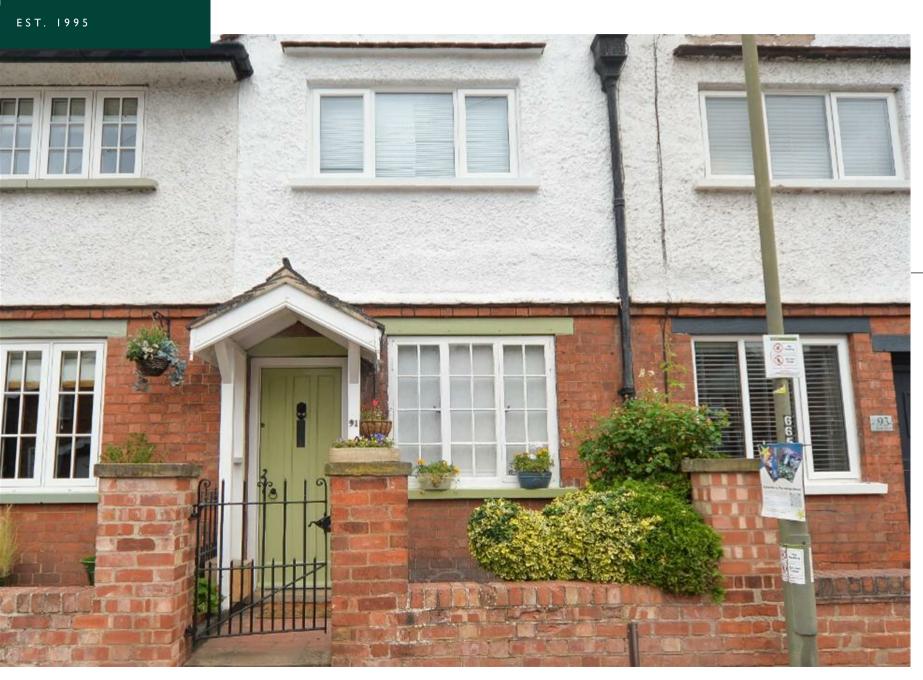
SCARGILL
MANN & Co



91 High Street Repton Derby DE65 6GF

**Price £280,000** 

- PERIOD TWO BEDROOM COTTAGE OF CHARM
- OPEN FIRE IN THE SITTING ROOM
- SEPARATE LOUNGE AREA
- HAND PAINTED OAK KITCHEN WITH OAK WORKTOPS
- DINING AREA WITH CATHEDRAL-STYLE ROOF
- TWO DOUBLE BEDROOMS
- PERIOD STYLE BATHROOM
- LOVELY GARDENS

### GENERAL INFORMATION

### THE PROPERTY

Imagine stepping into your sanctuary where crackling logs invite you into a cosy sitting room, offering warmth and tranquillity. Situated in the heart of historic Repton's conservation area, this charming period terrace cottage is well-maintained by the current owners. It offers characterful accommodation, with a sitting room featuring an open fire and a lounge with stairs to the first floor. The hand-painted oak kitchen units feature wood worktops and a dining area under a cathedral-style roof. Upstairs are two double bedrooms and a bathroom with a roll-top bath.

Step outside to discover a delightful cottage-style courtyard, with period blue brick tiles and a decked terrace invite you to relax. The outhouse, perfect for storage, opens onto a communal path that leads to a hidden garden oasis. Here, a charming summer house and patio nestles amongst herbaceous borders, with the gentle brook providing a peaceful backdrop.















### **LOCATION**

Repton is a popular village, known for its schools and historic architecture. The village offers a thriving village hall with cafe, a shop with a post office, a popular butcher, and several well-regarded pubs and eateries.

The nearby village of Willington offers a supermarket, doctors, a dentist, and a pharmacy. It also has a train station and great connections to the A38 and A50 for onward travel

### **ACCOMMODATION**

Entrance door opening through to sitting room.

#### SITTING ROOM

 $3.62m \times 3.51m$  to window (11'10" x 11'6" to window )

Has a window to the front aspect, picture rail, wall lights, painted fire surround with tiled hearth and open fire, attractive wood effect flooring, ceiling light point and door through to inner lobby.

### **INNER LOBBY**

Has a useful under stair storage cupboard and door opening through to lounge.

