



**Bluebell Cottage, 6 Risborrow Close, Etwell, Derby, DE65 6HY**

**£450,000**

A spacious character conversion providing extremely well appointed and presented family accommodation.

- Character converted property • Exclusive location with views of open fields • Rare opportunity to purchase • John Port Academy catchment • Gas central heating • Living room with feature fireplace • Luxury breakfast kitchen • Separate dining room • UPVC double glazed conservatory • Study/fifth bedroom • Practical utility room • Master bedroom with en-suite shower room • Three further bedrooms • Family bathroom • Well established gardens to front and rear • Parking and garage • Viewing is essential



Sales: 01283 777100  
Lettings: 01332 511000

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# Bluebell Cottage, 6 Risborrow Close, Etwall, Derby, DE65 6HY

## Summary Description

We are delighted to present for sale an exclusive opportunity to own a truly unique property nestled within the highly sought-after Risborrow Close. As part of a beautifully converted hospital building, this fabulous dwelling retains much of its original character and charm. With its spacious interior and well-established gardens, this property is perfectly suited for families seeking a rural location yet close to local amenities.

The property's picturesque setting is enhanced by its corner location, offering beautiful views over the open countryside. The gardens are a highlight, with lawned areas, well-stocked borders, and two pathways leading to the front entrance. The rear patio and lawned garden provide additional private outdoor space, perfect for relaxation and entertainment. The surrounding green spaces, historical features, walking and cycling routes make it an excellent choice for families seeking a peaceful and active lifestyle.

Internally, the property boasts a range of desirable features, including UPVC double glazing, gas central heating, and a thoughtful layout. The ground floor accommodation includes a welcoming entrance hall, lounge with feature fireplace and multi-fuel burning stove, separate dining room, bright conservatory, study or fifth bedroom, practical breakfast kitchen, and utility room. Upstairs, the master bedroom enjoys an en-suite shower room, while additional bedrooms and a family bathroom complete the accommodation.

Viewing is highly recommended to fully appreciate this stunning property.

## Location

Etwall is a sought after South Derbyshire village noted for its good schooling including primary school and the sought after John Port Academy. Also within the village is a post office, stores, pubs, leisure center, church and regular bus services to Derby and Burton. Etwall occupies a convenient location close to the A50, A38 leading to the M1 motorway making it within a good commuting distance.

## Entrance Vestibule

Having ceramic tiled flooring and open brick walls with two wooden framed windows and part decorative obscure.

## Spacious Hallway

Having solid oak wooden flooring with front aspect part decorative glazed wooden door to porch, under stairs storage, inset lights to ceiling, radiator.

## Guest Cloakroom

3'1" x 8'7" (0.96 x 2.64)

Having wood effect flooring with Geberit "Wash and Dry" toilet, wall mounted wash hand basin with chrome hot and cold taps and tiled splashback, radiator.

## Study/Bedroom 5

7'10" x 8'9" (2.4 x 2.67)



Carpeted and neutrally decorated with front aspect upvc double glazed window, bespoke wooden shelving and desk, radiator, TV and telephone point.

## Breakfast Kitchen

11'5" x 7'11" (3.49 x 2.42)



Having ceramic tile flooring and neutral decor with front aspect upvc double glazed window, inset lights to ceiling, a range of cream fitted wall and floor units, including drawers and circular breakfast bar with granite worktop and tiled splashbacks, double Bosch electric oven, inset gas hob with chimney style extractor hood over, inset sink with chrome monobloc tap, integrated dishwasher and refrigerator.

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## Utility Room

11'5" x 7'10" (3.48 x 2.39)



Having ceramic tile flooring and neutral decor with front aspect upvc double glazed window, rear aspect part upvc double glazed door to garden, fitted wall and floor units with stone effect roll edge worktop and tiled splashbacks, under counter space and plumbing for appliances, wall mounted Veissman gas boiler. There is also space for an additional fridge/freezer.

## Dining Room

11'7" x 10'4" (3.54 x 3.16)



Carpeted with side aspect upvc double glazed window, radiator with views to country side and glazed door leading to the conservatory.

## Lounge

13'2" x 14'3" (4.03 x 4.35)



Carpeted with rear aspect upvc double glazed French doors to garden, chimney breast with feature fireplace with exposed brick and multi fuel burning stove, radiator.

