

Ingleby Road

Stanton-by-Bridge, Derby, DE73 7HU

John 
German





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£775,000

A beautiful village home where character, contemporary style and relaxed country living come together. Exceptional open-plan living, superb contemporary kitchen with breakfast island and Sandyford range, two reception rooms, luxurious principal suite, extensive gardens, double garage and versatile independent annexe.

This beautiful traditional double-fronted house initially presents a wonderfully classic façade, but step inside and you discover an architecturally interesting two-storey rear addition that has transformed and enhanced the living space. The extension works beautifully alongside the original layout, creating a wonderfully balanced home where traditional character and modern family living sit comfortably together.

Ivy Cottage enjoys a lovely, quiet lane setting, looking out across open fields, with charming cottage-style gardens and a central pathway leading to the front door. A five-bar gate opens onto an excellent driveway, providing generous private parking and access to the detached double garage, which has the added benefit of an independent annexe suite - an ideal space for teenagers, guests or those working from home.

On the ground floor, the pathway leads through the neat front gardens, bordered by a shaped privet hedge, to the welcoming front door. From here, the house immediately reveals its character, with twin reception rooms either side of the entrance, both enjoying beautiful oak flooring and traditional oak cottage-style latch-and-brace doors.

The sitting room, positioned to the right, has a lovely outlook through its double-glazed window across the fields opposite. A rustic brick fireplace provides a wonderful focal point, complete with raised hearth and inset log-burning stove, creating a cosy and inviting space.

Opposite is the separate formal dining room, again enjoying views across the fields and full of character, with exposed ceiling beams adding to its traditional feel. A second log-burning stove provides another warm and atmospheric focal point, making this a particularly inviting room for family meals and entertaining. From here, an oak-tread staircase rises to the first floor and the impressive feature gallery landing.

The heart of the home lies at the rear, where the thoughtfully designed extension brings a wonderful sense of space, light and architectural interest. Vaulted ceilings, twin electric skylights and floating gallery landings create a real sense of drama, while the impressive open-plan living, dining and kitchen space is perfectly designed for modern family life - sociable, relaxed and wonderfully connected to the garden.

The kitchen is a lovely contemporary affair, beautifully appointed with an extensive range of high-gloss cabinetry arranged around a central breakfast island, providing generous seating and incorporating convenient pop-up power points. An inset AEG induction hob is complemented by a discreet integrated extractor, while a separate eye-level double oven provides further cooking facilities. A superb Sandyford four-oven Classic range takes centre stage, creating a striking focal point while also providing cooking facilities alongside heating and hot water for the home.

The kitchen incorporates its own relaxed seating area, with bi-folding doors opening to the side and creating a wonderful connection with the outside. From here, the space flows seamlessly into the adjoining living area, where a further log-burning stove provides a warm and inviting focal point, complemented by a second set of full-width bi-folding doors opening directly onto the gardens. Together, these beautifully connected spaces create an exceptional environment for everyday family life, entertaining and enjoying the changing seasons.

A useful fitted utility room lies off the kitchen, alongside a refitted guest cloakroom.

On the first floor, a feature glazed oak and glass gallery landing overlooks the kitchen below, creating an impressive sense of space and allowing light to flow throughout the home. Oak cottage-style doors lead to four generous double bedrooms. Bedrooms two and three are positioned to the front of the property and enjoy beautiful far-reaching views across the surrounding countryside, while bedroom four benefits from a range of fitted wardrobes.

The principal family bathroom has been beautifully appointed with a contemporary white suite, including a stylish freestanding bath, vanity wash hand basin with useful storage beneath and WC. Full-height tiling adds a crisp contemporary finish, complemented by an illuminated vanity mirror, while a glazed skylight above floods the room with natural light.

