



**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.

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## 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

We have asked the seller to provide us with further information. This paragraph will updated as soon as such information is received.

{Follow the link for the full report:}

## 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. 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

///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.



Sales: 01283 777100  
Lettings: 01332 511000

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There is a small non-refundable charge of £25 per person to cover the cost of these checks.



Sales: 01283 777100

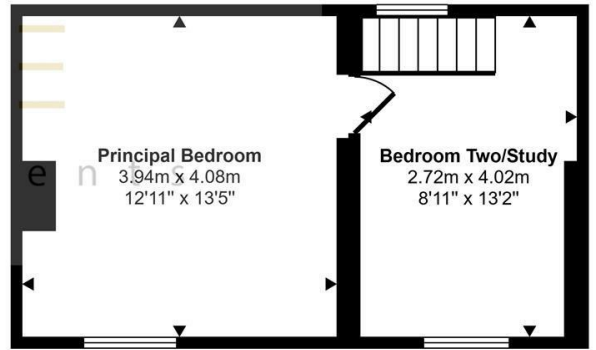
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Approx Gross Internal Area  
62 sq m / 668 sq ft

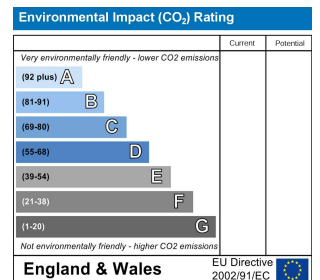
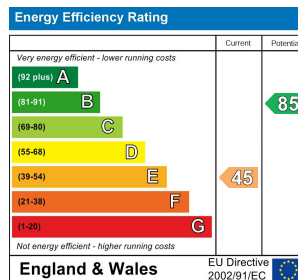
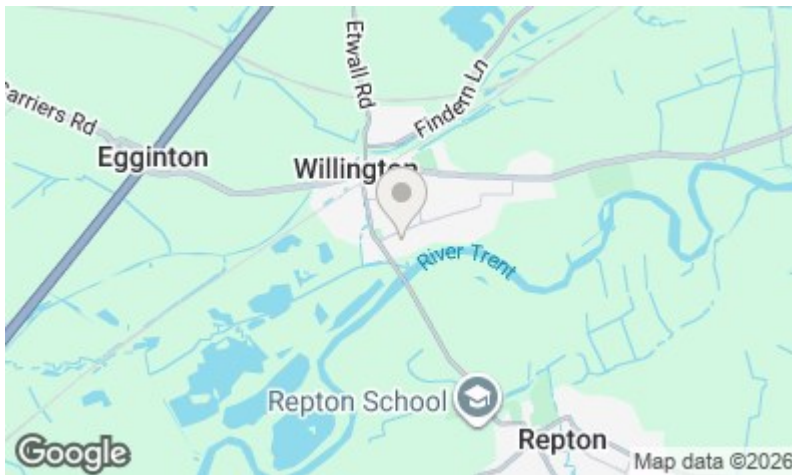


Ground Floor  
Approx 34 sq m / 364 sq ft



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.



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