## Conservatory

7'6" x 10'9" (2.29 x 3.29)



Having ceramic tile effect flooring and neutral decor with Mahogany effect upvc double glazed framework, dwarf brick wall and opaque roof with French doors to garden.

## Stairs/Landing

Carpeted and neutrally decorated with wooden spindle balustrade, access to roof

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## Master Bedroom

10'10" x 13'6" (3.31 x 4.12)



Having wood effect Karndean style flooring and neutral decor with rear aspect upvc double glazed French window to Juliette balcony with far reaching views, built-in fitted wardrobes with mirrored doors with additional shelving, high sloping ceiling, radiator, TV & telephone point.

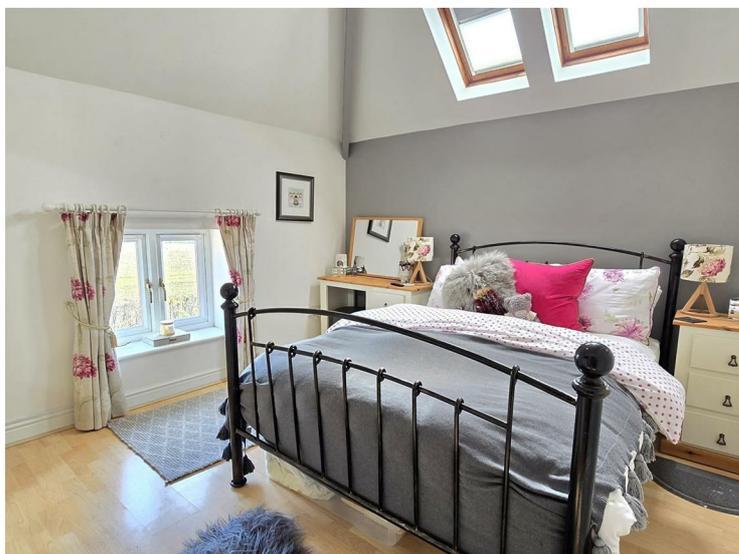
## En Suite Shower Room

4'1" x 6'6" (1.25 x 1.99)

Having ceramic tiled flooring with inset light to ceiling, low flush wc, pedestal wash hand basin with chrome monobloc tap and tiled splashback, corner quadrant shower enclosure with electric shower, radiator.

## Bedroom Two

11'6" x 10'4" (3.53 x 3.16)



Having wood effect flooring and stylish decor with side aspect upvc double glazed window, Velux roof lights, high sloping ceiling, radiator with views to open fields.

## Bedroom Three

11'6" x 8'0" (3.52 x 2.44)



Carpeted and neutrally decorated with front aspect upvc double glazed window offering views to open fields, Velux roof lights, over stairs airing cupboard with hot water cylinder, radiator.

## Bedroom Four

9'5" x 7'1" (2.88 x 2.16)



Having wood effect flooring with front aspect upvc double glazed window to Juliette balcony with views to open fields and radiator.

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## Bathroom

6'4" x 5'11" (1.94 x 1.81)



Having ceramic tiled flooring and neutral decor with Velux roof lights, inset lights to ceiling, high sloping ceiling, tiled splashbacks, low flush wc, pedestal wash hand basin with chrome hot and cold taps, P-shaped bathtub with chrome hot and cold taps and plumbed power shower, heated towel rail and two velux ceiling lights.

## OUTSIDE

### Frontage and Driveway



To the front you will find well presented lawns, planted herbaceous borders with a gravelled pathway leading to the front door.

There is a designated parking space. Gravelled driveway leads to double garage.

Outside tap.

## Rear Garden



Accessed via the lounge, conservatory, utility room or via a gate to the side you will find an enclosed South/East facing, private garden providing a mixture of lawn, block paved patio and planted herbaceous borders.

## Double Garage

17'11" x 17'11" (5.47 x 5.47)



A double, detached garage with twin up and over doors, rafter storage, light and power. A workshop/separate room has been created in the corner of the garage which offers some versatility, though could equally be easily dismantled if not required.

## Material Information

Verified Material Information

Council tax band: F

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity



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Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing and Wood burner  
Broadband: ADSL copper wire  
Mobile coverage: O2 - Good, Vodafone - OK, Three - Great, EE - Great  
Parking: Driveway, On Street, and Garage  
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: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C

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.

