lovage HOMES

9 The Moat, Castle Donington, Derby, DE74 2PD

£380,000

- Unique opportunity
- Grade 2 listed cottage
- Generous plot
- Mature garden with fruit trees
- 3 bedroom cottage
- No onward chain
- Detached studio
- Workshop/Garage
- Off-road parking

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9 The Moat, Derby DE74 2PD

No onward chain Historic Grade 2 listed cottage on a generous plot with a modern annexe/studio, a workshop/garage, off-road parking, outbuildings and mature gardens.

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Council Tax Band: A

Overview

No onward chain Late 15th/16th century in origin and re-built 19th century. A rare opportunity to acquire a Grade II listed, period cottage nestled on the historic site of Castle Donington's medival castle. Filled with traditional charm, this unique residence is set within substantial grounds which features a modern, self contained studio and a detached workshop/garage. The cottage dates back to the late 15th century, it was then rebuilt in the 19th century, and has been renovated to modernise several rooms since. The exposed timber beams, shaped ceilings and period style doors throughout showcase the historic character of the original cottage, whilst the kitchen and master bedroom extension bring a contemporary element to the property.

The main cottage comprises 3 bedrooms, 3 reception rooms, 3 bathrooms and a kitchen/diner. The studio is a large room big enough for a sleeping and sitting area, kitchenette and modern shower room.

Castle Donington is a historic market town in North West Leicestershire, popular with families, professionals, and commuters alike who appreciate the welcoming community and excellent regional connectivity. The towns high street boasts a variety of independent cafes, boutique shops, pubs, and restaurants. Ideally positioned for travel, Castle Donington benefits from road links via the A50, A38, and M1, as well as regular public transport connecting directly to Derby, Nottingham, and Leicester. With East Midlands Airport, East Midlands Parkway railway station, and the iconic Donington Park circuit located just minutes away.

Kitchen

19'8" x 12'9"

Spacious kitchen diner, with terracotta tile flooring, several wall and standing wooden units for ample storage, oven with gas hob, sink, plenty of room for a dining table and seating with an large wooden archway leading into the living room.

Living Room

13'0" x 9'1"

Generously sized living room with character features such as the exposed timber ceiling beams, brick fireplace detail, period style doors, and wooden staircase .

Sitting Room

13'6" x 13'0"

A secondary versatile reception room, also featuring the timber ceiling beams. Could be used as a secondary living room, playroom or snug.

Downstairs shower room

5'9" x 5'3"

Ground floor shower room comprising of a WC, sink and tiled electric shower.

Office

6'10" x 5'9"

Reception room ideal for a home office or playroom.

Master Bedroom

15'5" x 12'9"

A spacious master bedroom with vaulted ceilings and large windows on either side, letting in a lot of natural light with pleasant views of the garden. There is also wooden fitted storage and an ensuite.

Ensuite

12'9" x 4'3"

Modern ensuite with a white three piece suite including a shower, sink and W/C

Bedroom 2

13'0" x 9'2"

A bright and welcoming second double bedroom with built in wardrobes. The room’s subtle, organic wall lines and timber beam beautifully highlight its historic roots.

Bedroom 3

13'0" x 9'11"

A charming third bedroom ideal as a child’s room, guest room, or dressing room.

Bathroom

9'4" x 6'9"

Family bathroom featuring a fitted bath unit, hand basin, and WC in a characteristic cottage style.

Outbuilding/ Studio

23'3" x 11'2"

A self-contained studio with a kitchenette and bathroom. The studio features light-colored tiled flooring, high vaulted ceilings with roof skylights, and wooden doors opening directly onto a private paved patio with views over the garden. The kitchenette is fitted with floorstanding units, open shelving and a

sink. The fully tiled shower room features a sink, WC and electric shower. Above is the mezzanine level which is accessed via ladder, providing room for a cosy sleeping loft or storage space.

Garage/ Workshop

25'8" x 12'8"

A substantial workshop situated within the grounds, fitted with double entrance doors, offering ideal space for DIY projects, storage, or a dedicated craftsman's workspace. This could be renovated into an additional studio or utilised as a garage.

