



Middle Cottage, Watery Lane, Scropton, DE65 5PL

Offered with the benefit of no upward chain is this charming two bedroom Victorian cottage, residing on the rural borders of a peaceful Derbyshire village. Being well maintained and showcasing a wealth of original character throughout, Middle Cottage offers an ideal downsize, first time buy or investment and enjoys an idyllic rural setting with countryside views to both the front and from the rear garden. To the ground floor there is a sitting room with wood burning stove, a spacious dining room, kitchen, rear hall/utility and a cloakroom, with two good sized bedrooms and a family bathroom to the first floor. To the rear, there is a delightful garden having a small outbuilding and enjoying open farmland views, and there is a traditional walled fore garden and informal on-road parking to the front aspect.

Middle Cottage lies around half a mile from the South Derbyshire village of Scropton, a

delightful rural community centered around the historic church enjoying peaceful surroundings well placed to appreciate the picturesque countryside setting. Amenities can be reached within a few minutes drive in the local villages of Hatton, Tutbury and Hilton, with Hatton offering a number of convenience stores, a primary school and a train station. Famed for its medieval castle, Tutbury is home to an array of traditional cafes, pubs and shops, as well as hosting regular farmers' markets throughout the year. For more comprehensive amenities, Uttoxeter is around a 10 minute drive away and offers supermarkets, a train station and the renowned Racecourse, and the cottage is within easy reach of the nearby Peak District National Park, with Ashbourne being around 20 minutes away. Ideally placed for commuters, the A50 and A38 are both nearby giving links to the national motorway network beyond, and East Midlands Airport is just a 25 minute drive away.

- Charming Victorian Cottage
- Delightful Rural Setting with Views
- Wealth of Character & No Upward Chain
- Two Spacious Reception Rooms
- Shaker Style Kitchen
- Utility/Rear Hall & Cloakroom
- Two Bedrooms & Family Bathroom
- Good Sized Gardens with Countryside Views
- Ideal First Time Buy/Downsize/Investment
- Well Placed for Local Amenities & Commuter Routes
- Oil Central Heating, Double Glazed Windows & Mains Drainage

A charming walled fore garden lies to the front of the cottage, having a storm porch leading to the front door

Sitting Room 3.5 x 3.47m (approx. 11'5 x 11'4)
A charming living room having a window to the front, oak flooring and a Much Wenlock cast iron wood burning stove. A half glazed door opens through to:



Dining Room 3.64 x 3.46m (approx. 11'11 x 11'4)

Another generous reception room having a window to the rear aspect, recessed storage and oak flooring. Doors open to the staircase to the first floor and to a useful storage cupboard with original quarry tiles beneath the stairs, as well as through into the:

Utility/Rear Hall 1.86 x 1.6m (approx. 6'1 x 5'3)

A half glazed door opens out to the side leading to the rear garden, and this useful space for provisions for a washing machine, tiled flooring and a door to the **Cloakroom**. Opening into:





Kitchen 3.54 x 1.8m (approx. 11'7 x 5'10)
A range of shaker style units with complementary work surfaces over house an inset Belfast sink and space for a fridge freezer, with integral appliances including slimline dishwasher, oven and induction hob. There are windows to two sides and the kitchen has tiled flooring

Cloakroom

Fitted with wash basin, WC and tiled flooring

Stairs rise to the first floor **Landing**, having exposed pine floorboards, access to the loft and original doors opening into:

Master Bedroom 3.67 x 3.43m (approx. 12'0 x 11'2)

A spacious principal bedroom, having a period fireplace and a window to the front enjoying rural views



Bedroom Two 3.64 x 2.56m (approx. 11'11 x 8'4)

Another good sized room having a window to the rear, a period fireplace and a window to the rear

Family Bathroom 2.38 x 1.95m (approx. 7'9 x 6'4)

Comprising a traditional suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled splash backs and a window to the rear enjoying rural views

EPC in Progress





Floor Area: 775 ft²



Outside

Middle Cottage is ideally positioned on the rural Watery Lane, being within half a mile of the village centre. To the front, there is informal on street parking available directly outside the cottage, where a traditional walled fore garden with a brick paved path leads to the front door

Rear Garden

A door from the **Rear Hall/Utility** opens to a walkway leading into the cottage's private garden, which is laid to neatly tended lawns, gravelled terraces and a box hedging. To one side, the garden is bordered by open farmhouse and a brick outbuilding provides useful outdoor storage. The oil tank is discreetly housed to one side and there is gated access leading through the neighbour's property to give access onto Watery Lane



Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

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.