



Lindley Cottage  
54 Eaton Bank | Duffield | Derbyshire | DE56 4BJ



# LINDLEY COTTAGE



*Lindley Cottage is a well-appointed stone built period home located in the conservation area of Eaton Bank, just on the outskirts of the ever-popular location of Duffield.*





The accommodation within the home consists of three reception rooms to the ground floor all with front facing aspects and fabulous views over surrounding countryside. To the first floor there is four bedrooms, with the main bedroom featuring an en-suite bathroom and walk in wardrobe, and a further family bathroom.

Externally the home has off road parking for multiple vehicles which in turns leads to a detached double garage. Overall, the home sits on an elevated plot of 0.31 acres which consists of a fabulous terrace area accessed from the main lounge, and landscaped grounds which rise away from the home supplying magnificent views towards the Derwent valley and Duffield itself.

The location is perfect for access into Duffield and the home falls into the Ecclesbourne catchment area and there are great commuting links from the home. A lovely family friendly home with a great flow of accommodation and a fabulous plot, this is one not to be missed.



# GROUND FLOOR

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Lindley Cottage is accessed via a side entrance hall which leads into a spacious area with cloakroom/WC just off, and the stairs rise to the first floor. There is a great study room which is perfect space to work from home having large picture windows overlooking fields to the front. The dining room within the home is a spacious room with a bay window, again overlooking the front. The sitting room is a great area, with access to the side terrace and having a log burner to keep the room cosy all year round.

The kitchen houses a gas fired AGA with companion module and is perfect for adding all year-round warmth to the home. There are a range of base and eye level units and ample storage, a separate cooker and hob for further convenience, and has integrated appliances such as fridge, freezer, and dishwasher. Beyond the kitchen is a utility room which has great storage with plumbing for a washing machine along with a sink unit and doors leading out the front and rear.









# SELLER INSIGHT

“We moved to Derbyshire in 1990 when our children were young, so schools were our priority. There was a good choice of primary schools nearby and the house is in the catchment area for Ecclesbourne. We loved the house straight away due to the style of the stone building, the space and wonderful uninterrupted views. The garden has excellent views down to the River Derwent at the front and ancient woodland behind giving access to a wide range of walks,” say the owners.

“Locally, Duffield and Little Eaton have a good range of amenities. The recreation ground in Little Eaton and Eyes Meadow in Duffield are in use all year round with lots of sports played there and a children’s playground in Little Eaton much loved by our youngest grandson. Both villages have a range of clubs and groups and in normal times both have annual village carnivals. There are extensive walks easily accessed from the house itself, and the Peak District National Park, Carsington Reservoir, Ashbourne and other attractions are a short drive away.”

“The house stands in just under one third of an acre. The gardens have lovely views particularly from the arbour at the top where there is a wide vista across and down the valley below. The children and now the grandchildren love it as there is lots of space to explore, a wild patch at the top, a vegetable patch and fruit trees. The garden is private, with a large patio outside the living room which is ideal for sitting and watching the sun go down over the hills across the valley.”

“Over the years we have had many celebrations and gatherings with our family and friends. It’s a welcoming place where people love to lean on the Aga in the kitchen or gather round the table in the dining room where we can seat ten easily. Outside there’s plenty of space for garden seating and dining furniture for entertaining in the summer or just relaxing and enjoying the view.”

“In the winter the kitchen is warmed by the Aga and we’ve always loved sitting down around the table for informal meals. The rooms are large, light, and airy so there is plenty of space for everyone. For many years now we have both worked from home, so the study has been put to good use and, like the other reception rooms, it has big picture windows to watch the changing seasons. All in all, it’s a lovely, happy family home.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















# FIRST FLOOR

To the first floor there is a spacious landing area with access to all rooms. The main bedroom is a good-sized double room complete with walk in wardrobe and a full en-suite bathroom. There are two further double bedrooms overlooking the front elevation and a final fourth single bedroom. The family bathroom has a three-piece white suite including bath with shower over, pedestal wash hand basin and WC.

























# OUTSIDE

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The home sits in an elevated position within the conservation area of Eaton Bank and has off road parking to the front with a detached double garage. The overall plot measures in the region of 0.31 acres which has been well landscaped and includes a fabulous entertaining area, accessed off the sitting room, with stone laid patio area. The garden is tiered to the lower level with flower borders and then the sloped lawn gardens lead up to an allotment area, complete with a greenhouse, continuing on to the top level which provides breath-taking views.













