



**F15 Brook House, 39 High Street, Repton, Derby, DE65 6GD**

**Offers Over £170,000**

This splendid historical flat, ideally located near Repton School, offers two en-suite double bedrooms, a light-filled reception room with garden views, a modern galley kitchen, and communal gardens, blending historical charm with modern conveniences for discerning buyers or investors.



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### Summary Description

For Sale: This splendid historical flat, located in a sought-after area, is now available for discerning buyers. The flat is in good condition and boasts a wealth of unique features that combine modern comforts with historical charm.

The property features two spacious bedrooms, both of which are doubles. Bedroom one comes with built-in wardrobes for storage convenience and a Jack and Jill en-suite, offering a seamless blend of luxury and practicality. Bedroom two also benefits from an en-suite, making this property a comfortable living space for couples, families or investors.

The flat has one large reception room, marked by large windows that flood the space with natural light. The high ceiling, double aspect and a charming fireplace add to its appeal. The room also offers a serene garden view, enhancing the calm, relaxing atmosphere of the space.

The fitted galley-style kitchen features a suite of appliances and a delightful garden view. This kitchen promises to be a pleasure to cook in for any budding chef.

The property is set within walled grounds with communal gardens, a stream running next to it and allocated parking. The property has a Grade II listing, signifying its historical relevance and architectural beauty.

The location of the flat is ideal, with public transport links, nearby schools, local amenities, green spaces, and cycling and walking routes all within easy reach. This property is ideal for those associated with Repton School, given its proximity.

This property is a unique opportunity to own a piece of history while enjoying all the conveniences of modern living.

### Entrance Hall

Carpeted and neutrally decorated with front aspect panelled timber main entrance door, two walk in storage cupboards, radiator.

### Lounge/Diner

16'10" x 16'2" (5.15 x 4.93)



Carpeted and neutrally decorated with rear and side aspect timber framed sash windows, stone effect fireplace with inset electric fire, radiator, tv point.

### Kitchen

12'8" x 5'11" (3.88 x 1.82)



Having stone effect cushion flooring and neutral decor with side aspect wooden framed sash window, fitted wall and floor units to shaker style with stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer and chrome mixer tap, integrated fridge/freezer, integrated electric oven with gas hob over and extractor hood, integrated washer/dryer, integrated dishwasher, radiator.

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### Bedroom One

15'3" x 15'0" (4.67 x 4.58)



Carpeted and neutrally decorated with two rear aspect and one front aspect wooden framed window, fitted wardrobes and chest of drawers, radiator.

### Bedroom Two

12'9" x 10'4" (3.89 x 3.15)



Carpeted and neutrally decorated with rear aspect wooden framed sash window, radiator.

### Bathroom/En Suite One

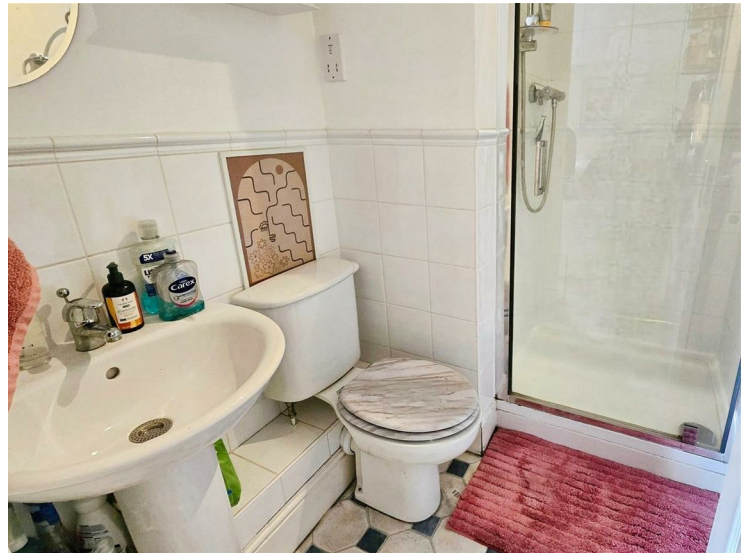
9'8" x 6'11" (2.96 x 2.13)



Having ceramic tile effect cushion flooring and neutral decor with rear aspect timber framed window, bathtub with chrome mixer tap having shower attachment, pedestal wash hand basin with chrome hot and cold taps, low flush wc, radiator.

### En Suite Two

6'10" x 4'10" (2.10 x 1.49)



Having ceramic tile effect cushion flooring and neutral decor with inset lights to ceiling, pedestal wash hand basin with chrome monobloc tap, low flush wc, shower enclosure with plumbed shower, tiled splashbacks, radiator.



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## OUTSIDE



Brook House, located at 39 High Street in Repton, Derbyshire, is a Grade II listed former public school house that has been converted into residential apartments. The property features well-maintained communal grounds that include formal lawns, a brook, a secret garden, and a brick-built arbour with barbecue facilities. Residents have access to these shared amenities, providing a serene and picturesque environment.

Car parking is provided by the allocated space at the rear of the building, whilst visitor spaces can also be found at the rear.

### Please note

There is a lift within the building. The property is a top floor apartment.

