



**Thirlmere Cottage, Cat & Fiddle Lane  
Dale Abbey, Derbyshire DE7 6HD**

AN 1860s. EXTENDED, TWO/THREE  
BEDROOM DETACHED COTTAGE

**£375,000 Freehold**





ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET, AN 1860s, EXTENDED, TWO/THREE BEDROOM DETACHED COTTAGE WITH FANTASTIC FAR REACHING COUNTRYSIDE VIEWS FROM ALL ASPECTS OF THE PROPERTY.

With adaptable accommodation over two floors comprising entrance porch, living room, inner lobby with useful storage area, modern shower room with underfloor heating, extended farmhouse breakfast kitchen and sitting room/ground floor bedroom on the ground floor. The first floor landing then provides access to two bedrooms, the second currently being utilised as a reading area (but could easily be reverted back to the second bedroom it once was.)

Other modern day benefits to the property include gas fired central heating from a combination boiler, double glazing, insulated walls, off-street parking, generous overall gardens and detached garage/workshop.

The property sits favourably within this beautiful Derbyshire Parish location of Dale Abbey, offering scenic and well regarded local walking spots, as well as easy access to nearby shopping facilities, amenities and schooling within the nearby towns of Ilkeston, Stapleford, Long Eaton and Beeston. For those needing to commute there are also good networks and Motorway links via the A52 and M1.

The original part of the property dates back to the 1860s and has been extended under permitted development rights by the current owners, offering usable extra ground floor space and we believe this property would suit someone looking for rural countryside living.

We highly recommend an internal viewing.





### ENTRANCE LOBBY

6'9" x 3'8" (2.08 x 1.13)

UPVC and double glazed entrance door, coat pegs, beamed ceiling, wall light points, Georgian style double glazed window to the side and useful double storage cupboard.

### LOUNGE

15'8" x 12'6" (4.8 x 3.83)

Georgian style double glazed windows to the front and sides, brick and tiled chimney breast with inset cast iron log effect electric fire, media points, latched door to the entrance lobby and access door to the inner hallway.

### INNER HALLWAY

4'5" x 4'1" (1.37 x 1.27)

Latched doors to kitchen, living room and shower room, useful deep storage cupboard.

### SHOWER ROOM

10'2" x 5'9" (3.12 x 1.77)

Modern three piece suite comprising double size walk-in shower cubicle with dual head mains fed shower attachment and glass shower screen, medium flush w.c. and wash hand basin with storage cupboards beneath, fully tiled walls and floor, under-floor heating, extractor fan, heated towel radiator, storage cupboard and spotlights.

### FARMHOUSE BREAKFAST KITCHEN

19'8" x 9'7" (6 x 2.94)

Comprising a range of matching shaker style fitted base storage cupboards with square edge work surfaces incorporating a range of cutlery drawers, storage drawers, spice racks and carousel cupboards with fitted Neff four ring gas hob, with extractor canopy over and slide and hide oven beneath. 1½ bowl sink unit with draining board and swan-neck mixer tap, window sills to match the worktop, two chopping boards, ample space for dining table and chairs, hand-made double cupboard with power points, ideal space for microwave as well as the inlet for the telephone point, display shelving and mantelpiece above, vertical radiator and additional traditional wall mounted radiator. Door with turning staircase rising to the first floor with useful understairs storage cupboard, Georgian style double glazed windows to the side and rear with fitted roller blinds, again making the most of the views, tiled floor, hand-made latched door to the sitting/music room.

### SITTING/ THIRD BEDROOM

13'9" x 8'4" (4.2 x 2.56)

Velux skylight, double glazed Georgian style window with fitted roller blind and closeable manual shutter, Georgian style UPVC double glazed exit door to the rear and vertical radiator.

### FIRST FLOOR LANDING

Wall light points, Georgian style double glazed window overlooking the side garden and double doors to a partially boarded eaves loft storage space.

### BEDROOM 1

10'6" x 10'4" (3.21 x 3.17)

Georgian style double glazed windows, making the most of the far reaching countryside views beyond, radiator, ornate display fireplace, useful storage cupboard and two double fitted 'his and hers' wardrobes into the sloping eaves space.

### BEDROOM 2/STUDY

10'1" x 7'9" (3.09 x 2.37)

Georgian style double glazed window, again making the most of the far reaching views over the rolling countryside beyond, ornate fireplace, boiler cupboard housing the gas fired central heating combination boiler, loft hatch, pressure air vent, radiator and useful over the stairs storage cupboard.

### OUTSIDE

The property benefits from a block paved forecourt driveway providing off-street parking for three/four vehicles with gated entrance and archway opening into the garden. Running along the boundary line is a planted rockery housing a well stocked variety of bushes and shrubs. There are well manicured shaped lawn sections with a vast array of planted rockery gardens, housing a well established range of planted bushes, shrubs, trees and plants. There is a meandering granite slate pathway providing access to the front entrance door as well as decorative plum slate chippings, offering a very cute private seating area under the Georgian living room windows. Down the left hand side of the property there is a useful gardeners potting shed, also with the benefit of power and lighting. The pathway then opens out down the right hand side of the property where there is access to the front entrance door, pedestrian gate which leads down to the roadside, external lighting points and access to the rear continues giving access to the rear UPVC door into the sitting room/bedroom 3 and an outside water tap.

### DETACHED WORKSHOP/GARAGE

17'6" x 12'7" (5.33m x 3.84m)

Roller door, pedestrian side door, power, lighting, roof storage space, window to the rear, power and lighting points, work bench with storage drawers and ample space for a vehicle entry point.

### DIRECTIONAL NOTE

Leave our office and proceed through Sandiacre and continue through the traffic lights on to Derby Road, Sandiacre and continue towards Risley. At the traffic junction turn right on to Rushy Lane and proceed towards Dale Abbey/Stanton By Dale. Turn left at the crossroad and proceed on to No Mans Lane. Follow the bend in the road round on to Potato Pit Lane and continue on to Woodpecker Hill. Veer left on to Moor Lane and follow the road on to Arbour Hill. At the junction turn right on to Ladywood Road and next left on to Cat and Fiddle Lane. The cottage can then be found on the left hand side identified by our for sale board.

REF:7472nh





TOTAL FLOOR AREA: 989 sq.ft. (91.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

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