



Plum Tree Cottage Burnthearth, Hilton, Derby, Derbyshire, DE65 5FE

£475,000

Nestled in a charming countryside location with picturesque views, this incredibly quaint country cottage is a true gem. Scoffield Stone proudly presents this beautifully maintained four-bedroom cottage, boasting an array of desirable features. The property is embraced by enchanting cottage gardens, offering a delightful entrance. Noteworthy highlights include driveway parking, captivating character features like exposed beams and inviting open fires, as well as the convenience of three bathrooms. To truly grasp the spaciousness and high-quality accommodation available, an internal viewing is highly recommended.



Mickleover: 01332 511000
Hilton: 01283 777100

www.scoffieldstone.co.uk

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Summary Description

The ground floor welcomes you with a well-designed layout, featuring an entrance that leads to a dining room, lounge, kitchen, conservatory, utility area, and a convenient downstairs shower room. Moving upstairs, the first floor reveals three generous double bedrooms, a bathroom that doubles as an en suite to Bedroom One, an en suite shower room for Bedroom Three, and a versatile room at the entrance to Bedroom One. This versatile space provides endless possibilities and can serve as a fourth bedroom, nursery, dressing room, or, as the current owners have it, a study.

Outside, the cottage exudes timeless charm. A gated access leads to a gravel driveway at the front, offering parking for one car and leading to the rear garden. Enveloping the cottage, the garden is a sight to behold, boasting meticulously maintained herbaceous borders, graceful arches, a lush lawn, and enchanting water features. Two small patio areas provide perfect spots for relaxation. Additionally, the rear of the property offers practical storage options, including a wood store and an oil tank.

In summary, this remarkable country cottage provides a truly idyllic living experience. With its captivating character, well-appointed rooms, and enchanting gardens, it offers a perfect blend of comfort and charm. Don't miss the opportunity to explore this exceptional property first-hand.

Burntheath is a picturesque hamlet located in the heart of Derbyshire, known for its idyllic countryside and welcoming community. For those seeking outdoor activities, Burntheath is surrounded by breath-taking natural beauty. The village is blessed with scenic walking trails and serene picnic spots, perfect for nature enthusiasts and families alike. The nearby rolling hills and woodlands provide ample opportunities for hiking, cycling, and exploring the great outdoors. While Burntheath does not have its own shopping centre, the village of Hilton is located 1 mile to the south and along with the neighbouring towns, offers a wider range of amenities, including supermarkets, shops, and leisure facilities. These towns are easily accessible from Burntheath, ensuring residents have convenient access to everything they need. Overall, Burntheath is a peaceful and friendly village, offering a peaceful escape from the hustle and bustle of city life while providing essential amenities and a delightful rural atmosphere.

Entrance to:

Open Plan Kitchen Diner

Dining Area

12'10" x 9'11" (3.93 x 3.04)



Having ceramic tile flooring and neutral decor with front aspect upvc double glazed window, side aspect upvc double glazed entrance door, exposed beams to ceiling, open fire with wooden mantle shelf and tiled hearth, tv point.

Kitchen Area

13'2" x 8'3" (4.03 x 2.52)



Having ceramic tile flooring and neutral decor with two side aspect upvc double glazed windows, exposed beams to ceiling, a range of fitted wall and floor units to cream with stone effect worktop, tiled splashbacks, centre console, inset ceramic hob with chimney style extractor hood over, integrated double electric oven, inset ceramic sink with mixer tap.

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Lounge

17'7" x 10'10" (5.38 x 3.32)



Carpeted and neutrally decorated with two front aspect upvc double glazed windows, wooden main entrance door, inglenook fireplace with wood burning stove, exposed beams to ceiling, tv and telephone points, two radiators, under stairs storage.

Conservatory

8'5" x 7'4" (2.58 x 2.25)



Having ceramic tile flooring, upvc double glazed framework, two side aspect upvc double glazed doors.

Utility Area



Having ceramic tile flooring and neutral decor with rear aspect upvc double glazed window, exposed beams to ceiling, a range of

fitted wall and floor units with stone effect roll edge worktop, under counter space and plumbing for appliances, inset stainless steel sink with drainer and chrome mixer tap, radiator.

Guest Shower Room

Having ceramic tile flooring and neutral decor with exposed beams to ceiling, corner wash hand basin with chrome monobloc tap, low flush wc, double shower enclosure with plumbed shower.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase, side aspect upvc double glazed window, exposed beam to ceiling, access to roof space. Radiator at foot of stairs.

Bedroom One

13'4" x 8'3" (4.07 x 2.52)



Carpeted and neutrally decorated with double aspect side and rear upvc double glazed windows, exposed beams, inset lights to ceiling, radiator.

Study / Dressing Area

8'3" x 7'11" (2.54 x 2.43)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator, access to roof space. Using as one space, the combined main bedroom, study and bathroom make a superb master suite, though alternatively the individual spaces offer much versatility, with this area being equally usable as a fourth bedroom if desired.