# **LOUNGE**

3.61m into chimney breast x 3.82m (11'10" into chimney breast x 12'6" ) Has stairs off to first floor, window looking out to the rear, media wall and door to attractively fitted dining kitchen.

# **DINING KITCHEN**

1.95m x 5.81m (6'4" x 19'0")

Incorporates a range of solid wood hand painted base cupboards, drawers and matching wall mounted cabinets over, solid wood work preparation surfaces with matching upstands are inset with a one and a half sink with mixer tap over and a Neff induction hob with integrated oven beneath, there is a nintegrated dishwasher, fridge freezer, a door leads into the conservatory and there are two windows that look out to the side aspect.

there is ample space for dining table and chairs.

### **CONSERVATORY**

1.38m x 3.22m (4'6" x 10'6")

Has tiled flooring with French doors leading out into the rear garden.

### FIRST FLOOR

# **LANDING**

Having a loft access point, radiator, ceiling light point and all doors leading off to:

# **BEDROOM ONE**

3.63m into chimney x 3.52m to window (11'10" into chimney x 11'6" to window) Has a window to the front aspect, attractive ornamental period style fire surround, radiator, ceiling light point and built in storage.





3.83m x 2.63m into chimney breast (12'6" x 8'7" into chimney breast)

Has a window to the rear aspect, built in storage cupboard, attractive period style fire surround, radiator and ceiling light point.

# **FAMILY BATHROOM**

1.96m x 3.10m (6'5" x 10'2")

Is fitted with a Burlington roll top bath with claw feet, pedestal hand wash basin and W.C., there is a window to the side aspect, ceiling light point and a useful built in storage cupboard which houses the condensing central heating boiler and also has space and plumbing for a washing machine.

# **OUTSIDE**

To the front of the property is a walled frontage with a gate and path leading to the front door with a small fore garden filled with herbaceous planting. To the rear is an attractive cottage style court yard with period style blue brick tiles and a decked terraced area with herbaceous planting, there is also an outhouse for storage which then leads on to a communal path where at the end a further private garden can be found which is laid



to lawn with herbaceous borders, summer house, cottage style planting, terrace and overlooks the Gas brook.

### **AGENTS NOTES**

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect WITH THE MONEY LAUNDERING, TERRORIST places of historic and architectural value. These FINANCING AND TRANSFER OF FUNDS are also designated by local planning authorities. REGULATION 2017. Removing trees in a Conservation Area requires permission from the relevant authority, subject to IN ORDER FOR US TO ADHERE TO THESE certain exclusions.

### **TENURE**

FREEHOLD - 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.

CONSTRUCTION Standard Brick Construction

**COUNCIL TAX BAND** South Derbyshire District Council - Band B



**CURRENT UTILITY SUPPLIERS** 

Flectric Water - Mains Sewage - Mains

Broadband supplier - ADSL

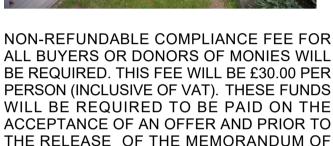
MONEY LAUNDERING & ID CHECKS BY LAW, WE ARE REQUIRED TO COMPLY

REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED. INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A





### FLOOD DEFENCE

SALE.

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

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

https://www.gov.uk/government/organisations/environment-agency

http://www.gov.uk/

# **BROAD BAND SPEEDS**

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information



https://checker.ofcom.org.uk/en-gb/broadband-coverage https://www.openreach.com/

### **SCHOOLS**

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/

# **CONDITION OF SALE**

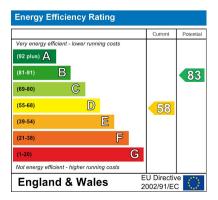
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending 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.



VIEWING Strictly by appointment through Scargill Mann & Co (ACB/JLW 08/2025) DRAFT



Whitst every attempt has been made to ensure the accuracy of the Storglan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error uniscision or mise statement. This plan is for it its taken purposes only and should be used as such by any cospective purchaser. The services, systems and appliances shown have not been tested and no guarant as to their predability or efficiency can be gridlen, or any or the properties of the discensive parts and the state of the services and the predability or efficiency can be gridlen, or the services are the services and the services are the services and appliances shown have not been tested and no guarant as to their predability or efficiency can be gridlen, and the services are services and the services are services and appliances shown have not been tested and no guarant as the services are services.



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