



**Appletree Cottage 50 Shipley Wood  
Ilkeston DE7 8TP  
£400,000**

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# Appletree Cottage

## 50 Shipley Wood

### Ilkeston DE7 8TP

**\*\*Discover the Perfect Sanctuary at Apple Tree Cottage  
A Hidden Treasure in the Heart of Nature!\*\***

Nestled within the tranquil surroundings of Shipley Wood with access to Shipley Country Park this beautifully maintained semi-detached cottage offers a unique blend of charm and character. Surrounded by a livery, lush countryside and featuring its own spacious, idyllic garden, this property provides an oasis of peace where the only sounds are the melodies of songbirds.

This exceptional opportunity presents a charming, character-filled home set within a mature country garden, a true haven for relaxation and outdoor living. Despite its peaceful woodland setting, the property is conveniently close to nearby towns and villages, offering the best of both worlds: a countryside lifestyle with easy access to local amenities. The property benefits from planning permission for a future extension to the loft house and an additional extension above the garage, further enhancing its potential.

The residence features a fully fitted cottage style kitchen, a welcoming dining area, a cosy lounge with log burner, a ground-floor shower room and toilet, and three generously proportioned bedrooms, with the master boasting an en-suite bathroom and Juliet balcony.

The loft house is a remarkable addition, providing ample space for a wide range of uses. It boasts stunning double-glazed frontage that offers wonderful views of the beautifully landscaped garden. The interior features durable solid flooring and efficient underfloor heating, ensuring comfort and style throughout. This versatile and inviting space truly enhances the property's appeal.

Outside, the highlight is undoubtedly the stunning garden, a beautifully landscaped outdoor space designed for enjoyment and entertainment. It includes a lush lawn, a variety of fruit trees and bushes, a paved seating area with a brick-built BBQ, an outdoor sink with tap, raised planting beds, a wildlife pond with water features, and a dedicated wood storage area. The large driveway offers ample parking for multiple vehicles and caravan parking, leading to a detached double garage currently used as a workshop, complete with power and lighting.

Apple Tree Cottage is truly a special property, offering a tranquil woodland retreat with generous outdoor space. Its idyllic setting, combined with convenient access to the towns of Ilkeston and Heanor, makes it an ideal location for those seeking a peaceful lifestyle with excellent transport links to Nottingham, Derby, and beyond via the nearby M1 Motorway.

Early viewing is highly recommended to fully appreciate this charming home and its outstanding surroundings. Don't miss the chance to make this hidden gem your new home!





## Ground floor Accommodation

### Kitchen

17'6" x 9'6" (5.33m x 2.90m)

Country style kitchen with wall, base, drawer units & wine rack, laminate worktop over, breakfast bar, ceramic sink & drainer with mixer tap, Rangemaster range cooker (included) with extractor over, space for fridge, freezer & washing machine, spot lights, laminate flooring, thermostatically controlled electric radiator, two double glazed windows to the side, double glazed window to the front, double glazed stable door to the side & double glazed French doors to the rear.

### Dining Room

12'1" x 11'2" (3.68m x 3.40m)

Stairs to first floor, original beam to ceiling, spot lights, thermostatically controlled electric radiator, door to lounge, under stairs storage, door to shower room, carpet flooring & double glazed window to the front.

### Lounge

14'6" x 10'10" (4.42m x 3.30m)

Brick fire surround with tiled hearth housing wood burning stove, carpet flooring, Tv point, thermostatically controlled electric radiator, double glazed door & side panel onto the beautiful rear garden.

## Downstairs Shower Room

Walk in shower cubicle with electric shower, low level WC, wash hand basin on vanity unit, part tiled walls, heated towel rail, spot lights, frosted double glazed window to the front & laminate flooring.

## First Floor Accommodation

### First Floor Landing

doors off, loft hatch with ladder & lighting, carpet flooring & frosted double glazed window to the front elevation.

### Bedroom One

12'4" x 11'2" (3.76m x 3.40m)

Master bedroom with French doors & Juliet balcony overlooking the beautiful rear garden, double glazed window to the side with countryside views, carpet flooring, thermostatically controlled electric radiator & En-suite shower room.





### En Suite Shower Room

Walk in cubicle with electric shower & UPVC wall panels, low flush WC, wash hand basin, spot lights, heated towel rail & tiled flooring.

### Bedroom Two

12'0" x 10'5" (3.66m x 3.18m)

Fitted wardrobes, double glazed window to the front with countryside views, thermostatically controlled electric radiator & carpet flooring.

### Bedroom Three

12'1" x 7'8" (3.68m x 2.34m)

Spacious third bedroom with double glazed window to the front with countryside views, storage cupboard, carpet flooring & thermostatically controlled electric radiator.

### Outside

#### Frontage

Private road with fields to the right leads to a metal gate, large pebble driveway for several vehicles, wooden shed 10" x 5" with power, wood store for log burner, & wooden bin storage.

