



Stanhope Street  
Stanton-By-Dale, Derbyshire DE7 4QA

A FOUR BEDROOM COTTAGE.

**£550,000 Freehold**



Tucked away off a private shared driveway within this picturesque Derbyshire village can be found this substantial four bedroom, three reception room period cottage.

Nestled within the heart of Stanton by Dale and believed to date back to the early 1800s, this unique cottage comes to the market for the first time in over 30 years.

Offering surprisingly spacious and adaptable accommodation arranged over two floors. An entrance porch opens through to a welcoming central space and living room, with working original fire and open to a separate dining area. This central space has a connecting door leading to an additional reception room, currently used as a ground floor double bedroom. There is a fitted kitchen, sizeable utility room and a rear lobby, giving access to a useful ground floor shower room, boiler room and generous workshop.

An attractive dog-leg staircase leads to the first floor landing, where there is an interesting arrangement of rooms with a first floor living room with open fireplace. This connects through to a study/library which in turn leads through to the principal bedroom. These rooms can be adapted and developed to provide for generous private living quarters if desired. The main landing also give access to the family bathroom and to a second landing area where there is a cloaks/WC and two further bedrooms.

To the attractive frontage, there is an open forecourt providing parking for one vehicle and the property enjoys a large plot of 0.18 of an acre with substantial rear gardens and expansive lawn used for croquet and sits privately adjacent to the grounds of St. Michael & All Angels Church.

Stanton by Dale is a South Derbyshire village, steeped in history with a great community feel and two traditional public houses, as well as tea rooms. St. Michael & All Angels Church, with some evidence of a Saxon foundation, is active and welcoming. For those who enjoy the outdoors, there is a local cricket team and Erewash Golf Course is on the doorstep. There are a number of countryside walks, including to the nearby villages of Dale Abbey and Risley.

Far from being isolated, the village is only a few minutes' drive to the larger nearby towns of Stapleford, Ilkeston and Long Eaton. There is easy access to the A52 which links Nottingham, Derby and Junction 25 of the M1 motorway for those looking to commute further afield.

With many unique and original features, this property is now looking for its next custodian and only upon viewing this cottage can it be fully appreciated.



## ENTRANCE PORCH

Single glazed windows, front entrance door, radiator and door to living room.

## LIVING ROOM

19'6" x 8'8" (5.96 x 2.65)

Feature (believed to be original) range with working coal/wood fire, radiators, windows to the front, open to dining area and open to inner vestibule.

## DINING AREA

7'11" x 8'8" (2.43 x 2.65)

Radiator and window to the rear.

## INNER VESTIBULE

Door leading to dog-leg staircase. Understairs store alcove and door to ground floor bedroom/snug.

## GROUND FLOOR BEDROOM/SNUG

10'7" x 12'2" to chimney breast (3.23 x 3.72 to chimney breast)

A versatile ground floor room, currently used as a guest bedroom with shelving, radiator and window.

## KITCHEN

11'0" x 8'8" (3.37 x 2.66)

Range of fitted wall, base and drawer units, with work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for dishwasher, windows to the front and rear. Archway to utility room.

## UTILITY ROOM

6'9" x 8'8" (2.07 x 2.65)

Wall and base cupboards with work surfacing and stainless steel sink unit with single drainer. Plumbing and space for washing machine. Window to the front and stable-style door to the rear.

## REAR HALLWAY

8'9" x 7'7" (2.68 x 2.33)

Stable-style door to the rear, doors to boiler room, ground floor shower room and workshop.

## BOILER ROOM

9'10" x 4'5" (3 x 1.35)

Base units with work surfacing, radiator and wall mounted "Vaillant" gas boiler (for central heating and hot water).

## GROUND FLOOR SHOWER ROOM

A three piece suite comprising pedestal wash hand basin, low flush WC and walk-in shower cubicle with thermostatically controlled shower. Heated towel rail and window.

## WORKSHOP

17'5" x 8'5" (5.31 x 2.59)

A versatile space with light and power, radiator and window.

## FIRST FLOOR LANDING

Accessed from a dog-leg staircase with wood spindle balustrade, window, open to secondary landing, door to bathroom and door to first floor living room. Hatch and ladder to partially boarded loft.

## FIRST FLOOR LIVING ROOM

13'6" x 17'7" (4.12 x 5.38)

Working open fireplace, two radiators, windows to the front and rear. A versatile space which could be used as a principal bedroom and has a door leading to a study/library.

## STUDY/LIBRARY

14'4" x 7'4" (4.39 x 2.24)

Radiator, door leading to a walk-in closet, window to the rear and connecting door to bedroom one.