Leaving the best until last, the principal bedroom is a lovely-sized and particularly inviting room, featuring a charming fitted bay window seat, window opens to overlook the rear gardens. Bespoke, handcrafted oak bedroom furniture provides an elegant and practical finish, incorporating two double wardrobes and an over-bed storage unit. A sliding barn-style door opens into the beautifully appointed ensuite, finished in a contemporary showroom style. There is a modern wash hand basin with pillar mixer taps, set upon a high-gloss vanity unit with two useful storage drawers, alongside a concealed-cistern WC. The wet-style shower area features a glazed shower screen, full-height tiling and a useful recessed display niche, with a rainfall shower overhead complemented by a separate handheld shower unit. A contemporary heated towel radiator completes this stylish and thoughtfully designed space.

Outside - Ivy Cottage certainly doesn't disappoint. An extensive stone-flagged patio provides the perfect space for outdoor entertaining, with a pathway leading down through the lawned gardens to a fantastic timber summer house/cabin. Complete with double French doors, light and power, this is a wonderful garden retreat, home office or simply a peaceful place to escape. There is also a useful timber shed, while tucked away behind a laurel hedge and entrance gate is a delightful 'secret' vegetable garden - perfect for anyone looking to enjoy a little slice of the good life and grow some homegrown produce.

The detached double garage provides an additional and particularly versatile feature of the property, incorporating an independent annexe suite.

Annexe - A glazed entrance door, with a picture window to the side, opens into the annexe's welcoming reception area, where oak flooring and an attractive open-glass balustrade staircase immediately create a contemporary feel. There is also a useful kitchenette, with double base cupboards, timber worktop and sink with mixer tap, making this a genuinely practical independent space. A latch-and-brace door leads through to a beautifully appointed shower room, featuring a concealed-cistern WC, vanity unit with double cupboard and inset wash basin, complemented by attractive wall tiling. There is also an oversized shower enclosure with both rainfall and handheld shower fittings, together with an anthracite ladder-style heated towel radiator. Upstairs, above the garage, is a fantastic long and versatile room, currently offering the potential to work equally well as a home gym, home office, hobbies room or brilliant rumpus space for teenagers. Three skylights flood the room with natural light, while useful under-eaves storage adds further practicality.

Location - Stanton-by-Bridge is a delightful and peaceful Derbyshire village, beautifully positioned close to the River Trent and surrounded by open countryside. Rich in history, the village is centred around the ancient St Michael's Church and lies close to the magnificent Swarkestone Bridge and Causeway. With attractive walks and rural footpaths on the doorstep, yet the amenities, shops, cafés and restaurants of Melbourne only a short distance away, it offers a wonderful balance of village life, countryside and convenience.

Restrictive Covenants: The title is subject to restrictive covenants contained within a Conveyance dated 25 October 1994 between the Church Commissioners for England and owners. The full terms of the covenants should be reviewed by the purchaser's conveyancer.

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil central heating

(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/>

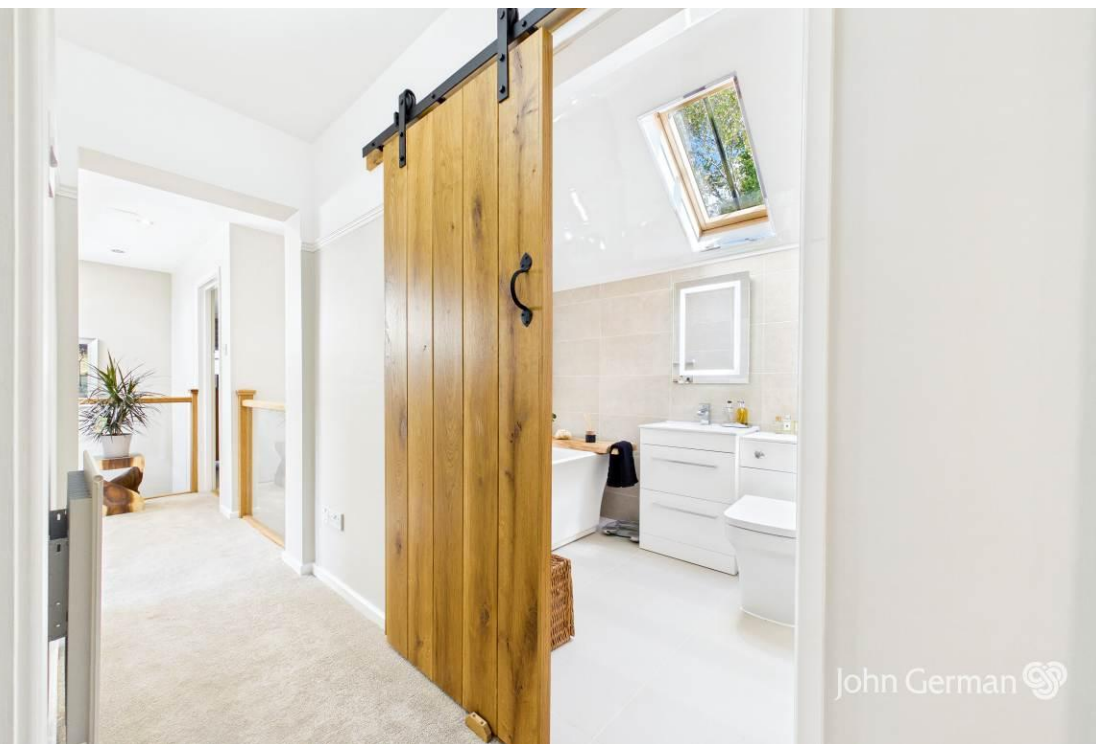
Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

