Lady Gate

Diseworth, Derby, DE74 2QF

John German




John German



Lady Gate

Diseworth, Derby, DE74 2QF

Price range £450,000 - £475,000

UNEXPECTEDLY BACK ON THE MARKET

Although designed to mirror the character and charm of a traditional period cottage, Shipsbeam Cottage was constructed approximately 35 years ago, successfully blending timeless style with the comfort and reliability of modern living. The result is a beautifully presented home that truly offers the best of both worlds. The property features three generous double bedrooms and two luxuriously refitted bathrooms, complemented by a spacious sitting room and separate dining room, both enhanced by cosy log-burning stoves that add warmth and character. At the heart of the home is a stunning thoughtfully designed refitted bespoke breakfast kitchen.

Peacefully positioned alongside the gentle flow of Diseworth Brook, Shipsbeam Cottage enjoys a picturesque and tranquil setting, providing a rare sense of seclusion and a wonderful connection to its natural surroundings—an idyllic retreat while remaining practical for modern family life.

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 area directly in front of the house is not part of Shipsbeams Title and is part of Lady Gate Lane, Title Plan view available on request.

The property lies in a Flood Risk Zone 2, Medium Risk (0.1% - 1% chance annually) GOV.UK website.
www.gov.uk/check-long-term-flood-risk.
The Diseworth Brook does run past the property. For more information on flooding 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.


John German


John German


John German


John German


John German


John German


John German


John German


John German


John German


John German

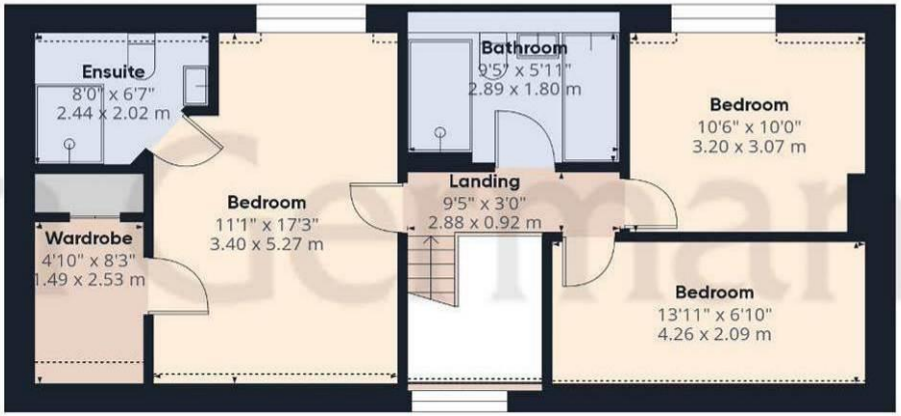

John German


John German


Pinot Grigio
PRODUCE OF ITALY
John German



Ground Floor



Floor 1

John German

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.

GIRAFFE360









Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.



John German
63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH
01530 412824
ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

John German





