

Keepers Cottage Horsley Lane, Coxbench Derby DE21 5BH

bagshaws residential

welcome to

Keepers Cottage Horsley Lane, Coxbench Derby

Detached stone cottage for sale within the hamlet of Coxbench on the outskirt of Belper, offering 4 double bedrooms, 3 reception rooms, detached double garage, 1.75 acre paddock and no onward chain.



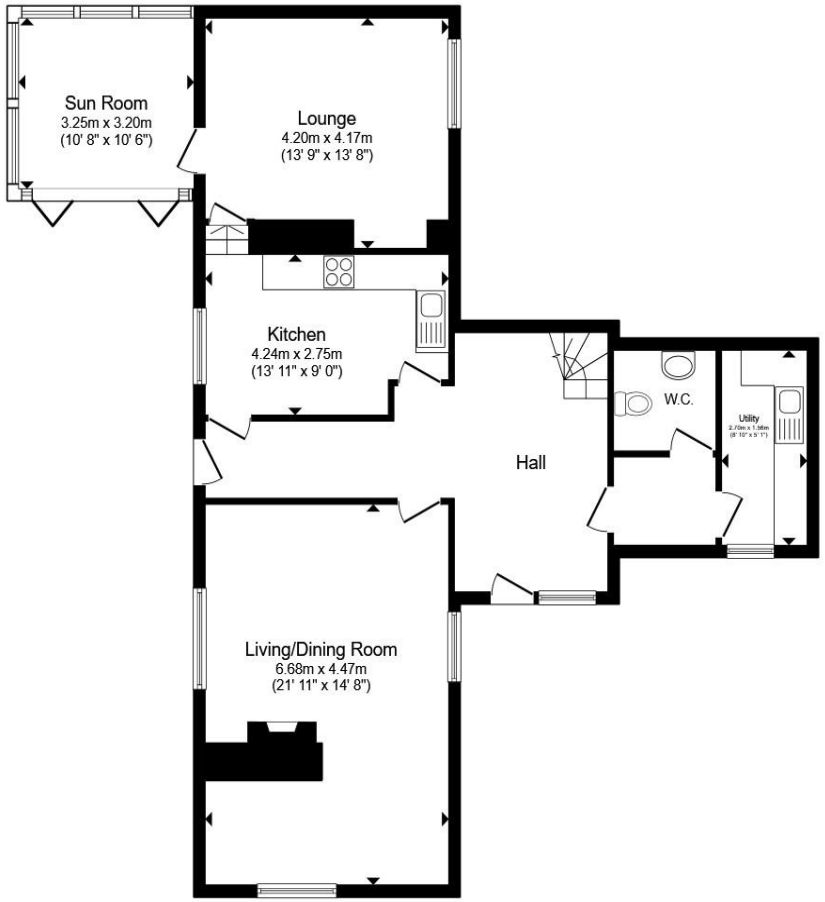




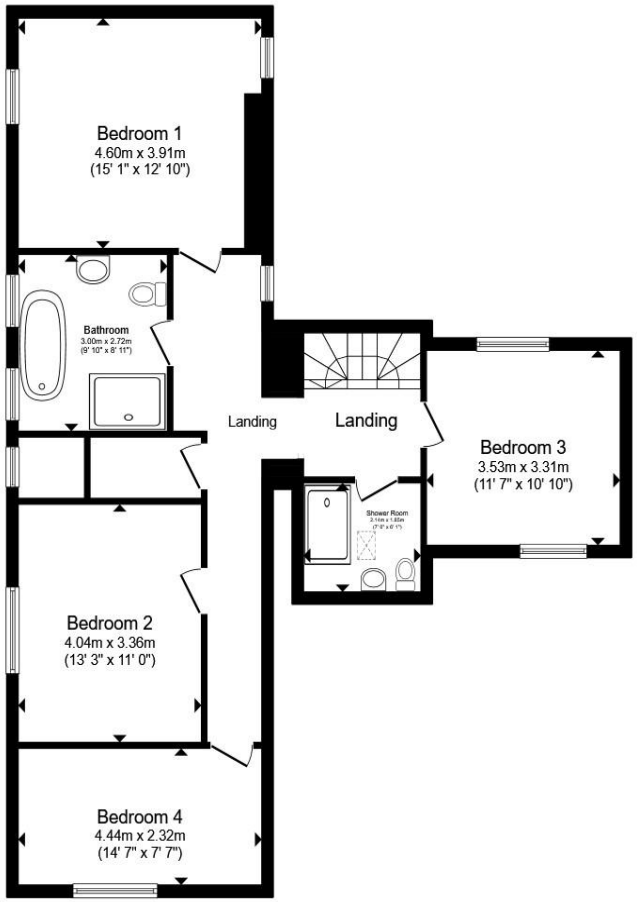








Ground Floor



First Floor

Total floor area 188.5 m² (2,029 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

bagshaws residential

About The Area

Coxbench is a small hamlet within the Amber Valley district of Derbyshire, just outside of Little Eaton village and the larger Belper town in opposing directions. The convenience of the village and town amenities nearby make Keepers Cottage well-situated for families and professionals, with schooling, supermarkets, cafes, public houses and a train station reachable within a short drive. The nearby A6 also offers direct access into the stunning landscapes of the Peak District National Park or into the City of Derby and beyond.

welcome to

Keepers Cottage Horsley Lane, Coxbench Derby

- Detached Stone-Built Cottage
- Large 1.75 acre Paddock
- Detached Garage and Driveway Parking
- Cloakroom and Utility Room
- Orangery and Multiple Reception Rooms
- Modern, Re-fitted Kitchen and Family Bathroom

Tenure: Freehold EPC Rating: E
Council Tax Band: F

£650,000

Become the owner of charming stone-built Keepers Cottage, offering a wonderful balance of period character with exposed beams and fireplaces, yet spacious dimensions and modern fittings. This beautiful home sits amongst a generous wrap-around garden with South-East facing courtyard sun trap, lawned frontage and lawn to the rear with a separate paddock spanning approximately 1.75 acres suitable for equestrian and grazing use. The cottage itself also is adjoined to a small single stable with power. There is also an over-sized detached double garage and driveway parking.

Once inside, the property comprises of an entrance hall with secondary lobby leading to a cloakroom and utility room. The living accommodation begins with an open living dining room divided with a partition wall housing an open fireplace. The kitchen is separate and recently re-fitted in sympathetic pastel green shaker-style units, and leads through to a further versatile reception room with an orangery-style garden room off. To the first floor there are four double bedrooms, a shower room and a modern bathroom with a free-standing bathtub and double shower enclosure. The property benefits from uPVC double glazing and an oil-fired central heating system.

Keepers Cottage is being sold with no onward chain.









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY121653

The Property Ombudsman

Property Ref:
DBY121653 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

bagshaws residential

01332 361308

Derby@bagshawsresidential.co.uk

32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG

bagshawsresidential.co.uk

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.