



Risley Cottage
96 Derby Road | Risley | Derby | Derbyshire

RISLEY COTTAGE



Dating back to circa 1834, Risley Cottage is a charming four/ five-bedroom period property, retaining many original features. Surrounded by beautiful formal mature gardens and a large paddock extending to around 2.6 acres, this property has plenty to offer.

WELCOME TO RISLEY COTTAGE

The current owners have extended the property to create a stunning home over the years including large reception rooms full of character and the principal bedroom with ensuite, Juliette balcony and dressing room. The wealth of original features and the amalgamation with the improvements undertaken by the owners is very sympathetic to the house. The large orangery to the side of the property is a real feature of the house and an ideal place to enjoy views across the well-established gardens.

Located between Derby and Nottingham the property also has excellent road, rail and flight links for both local and national commuting and access to many schools, including the renowned Trent College.



GROUND FLOOR

Risley Cottage is accessed via a long, block paved driveway, leading to a large parking area and double garage. The glazed front door sits beneath an ornate stone porch that leads into the reception hall, where you are greeted by a wealth of original features.

To the right of the hallway is the study with high ceilings, plaster coricing, picture rail, stone fireplace, and double-glazed windows, allowing ample natural light to flow into the room. Opposite the study is the living room and dining room with oak flooring, picture rail, feature fireplace, and French doors leading to the impressive orangery. The orangery offers additional living space with views across the garden.

Leading off the main hallway is the kitchen which boasts ample wall and base units, with tiled splashbacks, tiled flooring, spotlights, and dual aspect views. There is also an integrated Zanussi oven with 4 ring ceramic Samsung hob, integrated Bosch dishwasher, and integrated Miele fridge.

To the rear of the property is a useful hallway that provides dual access to the garden and is an ideal room for hanging coats and storing boots. Located off the hallway is a w/c, utility room with base units and Belfast sink, and a further room that could be used for storage or as a fifth bedroom.





SELLER INSIGHT

“We were looking for a property with character and good-sized grounds in a village location, but still close to good amenities, the property seemed to offer it all” say the owners.

“The central location has been perfect for us as I travelled a lot for work, so it was essential that we had good access to the motorway network, as well as East Midlands airport and Nottingham Parkway which offers a fast link service to London. It's just a short drive into the centre of Nottingham or Derby where there is a great choice of shops, restaurants, and bars but the old village manor hotel and the pub offer a good walk to option with the added advantage of being close to home. There are plenty of opportunities to explore the surrounding countryside on footpaths, with the Peak District on our doorstep for longer, more spectacular walks.”

“People tend to come to the village and stay for a long time. We moved here 26 years ago and have loved living in a home filled with original features and beautiful gardens. We were careful to retain the integrity of the original building when we re-configured the layout, and added the large extension to the rear of the property, so it's now a home filled with character that is more than suitable for a modern lifestyle.”

“We purchased the field around 8 years ago as we always have a number of dogs and the convenience of having a field large enough to walk them in is great. At the top of the field you have 3 landmark Sycamore trees from where you can stop to look over open countryside.

“The conservatory is a lovely indoor/outdoor space that comes into its own in the summer, when we can just head out to the patio area and enjoy the last of the sun. The main bedroom is another favourite room of ours, as we can open the doors out to the balcony and enjoy the views across the garden. With a large, dedicated study, it's perfect for working from home in a quiet, semi-rural location where we enjoy easy access to the surrounding amenities. It really is the best of both worlds.”*

* 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

The wooden staircase leads to the landing with solid beech floors, picture rails, and dado rails. To the front of the house are two double bedrooms that boast dual aspect views, ornate fireplaces, built-in wardrobes, and beech floors. Bedroom two is accessed down two steps to a large room with an ornate fireplace, built-in wardrobes, and an ensuite with a corner shower.

Opposite bedroom two is the family bathroom with a Victorian roll-top bath, walk-in shower, vanity sink with inset tail rail, limestone flooring, recessed lighting, and a cast-iron ornate fireplace. Located at the end of the hallway is the master suite that boasts an ensuite with a large double shower, heated towel rail, wash hand basin, and tiling to the floor and walls. The master bedroom is bright and spacious with the vaulted ceiling and French doors that open out to the Juliette balcony. To the side of the bedroom is the large dressing room with solid beech floors and built-in units.















The property is set back from the road with an elevated position and is accessed via a large block paved driveway providing ample off-road parking. The property also has a double garage with electric up and over door. Set within formal gardens is a large lawned area with patio, mature trees, shrubs, ornamental ponds and with features to explore including a sunken garden, rose garden and wildlife area. The large pergola with patio provides areas to relax and unwind whilst the secure gated paddock offers versatility for those looking for a period property with land.





LOCAL AREA

Risley Cottage is well situated in the village of Risley. The property lies within commuting distance of Derby (7 miles), Nottingham (8 miles), Birmingham (45 miles), and Sheffield (40 miles). Both the M1 (25) and the A50 are within 1 mile, while East Midlands Parkway train station offers direct services to London St Pancras (1 hour 22 minutes). Alternatively, Lichfield station provides good commuter links with Euston being just 1 hour and 10 minutes. East Midlands Airport is 15 minutes away whilst Birmingham airport is just under an hour away.

The nearby Peak District and Dovedale, provide for beautiful walks and riding, whilst there is sailing and other water sports at the National Water Sports Centre.