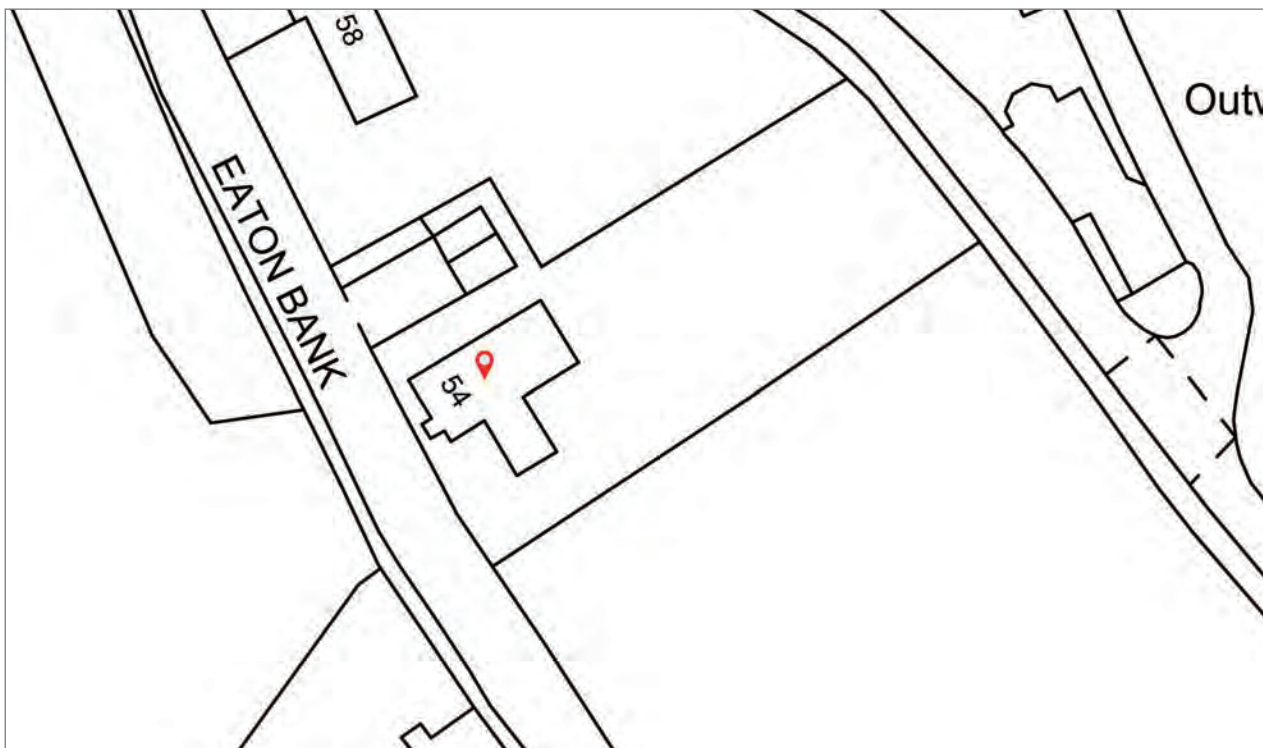
# LOCAL AREA

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The home is conveniently located on Eaton Bank and gives ease of access into Duffield town centre or into Little Eaton. The home overlooks some of the Derwent valley and has rolling countryside views. Schooling is excellent in the area with the home falling into Ecclesbourne catchment. A variety of local pubs and eateries are close by, and further amenities can be found in Derby City Centre. The home is blessed with excellent commuting links with ease of access to the A38 and A50 link roads, and conveniently you can reach London in 1hr 30mins by train from Derby station. For international travel East Midlands and Birmingham airports can be easily reached. The location gives great access for leisure pursuits with golf courses nearby and many country walks are right on your doorstep. The picturesque Peak District National Park can be reached in approximately 25 minutes from here with all that's on offer.







# INFORMATION

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## Services

All mains services are connected to the home

## Local Authority

Erewash Borough Council

## Tenure

Freehold

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973888

## Website

For more information visit [www.fineandcountry.com/uk/derbyshire](http://www.fineandcountry.com/uk/derbyshire)

## Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only



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# Lindley Cottage, Eaton Bank, Duffield, Belper

Approximate Gross Internal Area

Main House = 2089 Sq Ft/194 Sq M

Garages = 356 Sq Ft/33 Sq M

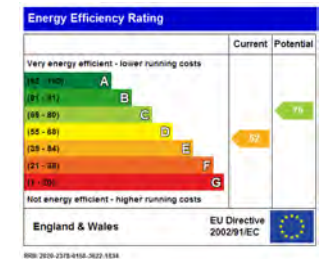
Quoted Area Excludes 'External C/B'



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*We value the little things that make a home*



## LEE ARMSTRONG

BRANCH PARTNER

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Lee has over 20 years' experience within the property market working across the Midlands and is highly educated within the industry holding both a BA (Hons) Degree in Marketing along with a Post Graduate Diploma in Surveying. He also holds the NAEA Technical Award and is ARLA qualified and therefore is fully able to advise clients on all aspects of the property market. Living locally to the area, Lee has a great knowledge of the affluent suburbs of Derby and an in depth knowledge of the Peak district's villages and Market Towns. Couple this experience and knowledge together with the specialist marketing techniques and sales processes Fine & Country offer he is confident he can help to gain the best possible results for sellers across Derbyshire and help buyers find the home of their dreams.



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