



SCOFFIELD  
STONE



### Smithy Cottage, 5 Bargate Lane, Willington, Derby, DE65 6BY

Offers In The Region Of £200,000

Chain Free - A unique Grade II listed two bedroom cottage in central Willington, with gardens to the front and rear and the benefit of a downstairs bathroom plus separate WC. Packed with character features, it is ideal for first time buyers, downsizers, or investors, near amenities and the train station.

## Summary Description

Tucked close to the heart of Willington, Derbyshire, this Grade II listed two bedroom terraced cottage offers a rare chance to buy a character home with generous gardens to both the front and rear. Ideal for a first time buyer, downsizer, or investor, the property blends period charm with practical day to day living, all within easy reach of the village centre and the train station.

Inside, the lounge sets the tone with exposed ceiling beams, wooden framed windows to the front and rear, and a brick fireplace creating a warm focal point. The kitchen features tiled flooring, beech effect units, stone effect worktops, tiled splashbacks, and space and plumbing for appliances, with further character beams overhead. A rear lobby provides a useful buffer space with under stairs storage and a door out to the garden. The ground floor also benefits from a bathroom and a separate cloakroom WC, a real plus for cottage living. Upstairs are two double bedrooms, with bedroom two positioned at the top of the stairs and providing access through to the principal bedroom, making it a flexible layout for buyers seeking a study area, nursery space, or dressing area.

Willington remains one of South Derbyshire's most popular villages, well served by local shops, cafes, and everyday amenities. Schooling options are available locally and in surrounding villages and towns, while commuters will appreciate the nearby rail link and strong road connections towards Derby, Burton, and the wider region via key routes. For a character cottage in a convenient village setting, this home is well worth viewing.

## Entrance to:

### Lounge

12'10 x 13'4 (3.91m x 4.06m)



Having wood effect laminate flooring, front and rear aspect wooden framed window, wooden main entrance door, exposed beam to ceiling, brick fireplace, tv point, radiator.

## Kitchen

8'11 x 7'9 (2.72m x 2.36m)



Having ceramic tile flooring, front aspect wooden framed windows, fitted wall and floor units to Beech effect with stone effect roll edge worktops and tiled splashbacks, exposed beams to ceiling, inset stainless steel sink with drainer, chrome cold water tap, water heater, under counter space and plumbing for appliances, radiator.

## Rear lobby

Having ceramic tiled flooring, rear aspect wooden door to garden, exposed beams to ceiling, under stairs storage.

## Bathroom

5'11 x 6'11 (1.80m x 2.11m)



Having ceramic tile effect flooring, rear aspect wooden framed window, tiled splashbacks, bathtub with chrome mixer tap having shower attachment, pedestal wash hand basin with chrome hot and cold taps, wall mounted gas boiler, radiator.

## Guest Cloakroom/WC

Having ceramic tile effect flooring, rear aspect metal framed window, wc.

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## Stairs

Carpeted, wooden balustrade, rear aspect wooden framed window.

## Bedroom One

12'11 x 13'5 (3.94m x 4.09m)



Accessed via Bedroom Two. Carpeted, front aspect wooden framed window, radiator, telephone point.

## Bedroom Two/Study area/Nursery

8'11 x 13'2 (2.72m x 4.01m)



Found at the top of the stairs. Carpeted, front aspect wooden framed window, radiator.

## OUTSIDE

### Frontage

The property is accessed via a small iron gate from street side, where you will find an enclosed lawned garden and herbaceous borders.

## Rear Garden



An enclosed, private garden which has been landscaped to provide a mixture of crazy paved patio and lawn.

## Material Information

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: E

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: None

Building safety issues: No

Restrictions - Listed Building: List entry number 1334565 dated 24 October 1986 Grade 2

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: No

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Sales: 01283 777100  
Lettings: 01332 511000

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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: £950pcm

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. Scoffield 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**

//spouse.congratulations.chill

#### **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 non-refundable charge of £25 per person to cover the cost of these checks.



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Approx Gross Internal Area  
62 sq m / 668 sq ft



#### Ground Floor

Approx 34 sq m / 364 sq ft

#### First Floor

Approx 28 sq m / 304 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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			
EU Directive 2002/91/EC		85	45
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			



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