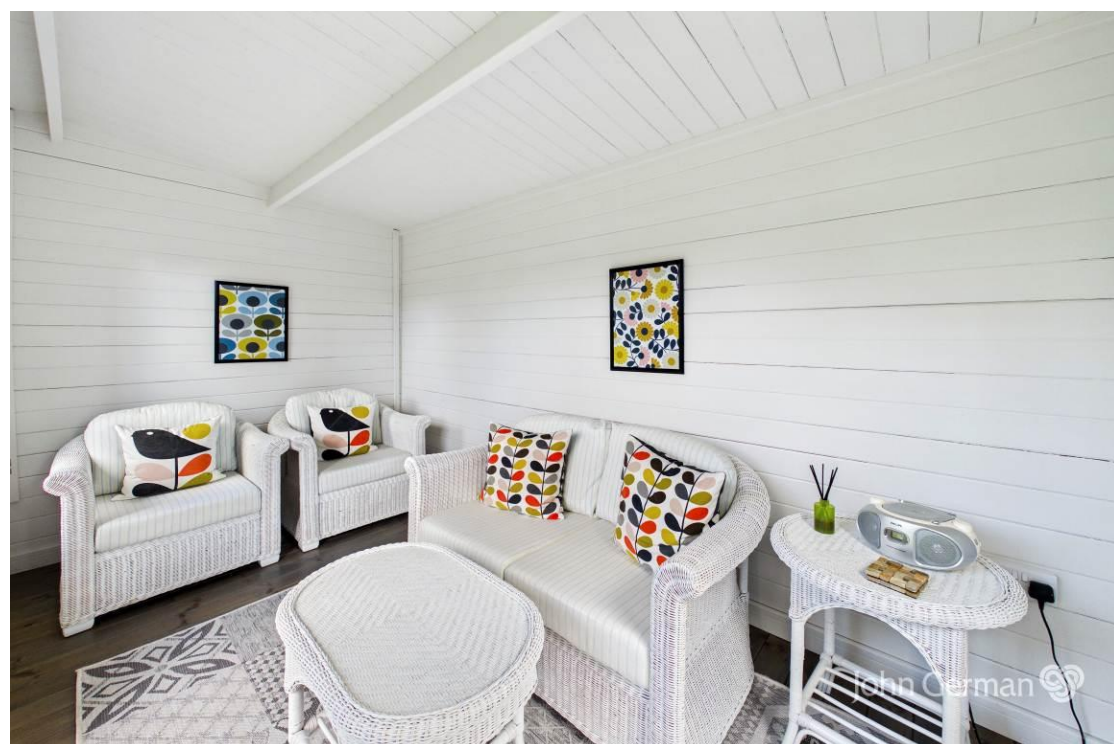
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21092026













Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Floor 1 Building 3

Approximate total area⁽¹⁾

217.7 m²
2343 ft²

Reduced headroom

9.2 m²
99 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

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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		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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