

Fletcher & Company

112 High Street, Repton, Derby, Derbyshire,, DE65 6GF

£265,000

Freehold



- A Delightful Cottage With Character And Charm
- Located In The Heart Of Sought After Village Of Repton
- Having Been Skilfully And Sympathetically Improved
- Accommodation Over Three Floors
- Entrance Porch And Lounge/Dining Room With Log Burner
- Bespoke Kitchen And Pantry
- Double Bedroom And Bathroom To First Floor
- Double Bedroom/Lounge To Second Floor
- Garden, Patio And A Range Of Outbuildings
- Driveway Providing Off Road Parking





Summary

Enviably located in the heart of Repton, Derbyshire, this charming semi-detached cottage on High Street offers a delightful blend of character and modern living. The property has been skilfully and sympathetically improved by the current owners, ensuring that its original charm is preserved while incorporating contemporary comforts.

Upon entering, you are welcomed into a porch which in turn leads to a cosy lounge/dining room with feature fireplace and log burner. The bespoke and carefully planned kitchen boasts open shelving, a beautiful timber worksurface and a well-equipped pantry, making it an ideal space for culinary enthusiasts.

On the first floor is a double bedroom with cast iron fireplace and a bathroom. To the second floor is a spacious bedroom which is currently used as a Lounge and has a quirky mezzanine floor housing a king size bed and approached via a ladder.

Outside, there is off road parking for two cars, a valuable asset in this sought-after location.

There is a delightful lawned fore garden and a patio area to the side, perfect for Al Fresco living. A range of outbuildings offer excellent storage space and a laundry room.

Repton is known for its picturesque surroundings and vibrant community, making it an excellent choice for those seeking a peaceful yet engaging lifestyle. This property is perfect for first-time buyers or anyone looking to downsize without compromising on quality or charm.

In summary, this delightful cottage on High Street is a rare find, offering a perfect blend of character, comfort, and convenience in a highly desirable area. Do not miss the opportunity to make this charming home your own.

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The Location

Repton has long been one of South Derbyshire's most popular villages and is noted for its famous public school as well as St Wystans primary. The village itself features wonderful character and architecture together with a selection of highly regarded pubs, restaurants, shops, church and attractive open countryside. Neighbouring Willington benefits from a variety of amenities including a train station, Trent and Mersey canal offering some pleasant walks and Mercia Marina. Easy access to the A38, A50 and M1. Repton is also within commuting distance of Derby and Burton upon Trent. Train services from Derby and Lichfield provide quick route to London St Pancras and East Midlands Airport is within easy reach.

Accommodation

Ground Floor

Porch

4'11" x 3'2" (1.50 x 0.99)

Having a timber entrance door to the front, a double glazed window to the side, a built-in seat made of horse chestnut with useful storage beneath and a range of cloak hooks. There is a multi-coloured slate tile floor which runs through to the sitting room.

Sitting Room

13'5" x 10'7" (4.11 x 3.24)

Having a feature inglenook fireplace with wooden lintel, tiled hearth and exposed brick recess housing a cast iron log burning stove. Having original built-in cupboards to the alcove with drawers providing excellent storage space, a central heating radiator, an exposed beam to the ceiling and a double glazed window with cast iron latch handles to the front. Having multi-coloured slate tiling to the floor which continues through to the kitchen.



Kitchen

9'6" x 5'6" (2.90 x 1.69)

Fitted with a range of cream base cupboards and an eye level unit housing the boiler (serving domestic hot water and central heating system). A lyme wood work surface, sourced from Well Lane itself, incorporating a recessed ceramic sink with brass mixer tap. Having an electric rangemaster cooker with induction hob, double oven and grill. There is an integrated refrigerator and freezer. Having feature open shelving, a wall mounted plate rack with shelving and hanging to the surround, tiling to all splashback areas, a modern vertical column style radiator and a double glazed window to the rear with feature cast iron handles. Stairs lead off to the first floor and there is an Indian slate tiled floor. In addition there is a pantry which is well fitted out with a range of shelving, spice rack, light and power.



