



Lodge Cottage Chapel Lane  
Barrow-On-Trent Derby

# Lodge Cottage Chapel Lane Barrow-On-Trent Derby DE73 7HE

for sale offers in excess of  
**£535,000**



## Property Description

Lodge Cottage is a Grade II listed property of local historical importance. Built in the 1800's as the former lodge to Barrow Hall, the influence of Strawberry Hill Gothic architecture is evident throughout. It is situated in the heart of Barrow on Trent village. Inside, you will find a flexible interior that seamlessly blends the charm and character of its era with modern day family living. The gothic arched windows add to the period integrity, while the abundance of natural light creates a warm and inviting atmosphere. The 3 good sized double bedrooms offer a peaceful retreat, with French doors leading out one of the bedrooms to the beautifully landscaped south westerly facing garden and patio.

The luxurious bathroom comprises a freestanding bath and an enclosed shower cubicle.

An additional bathroom provides an electric shower, toilet, wash hand basin and travertine stone floor.

The kitchen of Lodge Cottage is a true highlight boasting a dining space, granite worktops and integral appliances. The octagonal study/second sitting room with its feature gothic windows is a haven of peace and quiet and the versatile accommodation allows for bedroom two to be used as a dining room, creating the perfect space for entertaining. A 20ft living room with French oak floor and log burning stove opens through patio doors into the garden adding both warmth and character. A panelled utility room is situated away from the kitchen providing room for storage and a handy large ceramic sink.

## Location

Barrow on Trent village is an English country village located in South Derbyshire. Tucked away in a quiet corner, it holds historical significance and is even mentioned in the Domesday book. The village is home to Sale & Davy's C of E Primary School and St Wilfrid's Church. In terms of transportation, there is a regular bus service into Derby for your convenience.

## Entrance Hallway

Accessed via timber front panelled entrance door with radiator and alarm control panel.

## Second Sitting Room/ Bedroom 4

14' 7" x 11' 9" ( 4.45m x 3.58m )

Having three original gothic and secondary glazed windows to the front elevation with three symmetrically placed radiators beneath, gas fire with a decorative marble fireplace.

## Kitchen/ Dining Room

21' 2" x 10' 4" ( 6.45m x 3.15m )

Bespoke fitted kitchen with a range of base & wall units with granite worksurfaces over, Belfast sink with inset waste incinerator and filtered water tap, two integrated under counter fridges, integrated dishwasher, double glazed window to the side elevation, radiator, space for cooker and Amtico flooring. The dining area has original full height timber shelved out cupboard which also houses the central heating boiler, radiator, panelled double opening doors to the lounge.

## Lounge

20' 3" x 11' 3" ( 6.17m x 3.43m )

Having double glazed patio doors to the rear, two double glazed windows giving aspect over the stunning garden, French oak flooring and log burning stove.

## Dining Room/ Bedroom 3

11' 1" x 10' 3" ( 3.38m x 3.12m )

Secondary glazed window to the front elevation with radiator beneath, feature fireplace and fitted timber cupboards to chimney breast recesses.

## Bathroom

Having a four piece white suite comprising free standing bath with mixer tap, wash hand basin fitted to vanity unit with storage beneath, w.c, corner glazed shower cubicle, built in sound system, shaver point, slate tiled flooring, wall mounted heated towel rail, inset spotlights to ceiling with dimmer switch and

double glazed window to the rear.

### Bedroom

11' 10" x 10' 8" ( 3.61m x 3.25m )

Having secondary glazed gothic window to the front elevation with radiator beneath, original fireplace, five door fronted fitted wardrobes, loft access.

### Inner Hall

Walls panelled to dado height, two radiators.

### Shower Room

Having a three piece white suite comprising, wash hand basin, glazed shower cubicle, w.c and shaver point.

### Utility Room

7' 7" x 7' 4" ( 2.31m x 2.24m )

Having a range of fitted base units with work surfaces over, inset Belfast sink with chrome mixer tap over, plumbing and space for automatic washing machine, space for tumble dryer, space for further under unit appliance, window to the rear.

### Bedroom

11' 10" x 11' 1" ( 3.61m x 3.38m )

Having timber double glazed french door to the rear elevation, double glazed window, Karndean flooring and radiator.

### Outside

The outside space at Lodge Cottage is equally impressive, with a walled garden that faces south westerly. The generous paved patio area is ideal for outdoor dining, overlooking the manicured lawns adorned with mature shrubs and trees. A summer house and studio are also available by negotiation, providing additional opportunities for relaxation. For those in need of parking, there is a single garage and workshop, as well as off road parking for at least two cars.

### Vendor Comment

We have lived at Lodge Cottage for twenty years. Lovingly restoring it and maintaining the integrity of a Circa 1800 listed building whilst complimenting it with some contemporary features.

We have enjoyed using the flexibility of the

rooms to enable different living functions. Deceptively spacious rooms are all individually characterful. The south-westerly facing walled garden is a delight to sit in and enjoy the peace and tranquillity

The property itself is of local historical importance with its influence of Strawberry Hill Gothic architecture and with its position being in the heart of the village. Barrow-Upon-Trent has a wonderful friendly village community. It is situated in the countryside whilst being convenient for both Derby and Burton-Upon-Trent









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Property Ref: MEL204014 - 0024

Tenure:Freehold EPC Rating: Exempt Council Tax Band: D

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