

## 69 High Street, Repton, DE65 6GF

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£440,000

Freehold

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- Charming Period Cottage
- Much Original Character
- Approximately 200 ft Long Garden
- Three Reception Rooms
- Quality Fitted Kitchen
- Three/Four Bedrooms
- Bathroom
- Highly Desirable Village Location
- Close to Excellent Transport Links
- Viewing Highly Recommended





## Summary

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A most charming, deceptively spacious, three/four bedroom, period terrace cottage located in a prominent position in the heart of Repton village.

The property requires a full internal inspection to appreciate the accommodation on offer and the sizeable plot on which the property stands, with a rear garden extending to close to 200 foot in length and backing on to an attractive brook.

Internally, the property retains much original character and comprises entrance hall, dining room with dual aspect log burner to lounge, conservatory and quality fitted kitchen. The first floor accommodation features a spacious open plan landing which doubles up as a lounge and could easily be converted into a bedroom plus three further bedrooms and a bathroom.

The property features on-road parking and has, as previously mentioned, a sizeable rear garden which is mainly laid to lawn and gently slopes down to the brook. There is a terrace/patio immediately off the conservatory, herbaceous borders with mixed hedging, two useful outbuildings and further potential to develop at the foot of the garden adjacent to the brook.

# F&C

## The Location

The historic village of Repton, noted for its famous public school, is a highly desirable South Derbyshire village. There is a bustling high street with amenities including a village shop, St Wystan's primary school, popular pubs, architect, further primary school and delightful walks in the surrounding open countryside. Neighbouring Willington combines to offer a further range of amenities including canal side walks and train station. There is easy access to the A38 and A50.

## Accommodation

### Ground Floor

#### Entrance Hall

4'3" x 3'3" (1.32 x 1.00)

A panelled entrance door with glazed inset provides access to hallway with latch door to useful storage cupboard.

#### Dining Room

15'3" x 12'7" (4.65 x 3.84)

A charming room with beams to ceiling, feature chimney breast incorporating brick interior, stone lintel and dual aspect cast iron log burner, central heating radiator, useful storage cupboard, staircase to first floor, window to front and doorway to lounge.



## Lounge

14'0" x 12'1" (4.27 x 3.69)

Having a central heating radiator, chimney breast featuring a brick interior, timber lintel, hearth and dual aspect cast iron log burner, central heating radiator, fitted cupboard, exposed beam ceiling, window to front and door to conservatory.



## Conservatory

13'5" x 10'3" (4.09 x 3.13)

A timber framed construction with views over the garden and access via French doors, central heating radiator, feature tile floor, panelled and multi-pane door to fitted kitchen.



### **Fitted Kitchen**

14'7" x 9'9" (4.47 x 2.99)

Comprising granite worktops with matching upstands, ceramic sink unit with mixer tap, stylish fitted base cupboards and drawers, wine storage, feature brick chimney breast with space for gas range cooker, integrated fridge and door to pantry.



### **Pantry**

With plumbing for automatic washing machine, central heating radiator, wall mounted boiler, tiled floor and window to rear overlooking garden.

### First Floor Landing

13'5" x 13'1" x 6'8" x 2'1" (4.10 x 4.00 x 2.05 x 0.66)

An extended, semi galleried landing doubling up as a first floor lounge or bedroom (subject to conversion) with central heating radiator, extensive fitted cupboards, dado rail and window to front.



### Inner Landing

8'8" x 2'9" (2.65 x 0.84)

Leading to bedrooms one and two.

### Bedroom One

12'1" x 8'5" (3.69 x 2.58)

Having a central heating radiator and window to front.



### Bedroom Two

9'1" x 8'7" (2.78 x 2.63)

With central heating radiator and window to front.



### Bedroom Three

9'8" x 7'0" (2.97 x 2.14)

Having a central heating radiator and window to rear.



### Bathroom

7'5" x 7'4" (2.28 x 2.25)

Partly tiled with a suite comprising low flush WC, pedestal wash handbasin, bath with shower attachment, towel radiator and windows to side and rear.



