



Woodpecker Hill,  
Dale Abbey, Ilkeston  
DE7 4PJ

**O/A £450,000 Freehold**



THIS IS A CHARMING, TWO DOUBLE BEDROOM COTTAGE WHICH OVERLOOKS OPEN COUNTRYSIDE AND IS SITUATED BETWEEN STANTON BY DALE AND DALE ABBEY.

Being located on Woodpecker Hill, this two double bedroom cottage property provides a lovely home which could be purchased by an owner/occupier or possibly with the property next door which we are also selling and used as a holiday let and derive an income. The property has many original features including beams to the ceiling in the ground floor rooms and for the size and layout of the accommodation and privacy of the gardens at the front and side to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in the property for themselves. The property also includes a ½ acre paddock positioned on the far side of the lane which runs down the side of the property and there will be the possibility to acquire more land which may be sold by a local farmer in the future.

The property was originally part of the Stanton Estate and is constructed of brick to the external elevations under a pitched tiled roof. The warm and cosy accommodation derives the benefits from having gas central heating and double glazing and includes a lounge with a log burning stove, a separate dining room with the original cooking Range, the kitchen is fitted with Shaker style units and wooden work surfaces, there is a rear hall, a utility cupboard and a ground floor bathroom with a shower over the bath and to the first floor the landing leads to the two double bedrooms. Outside there is the private gardens at the front and side of the cottage with off road parking provided at the front and there is the ½ acre paddock located on the far side of the lane which runs along the side of the cottage.

The property is within easy reach of all the amenities and facilities provided by the nearby towns of Ilkeston, Sandiacre and Long Eaton where there are many local shops, with further shopping facilities being found at Pride Park where there is a Sainsbury's and Costco, there are schools for all ages within easy reach of the property, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Front Door

Wood panelled front door with inset glazed panel leading to:

### Lounge

12'9 × 11' approx (3.89m × 3.35m approx)

The lounge has a double glazed window to the front, log burning stove set in a chimney breast with a brick hearth and stone mantle, radiator in a housing and beams to the ceiling.

### Inner Hall

There are stairs with hand rails leading to the first floor and a pine door to:

### Dining Room

12'9 × 8'5 approx (3.89m × 2.57m approx)

Having a double glazed window to the side, engineered oak flooring, the original cooking Range and tiled hearth, beams to the ceiling, pine door to an understairs storage cupboard and the electric consumer unit is housed in a fitted cupboard.

### Kitchen

8'6 × 8' approx (2.59m × 2.44m approx)

The hand-made kitchen has Shaker style cream units and wooden work surfaces and includes a Belfast sink with a mixer tap set in a wooden work surface with cupboards, drawers and a dishwasher below, four ring gas hob set in a wooden work surface with oven, cupboards and drawers beneath, matching eye level wall cupboards and a hood to the cooking area, tiling to the walls by the work surface areas, recessed lighting to the ceiling, two double glazed windows to the side and quarry tiled flooring.

### Rear Hall

Having a stable style door leading out to the garden, radiator, quarry tiled flooring and pine doors leading to the bathroom and utility cupboard.

### Utility Cupboard

This utility area has a wooden work surface with plumbing and space below for an automatic washing machine, a wall mounted Baxi boiler (fitted approx. 2 years ago), quarry tiled floor and an opaque double glazed window.

### Bathroom

The bathroom has a white suite including a wood panelled bath with chrome hand rails and a mixer tap with a Mira electric shower over, tiling to three walls and a glazed protective screen, pedestal wash hand basin with tiled splashback and a low flush w.c., two opaque double glazed windows, radiator, quarry tiled floor and recessed lighting to the ceiling.

### First Floor Landing

There are pine doors leading to the bedrooms from the landing.

### Bedroom 1

12'9 × 11'7 approx (3.89m × 3.53m approx)

Double glazed window with magnificent views over the open countryside to the front, radiator, feature fireplace set in the chimney breast and a pine door to a built-in wardrobe/storage cupboard.

### Bedroom 2

12'8 × 8'3 approx (3.86m × 2.51m approx)

Double glazed window to the rear and a radiator.

### Outside

There are gardens at the front and side of the property and there is a ½ acre (approx) paddock on the other side of the lane running next to the property which belongs to 3 Woodpecker Cottage.

At the front of the house there are double gates leading onto a pebbled parking area, a lawn with borders which extends down the left hand side of the property, there is a patio and pebbled area at the side of the cottage and with a gateway leading out to the lane at the side and there is outside lighting and an external tap provided.

There is a ½ acre paddock area which is next to the lane which runs along the side of the property and this has hedging and fencing to three boundaries and there is an enclosed orchard area with a five bar gate.

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – YES

Broadband – BT, Sky

Broadband Speed - Standard 1mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

### Agents Note

There will be the potential in the future to purchase more land from an adjoining land owner, but this will be subject to further negotiation at a later state.





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.