First Floor

Landing

5'10" x 3'10" (1.78 x 1.18)

Having a central heating radiator, inset spotlighting and a double glazed window to the side. Stairs lead off to the second floor.



Bathroom

6'6" x 5'7" (2.00 x 1.71)

Appointed with a three piece white suite comprising panelled bath with mains fed shower over and glass shower screen, a vanity wash handbasin with useful cupboards beneath and a low flush WC. Having a wall mounted bathroom cabinet with mirrored front and inset light, a tiled floor, tiling to the walls, a wall mounted heated towel rail and a double glazed window with cast iron latches and frosted glass.



Bedroom One

13'7" x 10'8" (4.16 x 3.26)

With a column style vertical radiator, a feature cast iron fireplace, an exposed beam to the ceiling and double glazed window to the front elevation with cast iron latches..



Second Floor

Bedroom Two/Lounge

17'3" x 14'7" (limited head room) (5.27 x 4.47 (limited head room))

Currently used as a lounge by the vendors. Having a central heating radiator, exposed beams, a double glazed window with cast iron latches to the front elevation and a useful hand-built cupboard providing excellent storage space. A real feature is the mezzanine floor which is currently used as a sleeping area which is accessed via a ladder but would also provide excellent storage space.



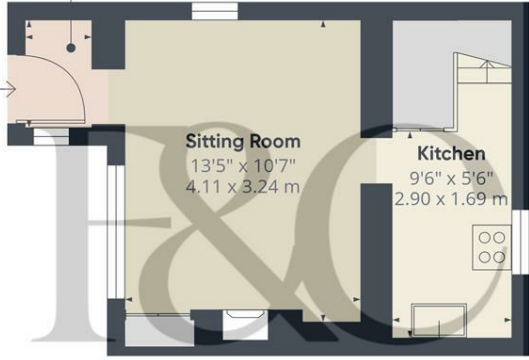
Outside

The property is nicely set back from the road and to the immediate front is a cobbled driveway providing off-road parking for two cars. There is a wooden garden shed and a wrought iron gate provides access to the front garden. A resin bonded gravel path leads to the front door. The front garden is mainly laid to lawn with a granite set surround, a mains powered water feature, handmade horse chestnut wooden bench and a fence dividing from the neighbouring property. The pathway leads to the side of the house where there is an extensive resin bonded gravel patio area, ideal for alfresco living. Having a range of outbuildings to the side including a brick shed/store with plumbing for an automatic washing machine, Tumble dryer, Velux ceiling light, light and power. There are three additional brick built outbuildings all providing excellent storage space.

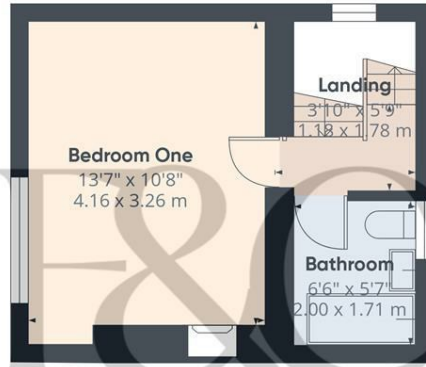


Council Tax Band B

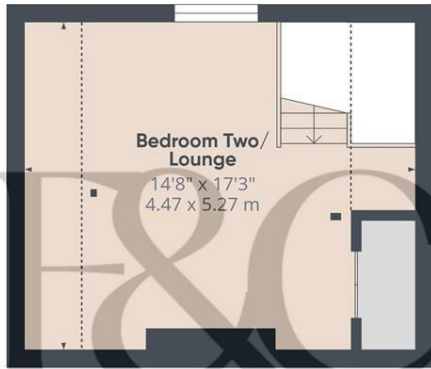
Porch
4'10" x 3'3"
1.50 x 0.99 m



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

665 ft²
61.8 m²

Reduced headroom

44 ft²
4.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

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