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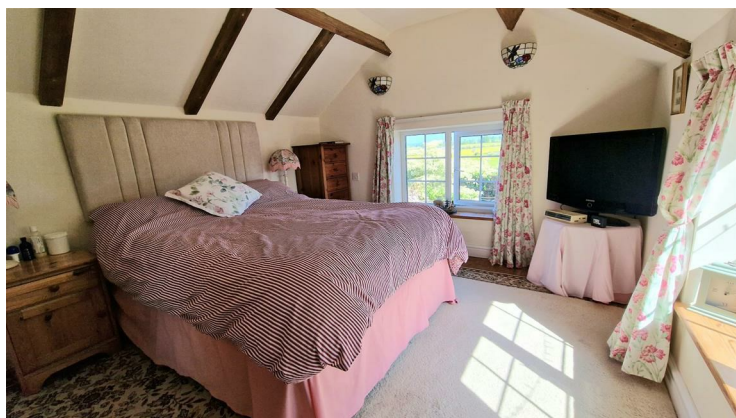
Bathroom



Having ceramic tile flooring and neutral decor with rear aspect upvc double glazed window, inset lights to ceiling, exposed beams, low flush wc, bathtub with chrome mixer tap having shower attachment, pedestal wash hand basin with chrome hot and cold taps, over stairs storage cupboards, radiator.

Bedroom Two

12'11" x 10'1" (3.94 x 3.09)



Having wooden flooring and neutral decor with double aspect front and side upvc double glazed windows, exposed beams to ceiling, wall, radiator.

Bedroom Three

10'5" x 7'11" (3.19 x 2.43)



Having wooden flooring and neutral decor with front aspect upvc double glazed window, exposed beam to ceiling, radiator.

En Suite Shower Room

Having ceramic tile flooring and neutral decor with front aspect upvc double glazed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps, corner quadrant shower enclosure electric shower and tiled splashbacks, exposed beam to ceiling.

OUTSIDE

Frontage and Driveway

The cottage is situated at road side with decorative gravel borders and established planting. To the right a double wooden gate gives access to a gravel driveway which has space for one car. You will also find here the oil tank, wood store, storage cupboard and oil boiler.

Rear Garden



Wrapping around the property you will find a private, beautifully presented cottage garden, offering great interest having established planting, arches with climbing plants two water features, small section of lawn and patio.

Material Information

Council Tax Band: C

Consumer Protection: There are no declared consumer protection issues for this property.

Mobility: There are no mobility improvements for this property.

Air Quality: Get air quality data for this address here: <https://addresspollution.org/>



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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.

Buying to Let?

Guide achievable rent price: £1400 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.

What 3 Words location

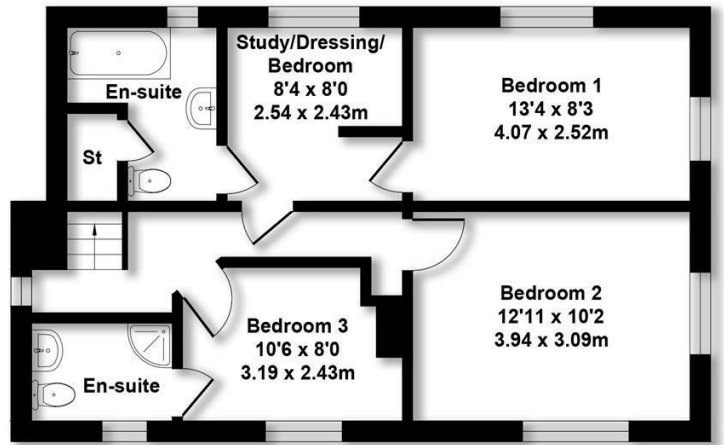
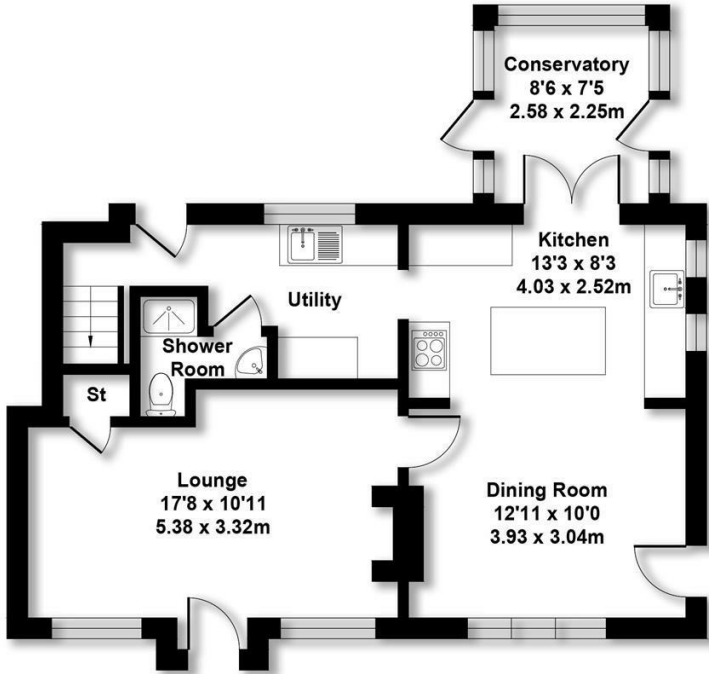
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Approximate Gross Internal Area
1216 sq ft - 113 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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