#### Double Garage/Workshop

25'5" x 17'6" (7.75m x 5.33m)

Two up & Over doors, power & lighting, currently used as a large workshop.

#### Side Garden

The patio area features a charming brick-built barbecue, perfect for outdoor cooking and social gatherings. Adjacent to this, you'll find beautifully stocked raised beds filled with a variety of vibrant flowers, plants, and shrubs. The garden also includes a productive vegetable patch, fruitful apple trees, and an assortment of fruit bushes, providing fresh produce throughout the season. A greenhouse offers ideal conditions for growing plants and seedlings, while a cold-water tap ensures easy watering. Additionally, there is a dedicated plant nursery space to the side of the loft house, making it a perfect setting for gardening enthusiasts to nurture and grow a wide variety of plants.





### **The Loft House**

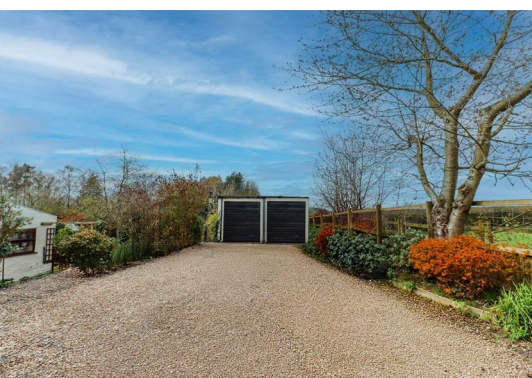
21'3" x 15'1" (6.48m x 4.60m)

Brick built external loft house with a wooden framework of double glazed windows to the front & double glazed French doors, wooden flooring, power & lighting, double glazed windows to side & the rear, wooden door to the side into plant nursery. Solar panels to roof (owned) There is also planning permission granted for a further extension of the loft house & above the garage.

### **Rear Garden**

The beautifully landscaped, tranquil garden provides a peaceful sanctuary, perfect for relaxation and outdoor enjoyment. It features a generous lawn area perfect for sunbathing, picnics, or casual afternoons. The garden is enclosed by a neat hedge boundary, offering privacy and a sense of seclusion. Raised beds are filled with a variety of vibrant plants, shrubs, and blossoming flowers, adding colour and charm throughout the seasons. Among the mature trees, there are charming apple trees that not only enhance the scenery but also provide fresh, homegrown fruit. A wildlife pond with gentle water features creates a serene focal point, attracting local wildlife and adding to the garden's peaceful ambiance. This thoughtfully designed outdoor space offers a perfect blend of beauty, tranquillity, and practicality for all to enjoy.





## Floor Plan



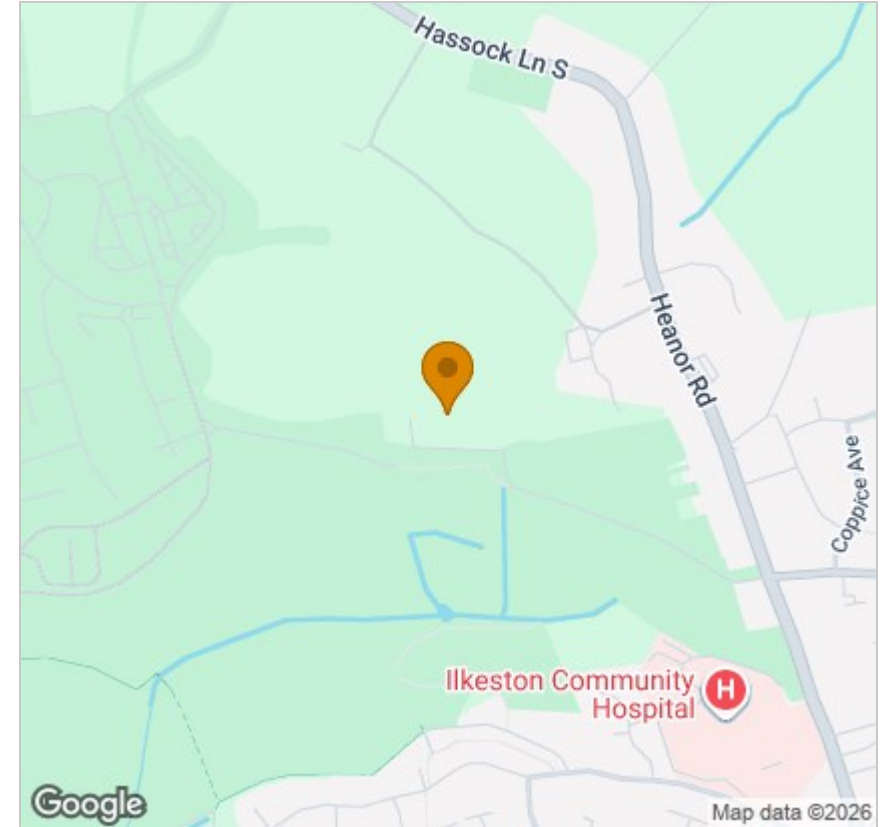
## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

