Robert Ellis

look no further. . .

Pepper Lane
Stanton-By-Dale, Derbyshire DE7 4QB

A TWO DOUBLE BEDROOM BRICK BUILT COTTAGE LOCATED WITHIN THE HEART OF STANTON BY DALE.

£650,000 Freehold

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Tucked away from the hustle and bustle of everyday life within the heart of a Derbyshire village can be found this two double bedroom brick built cottage. NO UPWARD CHAIN.

This quite remarkable period property offers a wealth of charm and character complimented by modern living. Approached from the side elevation, a stable entrance door opens through to a contemporary open plan dining kitchen with an array of high quality units and granite work surfacing, integrated appliances and an Aga. This hub of the household also gives access to a generous living room and a garden link room with a glazed vaulted ceiling giving which in turn leads to a snug, ideal for many uses offering a quiet space, could be used for a home office or ground floor bedroom as there is a useful cloaks/WC adjacent.

Rising to the first floor, a split landing gives access to the two generous double bedrooms, the master with a large en-suite and dressing area. The guest bedroom has an en-suite bathroom and WC facility.

Located towards the end of Pepper Lane, a small no-through road in the heart of Stanton by Dale. A gated driveway leads to the grounds of the property where a courtyard provides for ample off-street parking and leads to a detached brick built garage. Situated on a total plot of 0.16 of an acre, the beautifully presented and private rear gardens are a real feature of this home with themed areas, including a substantial courtyard style patio, lawns flanked with colourful deep bedding, a rustic covered and private seating area behind the garage and a secret garden at the foot of the plot, again laid to lawn.

Located within the picturesque Derbyshire village of Stanton by Dale, with two traditional public houses, tea rooms, cricket club, church and a great community feel, with many countryside walks. Far from being isolated, the village offers great commutability being within 10 minutes drive of the A52 linking Nottingham and Derby, and Junction 25 of the M1 motorway. East Midlands Airport is just a 20 minute drive away.

This property will suit couples who enjoy gardening and are looking for something unique within a Derbyshire village setting.

DINING KITCHEN
20'4" x 12'5" (6.2 x 3.8)
Incorporating a comprehensive fitted range of wall, base and drawer units with contrasting granite worktops and Belfast sink. Gas/electric Aga, integrated dishwasher, fridge, freezer and washing machine. Radiator, stairs to the first floor, doors to lounge and garden room, double glazed window to the side and stable style entrance door.

LOUNGE
22'7" x 11'4" (6.9 x 3.46)
Exposed brick feature chimney breast with inset imitation log burner gas fire. Original beams to the ceiling, two radiators, double glazed window to the rear and double glazed French doors leading to rear porch.

REAR PORCH
Single glazed windows with French doors opening to the rear garden.

GARDEN ROOM
10'2" x 7'10" (3.1 x 2.41)
Feature flagstone floor, radiator, partial vaulted ceiling with glazing, full height double glazed window, double glazed French doors opening to the rear garden and door to snug.

SNUG
12'1" x 8'9" increasing to 12'1" (3.69 x 2.68 increasing to 3.70)
Feature flagstone flooring, radiator, vaulted ceiling with beams, double glazed walk-in bay window and double glazed window to the rear. Door to cloaks/WC.

CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin and low flush WC. Radiator and double glazed window.

FIRST FLOOR LANDING
Accessed from a dog-legged staircase with wood spindle balustrade and double glazed window. Door to bedroom two and door to master en-suite and dressing room.

MASTER EN-SUITE & DRESSING ROOM
11'5" x 8'3" (3.50 x 2.52)
A contemporary space with raised shower area with large walk-in shower facility with twin rose shower system. Low flush WC, stone wash hand basin with vanity unit and pillar taps, heated towel rail, radiator, double glazed window and access to master bedroom.

MASTER BEDROOM
13'5" x 12'2" (4.11 x 3.72)
Beams to ceiling, exposed brickwork to one wall, fitted wardrobes, radiator, double glazed windows to the front and rear.

BEDROOM TWO
11'11" x 10'4" (3.65 x 3.15)
Accessed from a personal corridor, with radiator, and double glazed window. Mirror fronted sliding wardrobes. Radiator, double glazed windows to the side and rear, and partially open to en-suite.

EN-SUITE
7'8" x 5'6" (2.36 x 1.70)
Feature glass block wall from bedroom, wash hand basin and bath with shower over, door to WC housing a low flush WC, with double glazed window.

OUTSIDE
The property is approached with vehicle sized gates off Pepper Lane leading to the driveway and courtyard providing parking for at least four (if not more) vehicles. This in turn leads to a detached brick built double garage with up and over door, light and power. There is a large private courtyard/patio to the rear elevation of the property with archway leading to the main gardens which are laid to lawn with well tended and stocked deep bedding. The lawns meander through the garden plot where there can be found a useful detached brick built store, garden shed and the lawns lead to a further secret garden area with lawn and colourful bedding. There is a rustic gazebo and seating area behind the garage.

DIRECTIONS
From the A52/Junction 25 of the M1 motorway, proceed towards Sandiacre/Risley on Bostocks Lane. At the Risley traffic lights crossroads, continue straight over heading towards Stanton by Dale. Follow the road until you eventually enter into the village on School Lane. At the "T" junction, turn left onto Main Street and at the Triangle in the heart of the village, bear right and then left onto Pepper Lane. The property can be found on the left hand side. Ref: 8020PS

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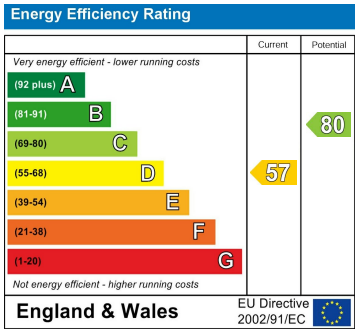
ESTATE AGENTS



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.

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