## BEDROOM ONE

17'3" x 10'2" (5.26 x 3.12)

Radiator and window to the front.

## BATHROOM

8'7" x 6'10" (2.63 x 2.09)

Two piece suite comprising wash hand basin and bath with thermostatically controlled shower over. Built-in airing cupboard with hot water cylinder, fitted linen cupboard, radiator and window.

## SECONDARY LANDING

Doors to cloaks/WC, bedrooms two and three.

## BEDROOM TWO

10'7" x 19'0" (3.23 x 5.8)

Radiator and window to the front.

## BEDROOM THREE

7'3" x 13'9" (2.21 x 4.20)

Radiator and window to the rear.

## CLOAKS/WC

Housing a two piece suite comprising wash hand basin with vanity unit and low flush WC. Radiator and window.

## OUTSIDE

The property is accessed from a private shared driveway off Stanhope Street where the driveway opens to a hardstanding area with parking for one vehicle, and there is colourful flower and shrub bedding to a front garden and picket gate opening to a courtyard style garden with paving flanked with bedding. Immediately beyond the rear elevation is a paved area with brick bin store and stone steps leading to the main garden which is generous in size with an expansive lawn and stone pathway running through. There are mature fruit trees, as well as a wildlife garden at the foot of the plot. The rear garden is adjacent to the churchyard.

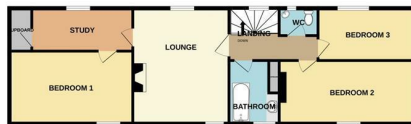




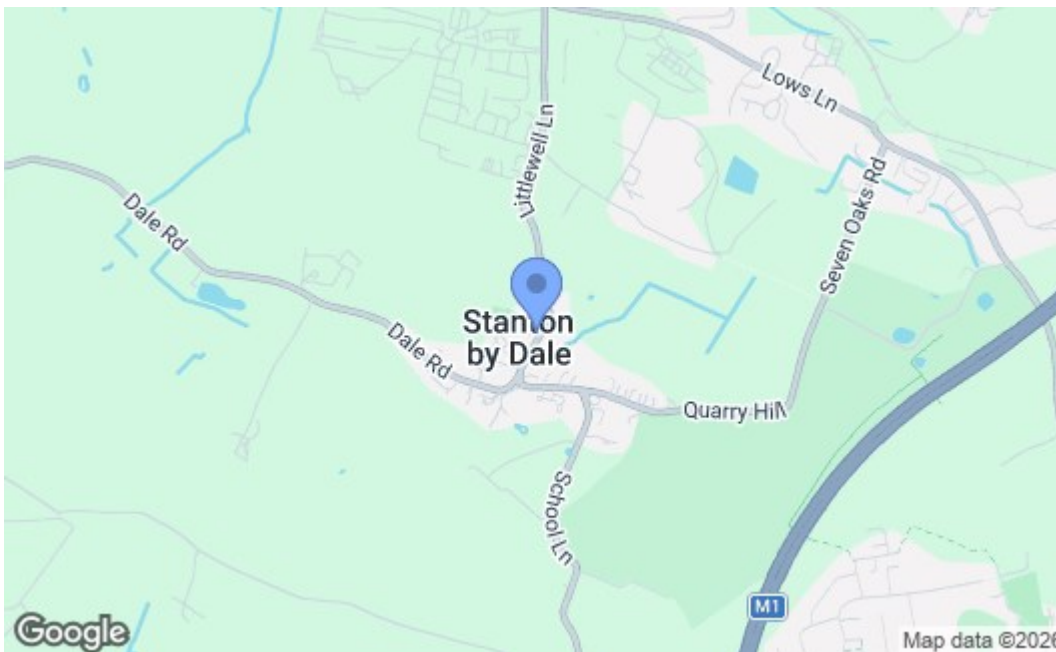
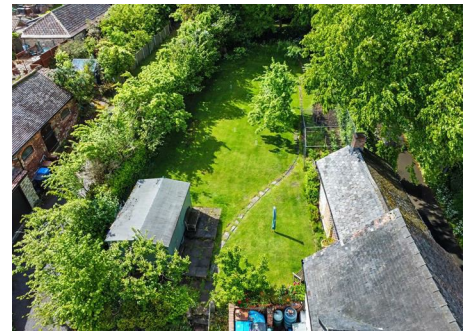
GROUND FLOOR



1ST FLOOR



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. Made with Metropix ©2020



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

### England & Wales 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.