

Willow Cottage, 14 Brook End, Repton, DE65 6FD

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Set within a mature south facing garden plot is this charming four bedroom cottage residing close in the heart of the historic village of Repton. Willow Cottage has been modernised and extended over time to include new windows in 2023, a new kitchen and new flooring to the ground floor, and this immaculately presented detached home offers generously proportioned interiors showcasing original and sympathetically reinstated features alongside further potential to extend (subject to relevant permissions). The reception hall leads into three reception rooms, a modern refitted kitchen, conservatory and ground floor shower room, with four excellent double bedrooms set to the first floor serviced by a master en suite and family bathroom. Willow Cottage sits well within an established 0.25 acre garden bordered by the village brook, with the addition of gated parking and plenty of space to build a detached garage if desired. The cottage is serviced by mains gas central heating and double glazed windows & doors.

Willow Cottage resides in the heart of Repton, being within steps of the superb amenities this thriving community offers. A desirable location famed for its independent school of the same name, this historic village is home to a post office, convenience and boutique shops, a butchers, a Church with its distinctive spire and traditional country pubs, as well as a range of sporting facilities including a gym, swimming pool, squash and tennis courts. Within the village is Repton Primary School as well as the famous independent Repton School, both of which can be reached on foot from the property. Repton Prep School is also only 2.6 miles away, and Repton Primary feeds into John Port Secondary in Etwall.

A location suited to commuters, Repton is conveniently placed for access to the A38 which is just three miles away. The M42 and M1 are also within a short drive, and the village benefits from excellent public transport links via a regular bus service and from Willington Train Station (just over a mile away) with reliable links to Birmingham and Derby. Derby rail station connects to Birmingham and London, with East Midlands Parkway providing direct links to London and Nottingham. For leisure pursuits, the surrounding countryside can be enjoyed from your doorstep with many public footpaths and rambling routes bordering the village. The Trent & Mersey Canal also borders this delightful village, where peaceful walks and local wildlife can be enjoyed. Nearby National Trust and leisure estates include Calke Abbey, Sudbury Hall, Kedleston Hall and Foremark Reservoir, whilst the Peak District National Park can be reached in around 30 minutes.



- Charming Detached Cottage
- Extended & Spacious Interiors
- 0.25 Acre South Facing Garden
- Open Aspect & Church Views
- Refurbished Interiors - 2023 Windows
- Three Spacious Reception Rooms
- Refitted Kitchen & Conservatory
- L Shaped Reception Hall & Ground Floor Shower Room
- Four Excellent Double Bedrooms
- En Suite & Family Bathroom
- Gated Entrance to Parking & Outbuilding
- Wrap Around Gardens bordered by Village Brook
- Superb Potential to Extend Further (STPP)
- Well Placed for Amenities Schools & Commuter Routes



A gable porch with original quarry tiling leads to a composite door opening into the **Reception Hall**. The L shaped hallway has ornate tiled flooring, stairs rising to the first floor with storage below and character doors opening into:

Study/Snug 3.62 x 2.9m (approx. 11'10 x 9'6)
Being an ideal ground floor bedroom, home office or playroom, having a window to the side and a feature period fireplace

Dining Room 4.3 x 3.3m (approx. 14'1 x 10'10)
A spacious reception room having a window to the front and tiled flooring. Leading in turn into:

Sitting Room 4.2 x 3.82m (approx. 13'9 x 12'6)
Another immaculate living space having a window to the front, tiled flooring and an electric fire set to period style fireplace

Kitchen 8.55 x 2.6m (approx. 28'0 x 8'6)
A beautifully appointed refitted space having a range of wall and base units with complementary worktops over, housing a ceramic sink with side drainer, recess housing space for a range cooker and integrated appliances including dishwasher, washing machine and tumble dryer. The kitchen has vaulted ceilings with a skylight, windows enjoy pleasant garden views to the side and French doors open out to a paved terrace. Tiled flooring extends into a vestibule where there is space for a fridge freezer, as well as a door leading into:

Conservatory 5.3 x 3.78m (approx. 17'4 x 12'5)
Windows to two sides overlook the sunny south-facing gardens, and the conservatory has double doors to the side, fitted ceiling blinds and tiled flooring

Shower Room 2.73 x 2.18m (approx. 8'11 x 7'1)
A useful addition doubling as a guests WC, having pedestal wash basin, WC and shower, with tiled flooring and a window to the side. The wall mounted boiler is also housed in here















Stairs rise to the **First Floor Landing**, having a window to the side, loft access and character doors opening into:

Master Bedroom 3.9 x 3.24m (approx. 12'9 x 10'7)
A window to the front overlooks pleasant views over the private school's playing field and towards the village church, and this double room has an original fireplace and private use of:

En Suite 2.7 x 0.9m (approx. 8'10 x 2'10)
A white suite is fitted with pedestal wash basin, WC and shower, with tiled splash backs and tiled flooring

Bedroom Two 4.36 x 3.33m (approx. 14'3 x 10'11)
Another double room having a window to the front enjoying an open outlook and a feature original fireplace

Bedroom Three 4.18 x 3.7m (approx. 13'8 x 12'1)
Having a window to the side

Bedroom Four 23.25 x 2.85m (approx. 10'8 x 9'4)
A fourth double room having a window to the rear with pretty garden views

Bathroom 2.01 x 1.93m (approx. 6'7 x 6'4)
A modern suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled flooring and splash backs, a chrome heated towel rail and a skylight































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Floor Area: 1,680 ft²

Outside

Willow Cottage resides close to the heart of Repton enjoying a pleasant open outlook to the front over Repton School's playing field and towards the village church. Gated access to the side of the cottage opens into the gravel driveway where there is parking for a number of vehicles as well as potential to add a garage (STPP)

Wrap Around Gardens

Extending to a generous **0.25 Acre**, the garden is laid to the sides and rear of the property, bordered to one side by the village brook and having character walls to the front boundary. There is a useful brick **Outbuilding** providing exterior storage or potential for conversion into a home office or exterior entertaining space, and there is a charming paved terrace to the side of the property having tranquil views over the brook and a charming humpback bridge. Willow Cottage benefits from exterior water and lighting

Please Note: our vendor has advised that the property was subject to flood damage in 2020. This was due to an obstruction in the nearby brook which has since been resolved and is frequently monitored. Flood defences on all exterior doors are now in place



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, 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.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.