



Applegarth
78 High Street
Repton
Derby
DE65 6GF

£950,000

- Character and Charm offering 2,766 sq ft. of accommodation
- Mature village setting within the conservation area
- Elegant principal reception rooms with Inglenook fireplaces
- Modern fitted kitchen with Utility off
- Elegant reception hallway
- Fabulous Conservatory and Study
- Four/Five Bedrooms
- Main bedroom with spacious ensuite and dressing room/bedroom 5
- Fabulous garage block with large studio room over and shower room
- Attractive southerly courtyard garden

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

This superb property, standing in the heart of the village within the conservation area, offers the most elegant, charming and characterful accommodation we have seen in some time. This much-loved and cared-for home has been extended and improved over many years and provides a rare opportunity to acquire a charming residence. The property is suited to being a principal family home, with the oldest part of the home thought to be over 400 years old.

The ground floor provides a variety of versatile rooms with charming character features. An open porch leads into an elegant and warm reception hallway with stairs off to the first floor, a guest cloakroom, and doors leading off to the sitting room, dining room, conservatory and dining kitchen.

The sitting room is a lovely welcoming room with an inglenook fireplace with an open grate and cast iron chimney for cooler evenings. There are superb exposed timbers to the ceiling, French doors opening out into the courtyard, and further windows offering added light to the side aspect. The sitting room is one of the oldest rooms in the house and has a unique library cupboard set within an original doorway.





The dining room has a lovely atmospheric ambience, ideal for formal dining, with an inglenook fireplace, exposed timber beams, and windows to the front and side.

Off the elegant reception hallway, double doors open into a charming conservatory, which is used by the current owners for informal entertaining and has doors that open out into the attractive courtyard garden with its lovely southerly aspect..

Steps from the conservatory lead into the study/library/garden room/playroom. This versatile room allows for lots of options and has a lovely walk-in bay window with French doors opening onto the courtyard, an ideal space for a reading nook.

The kitchen offers a warm and welcoming feeling on entry, with a gas fired aga being a fabulous focal point. The modern fitted kitchen units offer ample storage space with integrated appliances, including a Bosch dishwasher, electric double oven, microwave and Neff larder fridge. Work preparation surfaces are inset with a Bosch electric four ring hob and a double and a quarter sink with side drainer. A window looks out over the front aspect. A



good-sized utility leads off from the kitchen with a door into the conservatory with ample space for a washing machine, tumble dryer, fridge and freezer. There are storage cupboards, and the domestic hot water and central heating boiler is housed here.

FIRST FLOOR

The stairs lead up to the landing, again offering a wealth of charm with a lovely reading nook having ample shelving, a useful linen storage and doors leading off to all the bedrooms.

The principal suite is charming. French doors open into a rooftop conservatory which in turn leads out onto a raised gravelled terrace, a wonderful place for a leisurely Sunday morning. There is also a loft access point. There is a spacious fitted en suite bathroom with a shower over the bath, a W.C. a range of vanity cupboards with a hand wash basin inset and a window out to the rear aspect. The current vendors have opened the smaller fifth bedroom into the principal bedroom and created a dressing room with a range of fitted wardrobes that provide hanging space and shelving. A door leads back out onto the landing.



Bedroom two is a spacious and lovely light room with a Juliette balcony looking out over the courtyard, exposed roof trusses and a loft access point. There are two further bedrooms, a single bedroom to the front aspect and a small double to the side, which has a large storage area off that could be potentially developed further. The family bathroom offers a bath with shower over, w.c. and hand wash basin with a range of period style storage cupboards.

OUTSIDE

The property has a gravelled frontage with a mature hedge boundary offering lots of privacy with a drive to the side opening at the top of the plot onto an ample parking area for vehicles and a raised mature wooded area.

The garage block had originally been built as a triple garage. One third has now been redeveloped to create a storage/workshop area and a separate personal access point with an entrance hallway having a modern fitted shower room with w.c. and wash hand basin and stairs that now lead up into a superb studio. Ideal for those that work from home,



or as hobbies room or even for use as a family cinema room.

The low-maintenance garden includes a sheltered courtyard area with a lovely southerly aspect which is edged with pretty herbaceous borders. There is a useful brick-built tool area and a barbeque area. This space is just truly delightful and such a wonderful space to sit and enjoy warm days.

