



£375,000

Bridle Lane, Lower Hartshay DE5 3RQ

Cottage | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Stunning Character Cottage
- 3 Bedrooms, 2 Reception Rooms
- Large Private Orchard/Garden
- Beautiful Semi Rural Village
- Off Street Parking
- Charm & Character Throughout
- Viewing Essential
- Farm House Style Kitchen With Large Dining Room
- Superb Road Links
- COUNCIL TAX BAND B

## Property Description

New to the market is this charming and characterful three story cottage located in highly regarded semi rural area and boasting superb countryside views.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully presented character three storey period cottage located in a very highly regarded semi-rural location and comes with a delightful orchard . The property is located in the village of Lower Hartshay close to the towns of Ripley and Belper. Located in this picturesque beautiful village with excellent road links is this spacious three story cottage comprising of:- ground floor farmhouse kitchen and dining room, first floor:- lounge and bedroom. to the second floor of two further bedrooms and family bathroom. Externally the property offers off street parking and a detached stunning garden offering high levels of privacy with its own orchard. We expect interest to be high and an early internal inspection should be undertaken to avoid disappointment.

### Ground Floor

#### Kitchen

5.88m x 2.84m (19' 3" x 9' 4") Entered via a newly installed double glazed door from the rear elevation is this stunning farmhouse kitchen with exposed brick and stone walls and comprising of range of base mounted storage units with solid wood worksurface incorporating a 'Belfast' sink. Under counter space and plumbing for both dishwasher and washing machine, wall mounted shelving, painted beams, wall mounted extractor fan, space for fridge/freezer, wall mounted period radiator , original stone staircase to the 1st floor landing, useful floor to ceiling larger cupboard and flagstone floor coverings. The feature focal point of the room is a exposed brick chimney, space for inset gas range. Door leads to:-

#### Large Dining Room

5.88m x 2.75m (19' 3" x 9' 0") This spacious dining room benefits from double glazed window to the rear elevation with deep windowsill and exposed stone wall and exposed timber to over. Solid wood floor covering, exposed beams, wall mounted radiator and feature fireplace.

### First Floor

#### Landing

Accessed via the kitchen area with cottage style latch door leading to:-

#### Living Room

6.16m x 2.95m (20' 3" x 9' 8") With stable door leading from the front elevation, window and additional picture window to the rear elevation framing views of the surrounding countryside. Solid wood floor covering, TV point, decorative wall lighting, wall mounted modern vertical radiator. The feature focal point of the room is an

original exposed chimney with inset log burner with attractive stone lintel and raised tiled hearth.

Internal door leading to :-

#### Bedroom 3 / Study

6.17m x 2.98m (20' 3" x 9' 9") (currently used as a study). With dual aspect double glazed windows to front and rear elevations, the continuation of the solid wood floor covering from the lounge area, decorative wall lighting, exposed beams to ceiling. The feature focal point of the room is a free standing gas fire with exposed timber and raised heart.

#### Second Floor

##### Landing

Accessed from the lounge area with window to rear elevation, exposed beam to ceiling and cottage doors leading to 2 additional bedrooms and bathroom.

##### Bedroom 1

6.31m x 2.92m (20' 8" x 9' 7") This beautiful bedroom has a feature pitched roof with exposed beams and trusses. Dual aspect windows provide stunning elevated views over the surrounding countryside, solid wood floor covering, wall lighting and feature storage alcove.

##### Bedroom 2

2.86m x 2.71m (9' 5" x 8' 11") With double glazed window to the front elevation, wall mounted radiator and attractive pitched roof with exposed beams and trusses.

##### Bathroom

2.41m x 2.15m (7' 11" x 7' 1") Comprising of a three-piece bathroom suite to include WC, pedestal wash hand basin and freestanding roll-top bath with centrally mounted taps and rainfall head shower over. Attractive pitched roof with exposed beams and trusses, double glazed obscured window, wall mounted 'Worcester Bosch' gas combination boiler, painted floorboards and wall mounted radiator.

##### Outside

The rear elevation has a shared access driveway that is split between neighbouring properties that provides off street parking and also houses a timber log store and paved terrace.

The garden is accessed over neighbouring property via the most idyllic countryside views with a sunken stream providing a lovely outlook and sound.

The stunning Orchard Garden provides range of fruit trees, berries and mature planting. The garden is enclosed on all sides by very mature trees and high hedging providing high degrees privacy. A timber garden shed and vegetable plot can also be found that houses a greenhouse.

##### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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