Main Street

Milton, Derby, DE65 6EF

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£230,000

Charming three-storey end cottage in the sought-after village of Milton, close to Repton. Full of character with exposed beams, feature fireplaces and cottage-style doors, offering two bedrooms, breakfast kitchen, family bathroom and delightful rear garden. No upward chain.

This pretty three-storey end cottage occupies a delightful position in the heart of the sought-after village of Milton, close to Repton. Full of character and charm, the property retains a wealth of traditional features including exposed beams, stripped cottage latch-and-brace doors, exposed stonework and a feature fireplace. Offering well-proportioned accommodation arranged over three floors, there is a welcoming sitting room, breakfast kitchen, two bedrooms, family bathroom. Outside, a charming cottage-style garden enjoys lawn, mature planted borders, patio and useful timber sheds. The property is offered with no upward chain.

A traditional entrance door opens into the character sitting room, a warm and inviting space with exposed ceiling beams, cottage latch-and-brace doors and a useful understairs cupboard. The focal point is a log-burning stove, set upon a raised quarry-tiled hearth (not tested). To the rear is the breakfast kitchen, featuring a tiled floor and a range of oak-effect fitted units with work surfaces over, incorporating an electric hob and oven. There is space and plumbing for a washing machine together with space for an under-counter fridge. A window overlooks the gardens, while a stable door provides access to the outside and, when open, creates a lovely through-view towards the garden. The oil-fired central heating boiler is located within the kitchen.

The first-floor landing has a useful storage cupboard and gives access to the first bedroom and family bathroom. This room is a charming double room with exposed beams, exposed stonework and an attractive brick fireplace, centred around a decorative cast fireplace. The family bathroom is fitted in white and includes a bath with electric shower over, pedestal wash hand basin and WC. Exposed beams add further character, while a rear window overlooks the garden. From the bathroom a turning staircase continues to the second-floor attic bedroom, which is undoubtedly one of the property's most appealing features. The room has a wonderful high vaulted ceiling with exposed timbers, a side window and rear dormer window enjoying views over the garden and towards the surrounding countryside. Generously proportioned and full of character, this is a versatile and atmospheric space.

Outside, to the rear is a delightful cottage-style garden, predominantly laid to lawn and complemented by mature planted borders and established planting. Pathways lead through the garden to a paved patio and a number of useful timber sheds positioned towards the bottom of the garden.

Agents' notes: As is common with properties of this nature, there is a shared pedestrian right of way around the rear of the property. There is no mains gas. It is quite common for some properties to have a Ring doorbell and internal recording devices.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: On road
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil central heating
(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: South Derbyshire District Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/28092026






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Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

64 m²

689 ft²

Reduced headroom

2.1 m²

23 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

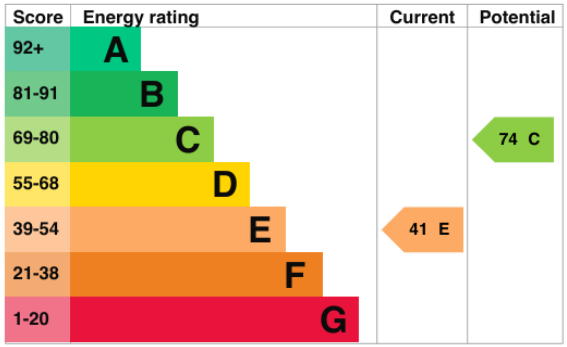
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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.

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