





Occupying a large and beautifully established plot within the heart of the highly regarded village of Church Broughton, this enchanting Grade II listed cottage offers a rare opportunity to acquire a home of genuine historic charm, character and presence. Rich in period detail, the property showcases leaded windows, traditional joinery, exposed structural features and carefully retained proportions, all complemented by extensive off-street parking, mature gardens and a truly outstanding timber summer house with wood-burning stove. The accommodation comprises one principal bedroom and a separate study, making this an ideal purchase for those seeking character, lifestyle and flexibility in equal measure.



Accommodation

Ground Floor

The cottage is entered into a welcoming living room, a space that immediately reflects the heritage and warmth of the home. The room is centred around a feature fireplace housing a solid fuel burning stove which connects to the radiators, set beneath a traditional mantel and hearth, creating a natural focal point and an inviting atmosphere throughout the seasons. Leaded windows allow soft natural light to filter in, while the proportions, ceiling lines and detailing clearly reflect the craftsmanship of the period.

A door leads through to the kitchen, which has been sympathetically fitted to complement the character of the cottage. The kitchen features painted shaker-style units, solid work surfaces and a space for cooker with extractor above, all set beneath exposed beams and deep-set openings. Practical yet characterful, the layout works comfortably for everyday living while remaining entirely in keeping with the age and style of the building. A stable-style external door provides direct access to the gardens and parking areas, reinforcing the cottage's connection to its surroundings.

First Floor

Stairs rise to a compact landing, from which all first-floor accommodation is accessed.

The principal bedroom is a well-proportioned double room, benefitting from leaded windows,



traditional joinery and pleasant views across the gardens. The room comfortably accommodates bedroom furniture while retaining the calm, intimate feel expected of a historic cottage.

The study is a valuable and versatile space, ideal as a dedicated home office, reading room or dressing area. While not marketed as a bedroom, it offers genuine flexibility for modern living and will appeal strongly to buyers seeking a work-from-home solution without compromising the integrity of the accommodation.







The first floor is completed by a well-appointed shower room, fitted with a contemporary suite comprising a corner shower enclosure, wash basin set within vanity storage and WC, all thoughtfully arranged within the characterful contours of the building.

Outside & Gardens

A defining feature of the property is the size and maturity of the plot, which is rarely found with a cottage of this nature, particularly within such a desirable village setting.

The gardens are arranged across sweeping lawned areas, established trees, planted borders and hedged boundaries, providing privacy, structure and year-round interest. Pathways lead through the grounds, creating a sense of progression and separation between areas, while open sections offer space for relaxation, entertaining or further enhancement.

A particular highlight is the timber summer house, which has been thoughtfully designed and fitted with a central wood-burning stove, allowing it to be enjoyed throughout the year. This space provides a wonderful setting for entertaining, quiet retreat or simply enjoying the gardens, and significantly enhances the lifestyle offering of the property.

To the front and side, there is extensive off-street parking, offering ample space for multiple vehicles — a notable and highly practical benefit for a period cottage in a village location.

Location – Church Broughton

The property is situated in the highly sought-after village

of Church Broughton, a picturesque Derbyshire village known for its attractive architecture, strong community feel and surrounding countryside. The village benefits from a traditional public house, parish church and access to scenic rural walks, while nearby villages and towns provide a wider range of amenities.

Church Broughton is well placed for access to Derby, Burton-on-Trent and Ashbourne, with convenient road links to the A50 and beyond, making it an excellent choice for those seeking village living without feeling remote.