LOCATION

Repton is historically a village of significance, and today is famous for its independent schooling across all ages. Its lovely old-world high street is filled with interesting architecture. The village offers favoured public inns with dining options, a great butcher, a post office and a convenience store. There is a dentist, a stunning church, a thriving village hall with a cafe, and a health centre. In the neighbouring village of Willington is a doctor's surgery, pharmacy and a train station.

There is quick access to both the A38 and A50 leading to the motorway network beyond giving access to the cities of Derby, Nottingham, Leicester, Stoke on Trent, Lichfield and Birmingham. East Midlands Airport is some 12 to 13 miles away.



RECEPTION HALLWAY
4.34 x 2.91 (14'3" x 9'7")

CLOAKROOM
1.03 x 2.20 (3'5" x 7'3")

DINING ROOM
4.61 x 4.57 (15'1" x 15'0")

SITTING ROOM
3.80 x 4.56 to back of fire x 5.57 (12'6" x 15'0" to back of fire x 18'3")

DINING KITCHEN
3.66 x 5.04 into chimney breast (12'0" x 16'6" into chimney breast)

UTILITY ROOM
1.83 x 5.03 (6'0" x 16'6")

CONSERVATORY
3.63 max x 2.13 min x 5.76 (11'11" max x 7'0" min x 18'11")

STUDY/LIBRARY/PLAYROOM
2.77 excludes bay x 5.77 (9'1" excludes bay x 18'11")

PRINCIPAL SUITE BEDROOM
3.72 x 4.85 (12'2" x 15'11")



ENSUITE
3.52 x 2.09 min 2.43 max (11'7" x 6'10" min 8'0" max)

UPPER CONSERVATORY OFF MAIN BEDROOM
3.01 x 3.47 (9'11" x 11'5")

DRESSING ROOM BEDROOM FIVE
3.07 x 2.80 (10'1" x 9'2")

BEDROOM TWO
5.55 x 4.41 min 4.66 max (18'3" x 14'6" min 15'3" max)

BEDROOM THREE
3.81 x 2.61 max (12'6" x 8'7" max)

STORAGE AREA OFF BEDROOM THREE
1.58 x 2.17 (5'2" x 7'1")

BEDROOM FOUR
2.18 x 3.26 (7'2" x 10'8")

BATHROOM
2.71 m x 1.86 max 1.51 min (8'11" m x 6'1" max 4'11" min)

OUTSIDE - GARAGE BLOCK

DOUBLE GARAGE
6.24 x 5.76 (20'6" x 18'11")



HALLWAY

3.44 x 1.09 (11'3" x 3'7")

SHOWER ROOM

2.09 x 2.17 into shower (6'10" x 7'1" into shower)

FIRST FLOOR STUDIO TO THE EAVES

9.46 m x 3.62 (31'0" m x 11'11")

FORMER THIRD GARAGE STORAGE AREA

2.11 x 3.15 (6'11" x 10'4")

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed

and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

CURRENT UTILITY SUPPLIERS

Water - South Staffs Water

Gas - Octopus

Electric - Octopus

Sewage Mains

CCTV and Alarmed.

Broadband supplier - Virgin

Broadband speeds - 282 download speed, 24.4 the upload

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

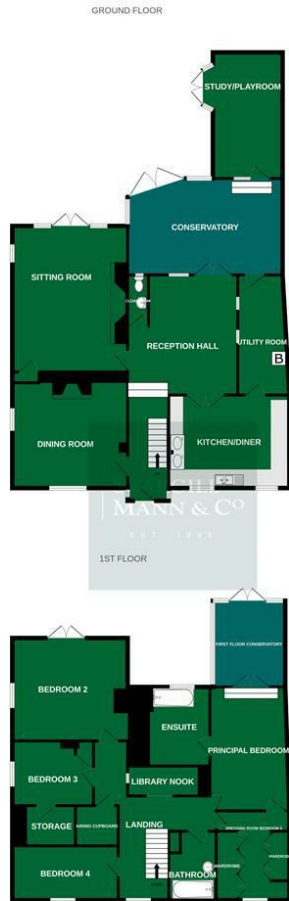
<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 02/2024)/DRAFT

COUNCIL TAX BAND

South Derbyshire District Council - Band G



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 Merge® v2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D			
(39-54) E	40		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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