### Material Information

Verified Material Information

Council tax band: D  
Tenure: Leasehold  
Lease length: 174 years remaining (199 years from 2000)  
Service charge: £2760 pa  
Lease restrictions: Pets - maximum of two caged birds only  
Property type: Flat  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great  
Parking: Off Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Lift access  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: D

For additional information, please follow the link:

<https://moverly.com/sale/3RxnYZDgTEiVUAqcXG1NP/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

### Buying to Let?

Guide achievable rent price: £1000 pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

### Location / what3words

what3words ///nearing.seeing.went

### ID Checks for buyers

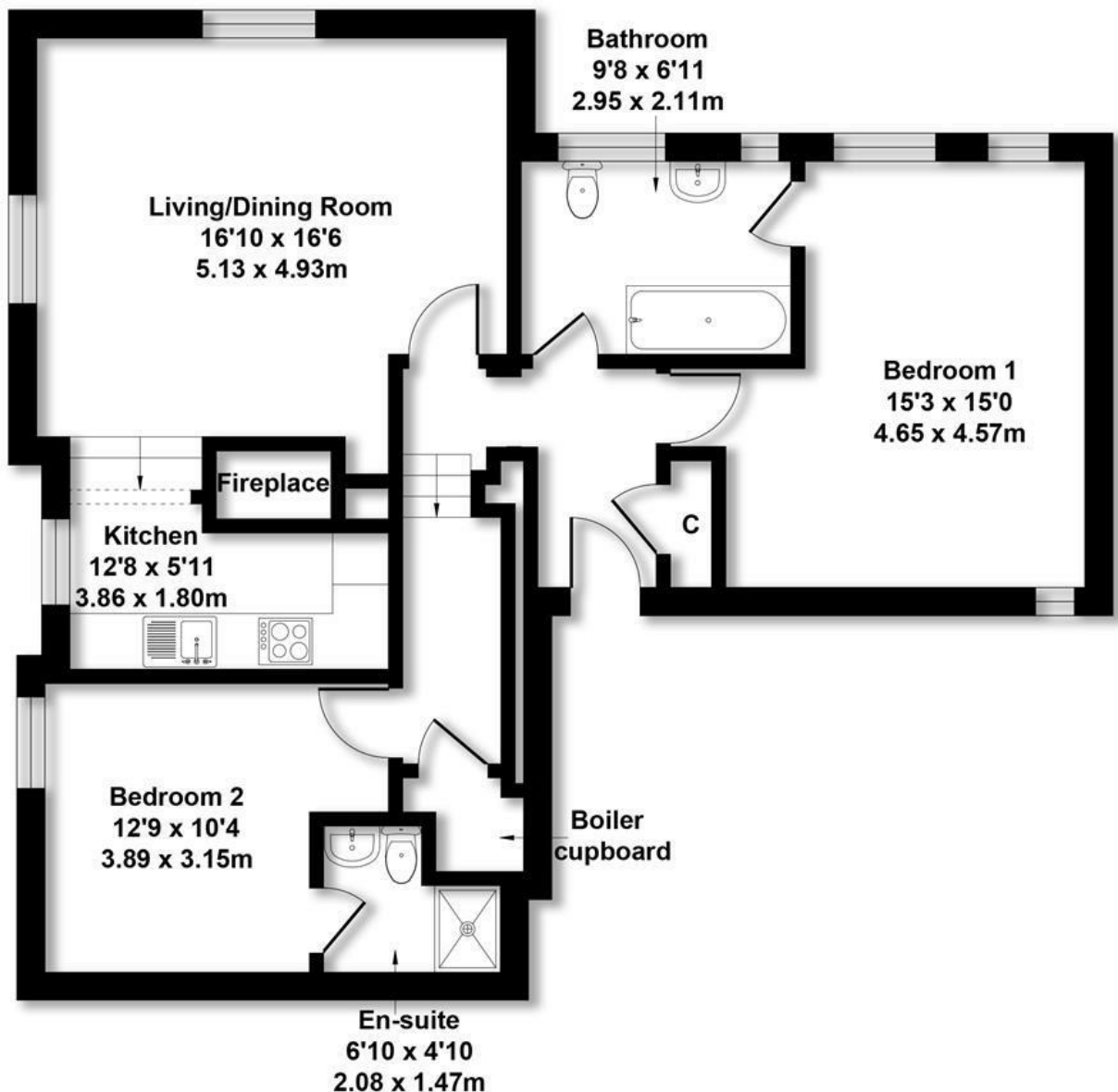
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.



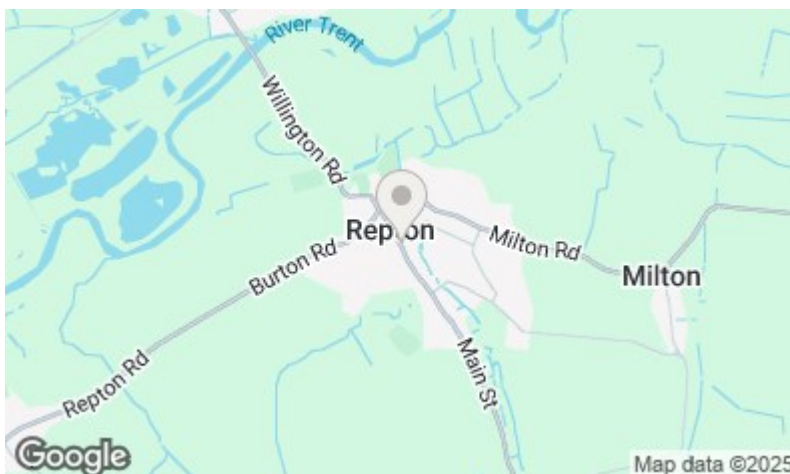
Sales: 01283 777100  
Lettings: 01332 511000  
[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

# Flat 15, Brook House

Approximate Gross Internal Area  
870 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**



**Hilton Office**  
Unit 6, Neighbourhood Centre  
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Hilton, Derby DE65 5JR

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