Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



Keepers Cottage Horsley Lane, Coxbench, Derby, DE21 5BH

£650,000

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Offered with vacant possession/ no chain. A charming detached stone cottage offering deceptively spacious yet versatile character accommodation comprising four double bedroom accommodation with sunny gardens, double garage and an adjacent 1.75 acre paddock. Viewing is strongly recommended.







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The charming home has a wealth of original and period features with great character. The welcoming accommodation comprises an entrance hallway, spacious lounge through diner, quality fitted kitchen with integrated appliances, snug, conservatory/ garden room, guest WC and separate utility room. To the first floor there is a generous landing, four good sized double bedrooms, shower room and a luxury family bathroom.

Benefitting from UPVC double glazed windows and doors and oil fired central heating system.

To the front of the property a pretty cottage garden sits behind a dry stone. A driveway to the side leads to a detached double garage with a natural wildlife garden to the rear. There is a stable, sunny enclosed courtyard garden, rear lawn and a 1.75 acre grazing paddock included in the price.

Coxbench is an historic hamlet conveniently situated with easy access to Derby and major road links ie: A38 and M1. Being surrounded by countryside with many walks and trails. Close to Belper with its busy railway station, excellent shopping, bars, restaurants and leisure facilities. The A6 provides the gateway to the stunning Peak District.

ACCOMMODATION

A cottage style UPVC entrance door allows access.

ENTRANCE HALLWAY

12'3 x 7'6 (3.73m x 2.29m)

Having solid wood parquet flooring, radiator, wall lighting, window to the front and stairs climb to the first floor. There are doors off.

LOUNGE DINER

14'6 x 21'9 overall measurements (4.42m x 6.63m overall measurements)

LOUNGE

11'9 x 14'6 (3.58m x 4.42m)

An open space with original timbers exposed to the walls and beams to the ceiling. A period fireplace with flagstone hearth, stone lintel and timber mantle shelf sits central to the room and houses a multi-fuel cast iron stove. There are dual aspect UPVC double glazed windows to both sides, radiator and wall lights. Open into :

DINING ROOM

14'6 x 9'1 (4.42m x 2.77m)

A light room with dual aspect UPVC double glazed windows to the side and front enjoying countryside views, radiator, wall lighting and TV aerial point.

INNER LOBBY

There is a range of coat hangings, an in-built cupboard houses the electric installation and a half glazed door opens onto the courtyard garden.

KITCHEN
13'9 x 10'5 (4.19m x 3.18m)
Comprehensively appointed with a range of sage shaker style base cupboards, drawers and eye level units with solid wood block work surface over incorporating a composite one and a half bowl sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, Neff induction hob, combination oven, fridge freezer and dishwasher. There is a radiator, dual aspect UPVC double glazed windows, beams to the ceiling and tiled flooring. Steps lead up to :

SNUG
13'9 x 11'7 (4.19m x 3.53m)
A character UPVC double glazed window with original stone mullion looks out to the rear, original timber framework and beams to the ceiling and an original stone fetaure fire place with quarry tiled hearth, recessed shelving, radiator, TV aerial point and a glazed UPVC door opens into :

CONSERVATORY
10'7 x 10'5 (3.23m x 3.18m)
Constructed with a brick base, UPVC double glazed windows, doors and a glazed roof with vents and bespoke blinds. There is light, power, wood grain effect flooring with under floor heating, wall lighting, inset spot light, electric wall heater and bi-fold doors open onto the sunny patio.

GUEST WC
Off the entrance hallway. Having a low flush WC, wall mounted wash hand basin, heated towel radiator, beams, extractor fan, quarry tiled flooring and an in-built cabinet.

UTILITY ROOM
8'9 x 5'1 (2.67m x 1.55m)
Fitted with a range of base cupboards, with work surface over, plumbing for a automatic washing machine, beams to the ceiling, quarry tiled flooring and a UPVC double glazed window to the front.

TO THE FIRST FLOOR






GALLERY LANDING
There is a skylight window.

BEDROOM FOUR
10'10 x 10'4 (3.30m x 3.15m)
Steps down to a double bedroom with dual aspect UPVC double windows to the side and rear, radiator, inset lighting and access to the roof void.

SHOWER ROOM
6'11 x 6' (2.11m x 1.83m)
Appointed with a three piece suite comprising a double shower enclosure with a thermostatic shower over, pedestal wash hand basin and a low flush WC. There is a heated towel radiator, skylight window, extractor fan, complementary half tiling and a ceramic tiled floor.

BEDROOM ONE
14' x 11'9 (4.27m x 3.58m)
Fitted with a range of built-in furniture comprising double wardrobes providing hanging and shelving, dressing table and bedside cabinet, radiator, recessed shelving, his and hers reading lights, radiator, original exposed timber frame detail and dual aspect UPVC double glazed windows to both side elevations. There is access to the roof void.

LANDING
There is a radiator, access to the roof void and a built-in store cupboard.

BEDROOM TWO
13'3 x 10'9 (4.04m x 3.28m)
Having a UPVC double glazed window to the side elevation, radiator, recessed shelving and a built-in wardrobe. There is a walk-in store with a UPVC double glazed window to the side elevation.

BEDROOM THREE
14'8 x 8'2 (4.47m x 2.49m)
There is a built-in wardrobe, radiator, UPVC double glazed window to the front elevation and access to the roof void.