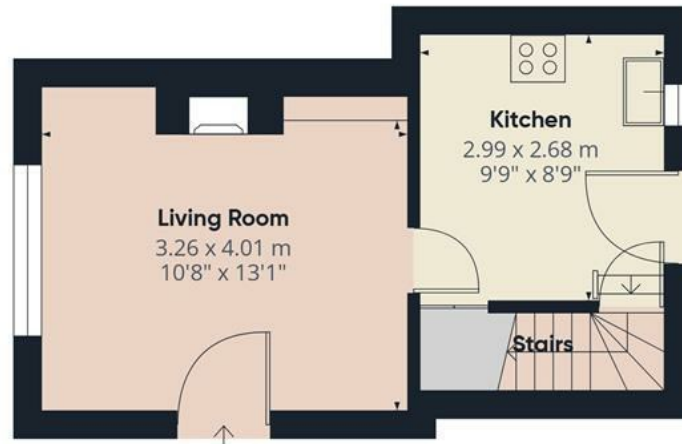




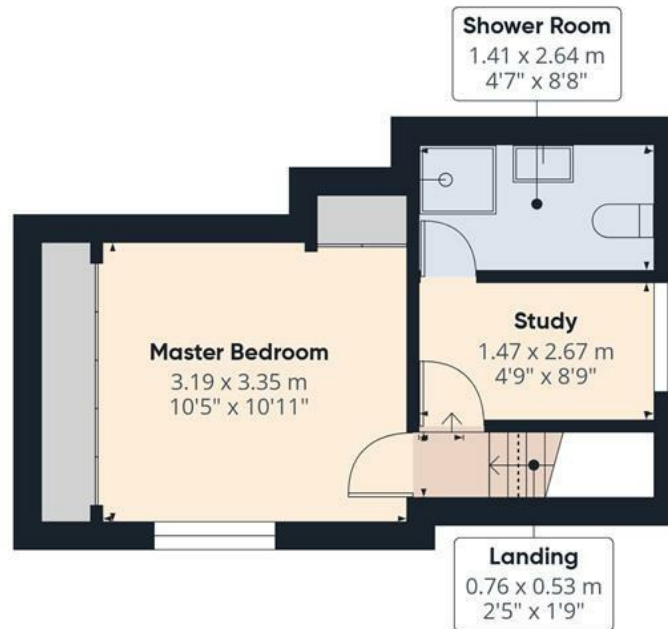








Floor 0



Floor 1

Approximate total area⁽¹⁾

46.2 m²
497 ft²

(1) Excluding balconies and terraces

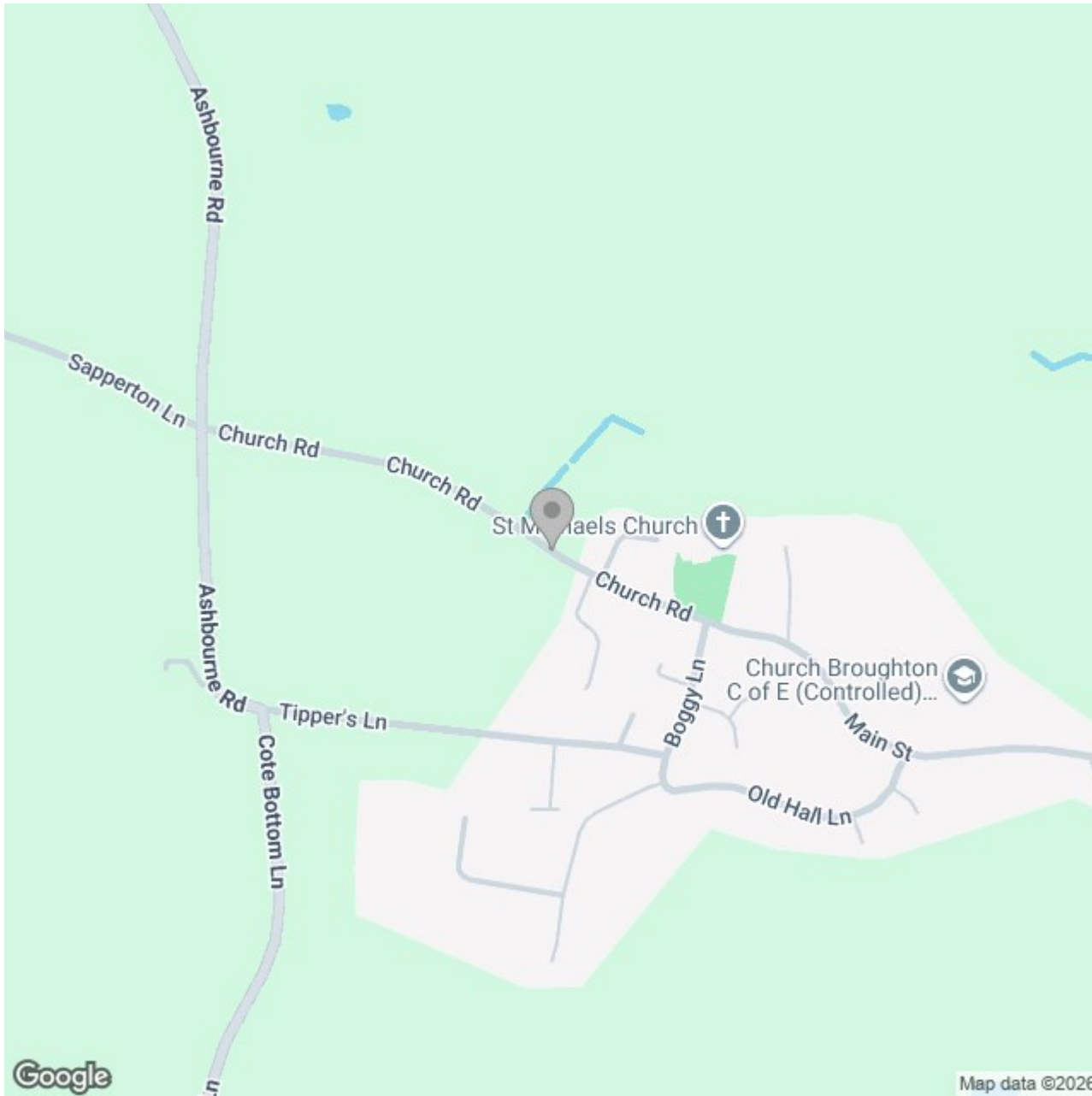
Reduced headroom

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





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	