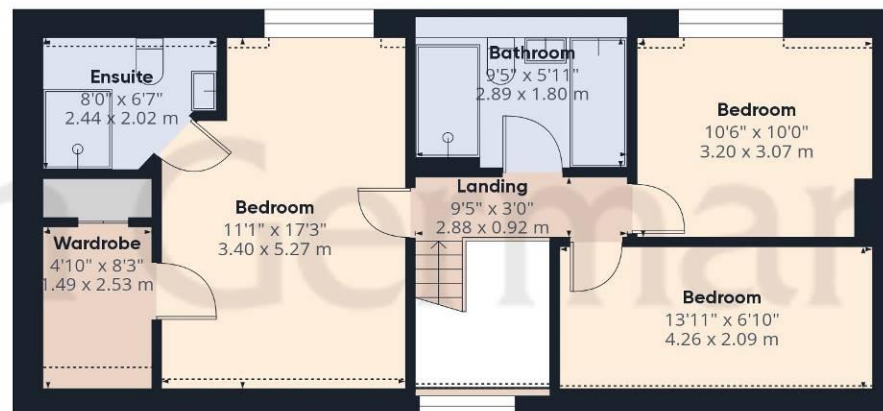








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1562.93 ft²

145.2 m²

Reduced headroom

22.93 ft²

2.13 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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