Garden

The outdoor space features, a large lawned garden surrounding the cottage, raised flower beds, fruit trees, a covered patio seating area, perfect for al fresco dining and outdoor entertaining. Several sheds/ storage buildings and a gravel driveway providing off road parking.

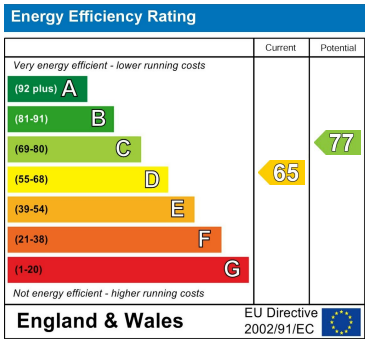
Directions

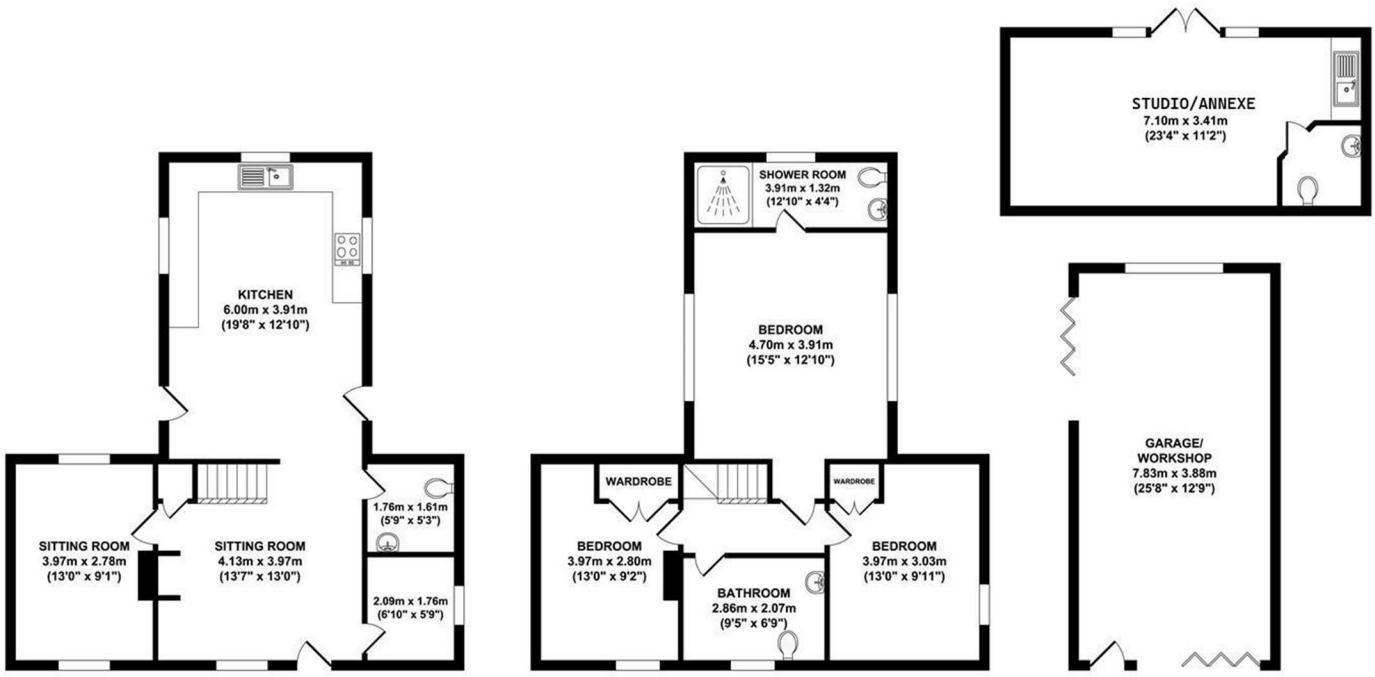
Viewings

Viewings by arrangement only. Call 01509 674140 to make an appointment.

EPC Rating:

D





GROUND FLOOR

FIRST FLOOR

OUTBUILDINGS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.