LUXURY BATHROOM
Appointed with a four piece suite comprising a free standing bath with bath filler mixer









taps, a double shower enclosure with a thermostatic shower over, vanity wash hand basin and a low flush WC. There is complementary half tiling, tiled flooring, heated towel radiator, inset spot lighting and twin UPVC double glazed windows to the side elevation.

OUTSIDE

To the front of the property is a pretty cottage garden sitting behind a stone boundary wall. To the side is a driveway allowing access to a double detached garage with a wildlife garden to the rear. Double gates to the front provide access to the sunny courtyard garden with a paved patio area and further hard standing or seating area, perfect for alfresco dining and entertaining. To the rear is a lawned garden with the oil tank and boiler (serving the domestic hot water and central heating system). An integrated stone built stable has light, power and provides storage.

STABLE

An integral stable has light and power.

GARAGE

Having light, power and an up and over door.

PADDOCK

Adjacent is a a grazing paddock extending to approximately 1.75 acres.

DISCLAIMER

Certain images have been virtually staged using AI to illustrate the potential use of the space.









Road Map



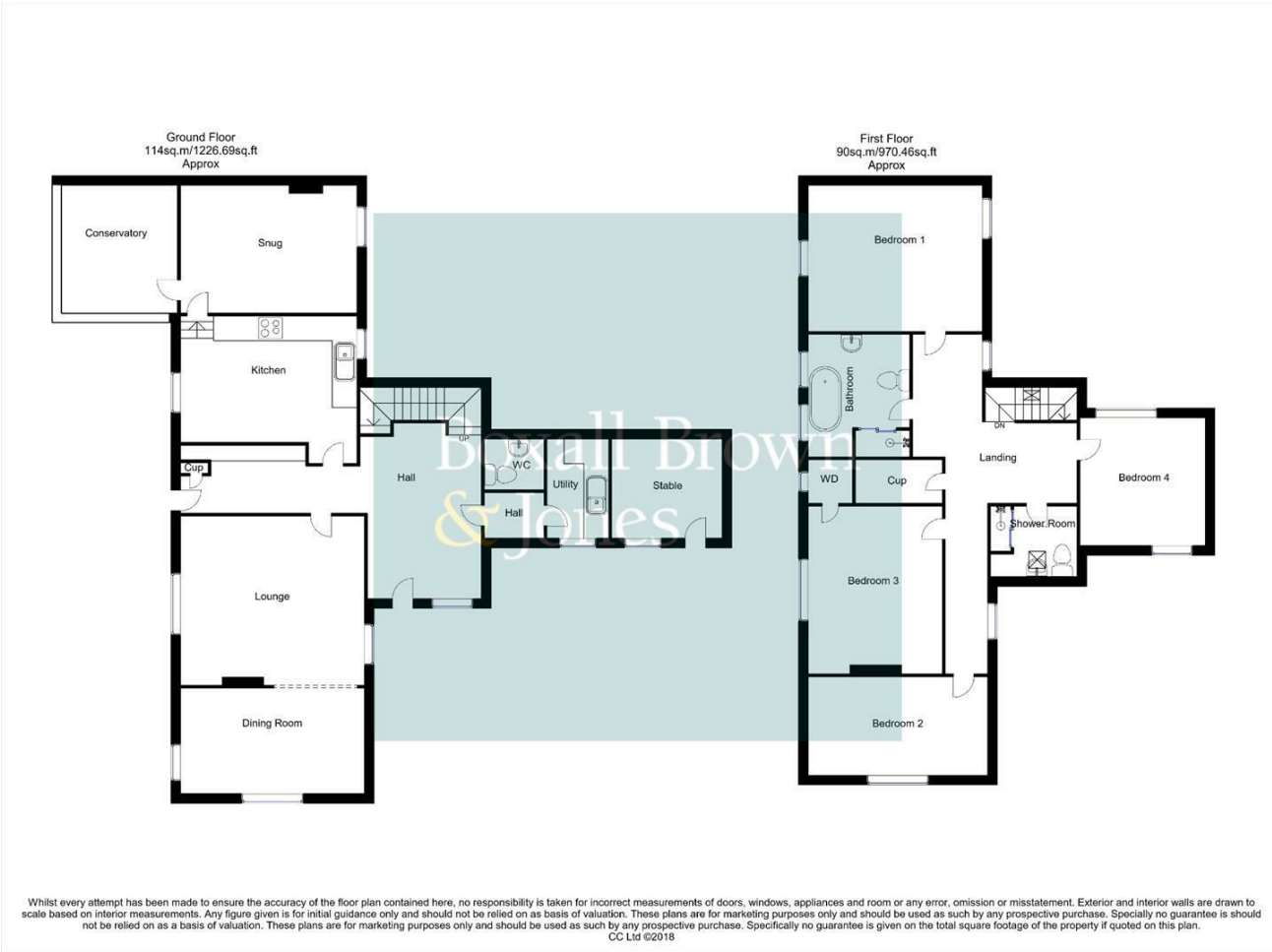
Hybrid Map



Terrain Map



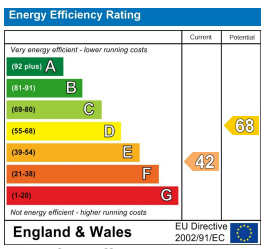
Floor Plan

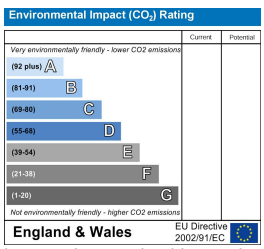


Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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