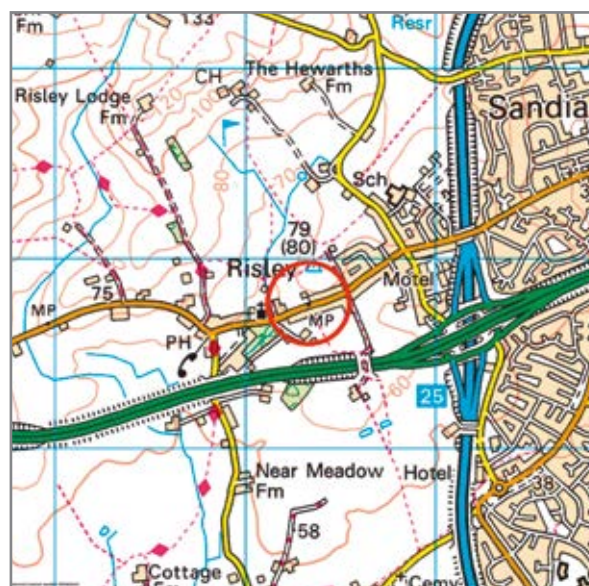
Other local attractions include Kedleston Hall, Chatsworth, and Alton Towers. The property is also close to the renowned Trent College.





LOCATION





INFORMATION

Services
Mains services

Is the property Freehold/Leasehold?
Freehold

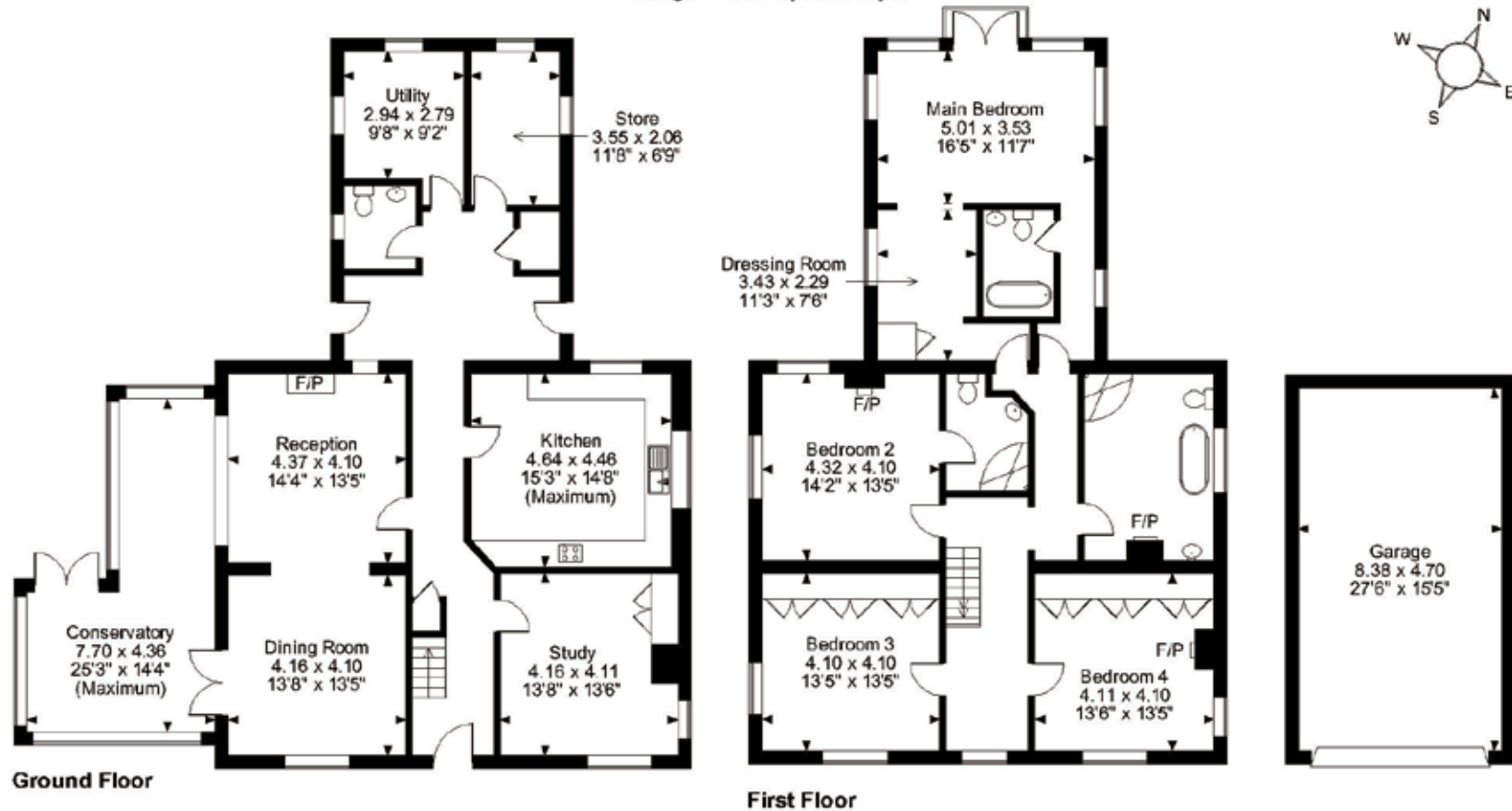
Local Authority
Erewash Borough Council

Viewing Arrangements
Strictly via the vendors' sole agents Fine & Country on 01332 973 888

Website
For more information visit <https://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

Derby Road, Risley, Derby
Approximate Gross Internal Area
Main House = 3045 Sq Ft/283 Sq M
Garage = 424 Sq Ft/39 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Greg has over 11 years' experience working within the real estate industry. With a passion for luxury property, Greg relocated back to the UK to apply his knowledge, experience, and passion for the industry as an Associate for Fine & Country Derbyshire.

THE FINE & COUNTRY
FOUNDATION

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