

# Whittaker Lane

Little Eaton, Derby, DE21 5AT

John German



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£800,000

This unusual property offers great potential for redevelopment, subject to the usual consents, and is surrounded by some of the best countryside in Derbyshire. The smallholding extends over the hillside towards Duffield, with fabulous views over the Derwent Valley.

The three bedroomed bungalow sits in an elevated position with accommodation all on one level and a garage beneath with a large open roof space, which offers potential to convert. The one bedroomed annex to the side is detached, leaving a large garden plot providing extensive parking and plenty of space for extension or to possibly build on, subject to planning.

To the side of the bungalow is a large garage/workshop, tack room/store and a block of three stables. The paddocks are divided into four sections with two large paddocks and two smaller paddocks.

The woodland is a stunning mix of mature trees, located at the top of the hill. This beautiful spot is currently being used as a film location for a new Dracula movie and they have created a fake tomb on the edge of the wood. On other occasions, the woodland has been used by school groups for less spooky outdoor adventures.

Whittaker Lane is on the edge of the village of Little Eaton, just before Coxbench, off the old Alfreton Road. The Lane itself turns into a footpath and bridleway, part of both the Century Way circular walking route and the Midshires Way, which travels farther afield - you can literally walk for miles across the most stunning countryside the Derwent Valley has to offer.

The village of Little Eaton boasts educational facilities such as Little Eaton Village Primary School and Holbrook Village Primary School nearby, with the property lying within the catchment of the popular Ecclesbourne School. There are several popular village pubs all within a mile of the property, a village shop, a number of eateries, and a locally renowned butcher/deli. The village has an excellent village community with a very active village hall located on the picturesque village sports ground, which sits in the centre opposite the church. There is a good local bus service and the Ecclesbourne School bus stop is close to the house, with easy access into Derby, Belper and Ripley and directly onto the A38 leading to the A50/A52/A610/M1. The nearby villages of Horsley Woodhouse and Duffield offer a further range of amenities and recreational facilities including cricket, bowling, squash and tennis. The property is also close to four noted golf courses and country clubs at Duffield, Horsley, Morley and Breadsall.

The accommodation in brief comprises a spacious entrance hall, lounge, a generous kitchen and large utility room, W.C, three bedrooms and a bathroom, whilst the annexe comprises lounge, kitchen, bedroom and en-suite.

The bungalow sits proudly on an elevated plot with a generous front lawn, along with fields to the side, stables and woodland to the rear. A viewing is strongly advised for this accommodation and its grounds to be fully appreciated.

Please note the annex and the main bungalow are on separate council tax and utilities if you need to obtain a mortgage to buy the property this may limit the number of lenders available please make enquires with a mortgage advisor before making an offer.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices. Part of the land is subject to an overage clause, please contact us for further information.

**Property construction:** Standard

**Parking:** Drive & garaging

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type: Cable** - 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:** Erewash Borough Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.erewash.gov.uk](http://www.erewash.gov.uk)

**Our Ref:** JGA/10092025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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.



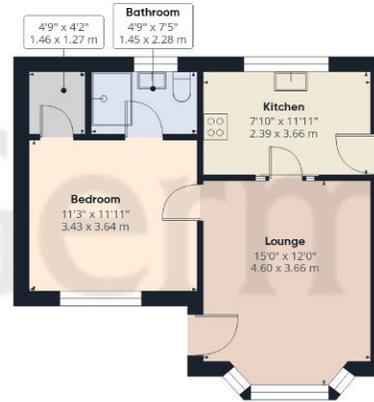


ROSEHILL









**Annex**



**Main House**

**Approximate total area<sup>(1)</sup>**  
1484 ft<sup>2</sup>  
137.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

### 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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