## Outside

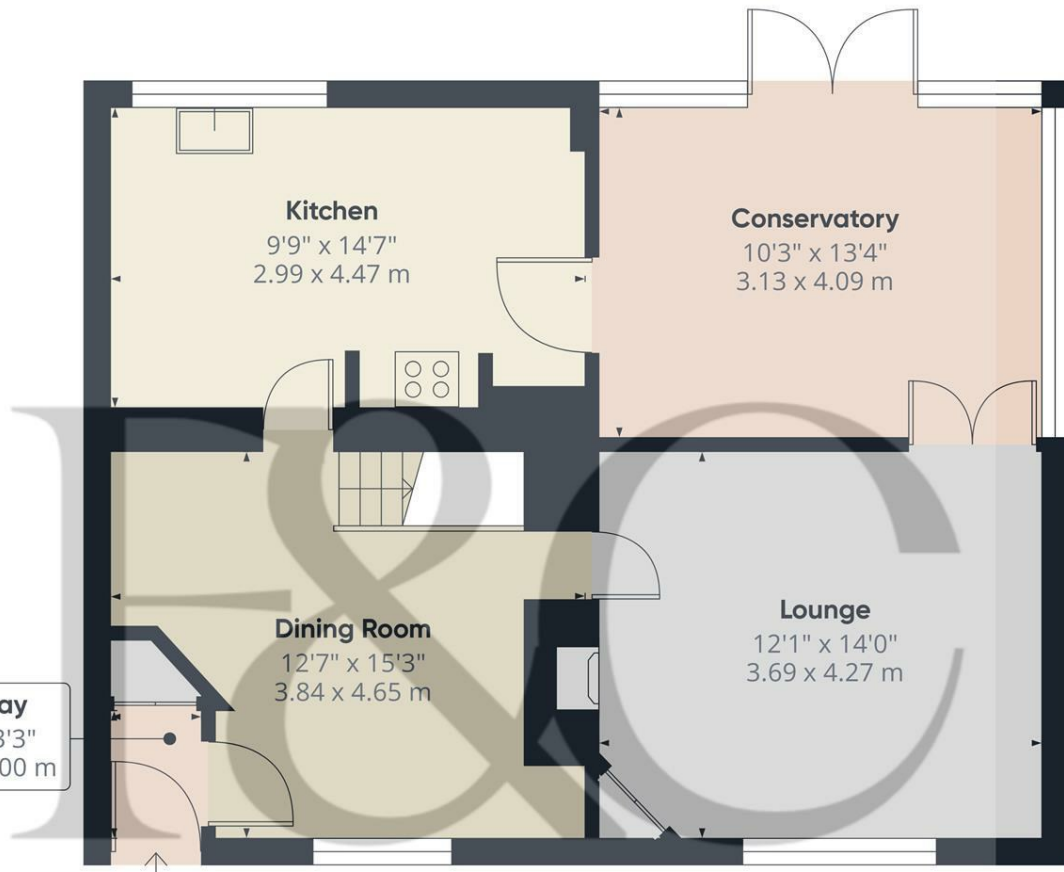
To the rear of the property is a sizeable garden. Immediately off the conservatory is a stone terrace and there is also a useful outbuilding which could be converted to be a home office/gym, extensive flower beds containing plants and shrubs and running down the side is a gently sloping lawn culminating in Repton Brook at the bottom of the garden. The garden is bounded by mixed hedging, timber fencing and features a further outbuilding.



## Council Tax Band B







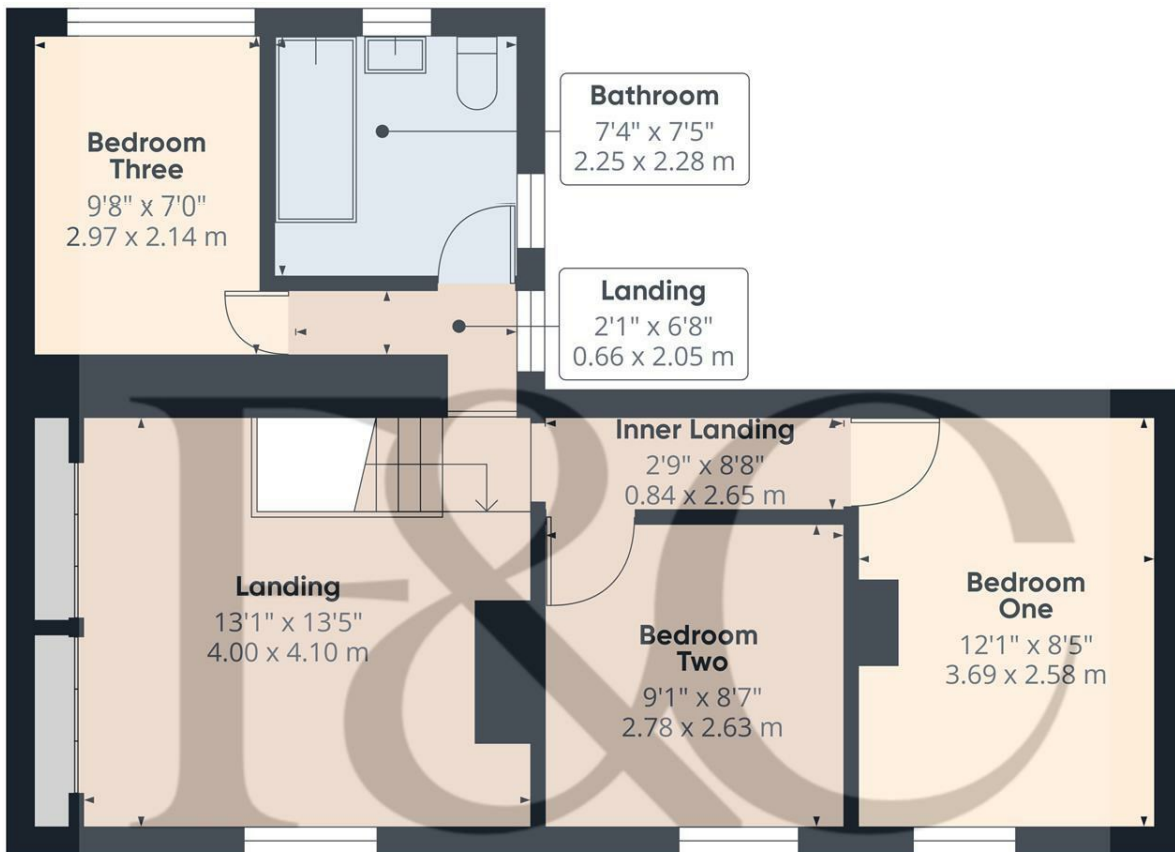
Approximate total area<sup>m</sup>  
635 ft<sup>2</sup>  
59 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Approximate total area<sup>m</sup>  
510 ft<sup>2</sup>  
47.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



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Derby Office

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Pride Park  
Derby  
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Willington Office

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Mercia Marina  
Findern Lane  
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69 High Street  
Repton  
DE65 6GF

Council Tax Band: B  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	