For additional material information, please follow the link:  
<https://moverly.com/sale/6vBXX49qY2LBU5ucfeZz6w/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: £1650pcm

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 ///scanner.greet.covertly

### ID Checks for buyers

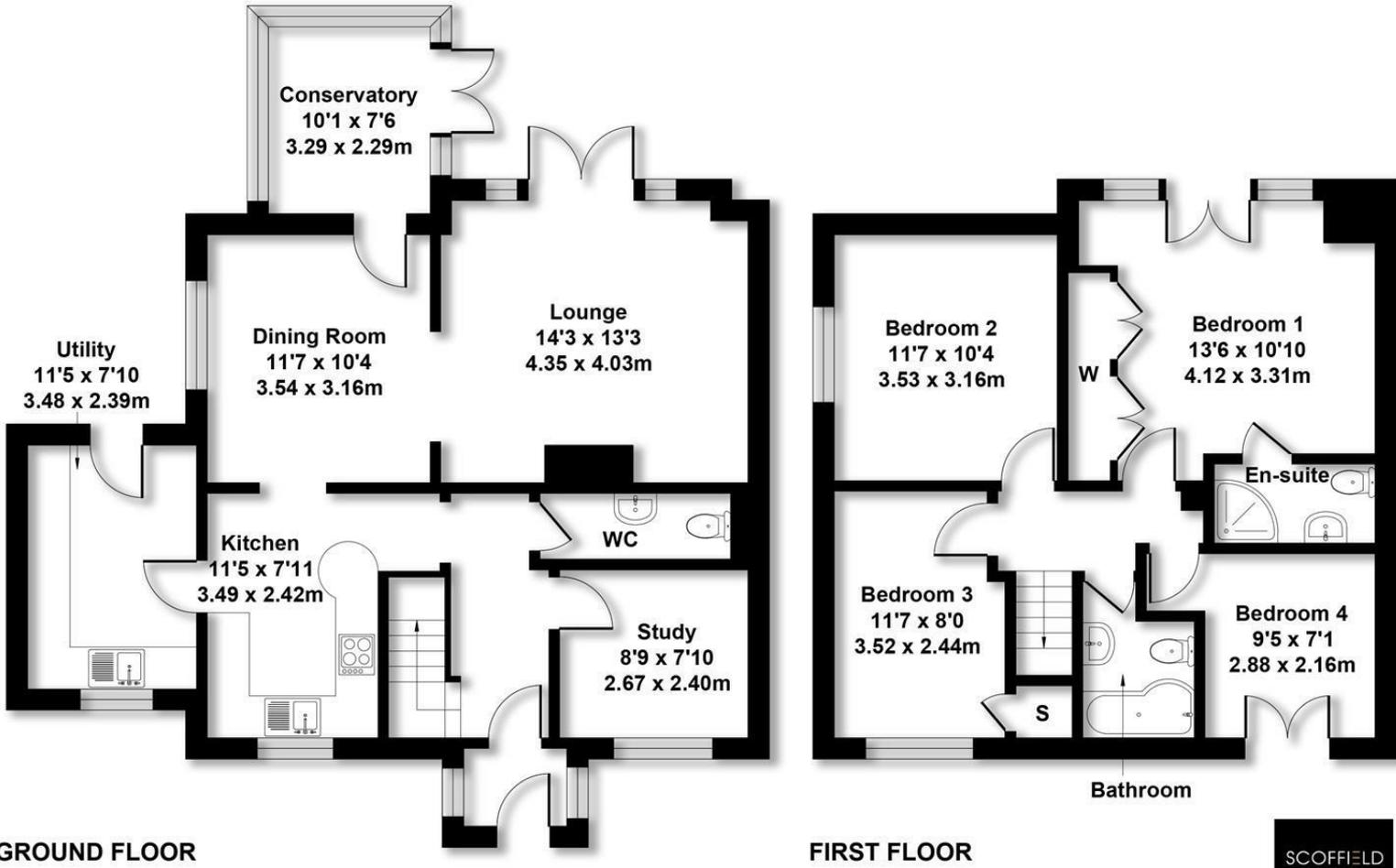


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# 6 Risborrow Close

Approximate Gross Internal Area  
1421 sq ft - 132 sq m



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		73	
(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 <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			
England & Wales		EU Directive 2002/91/EC	



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

t: Sales 01283 777100  
t: Lettings 01332 511000  
e: [info@scoffieldstone.co.uk](mailto:info@scoffieldstone.co.uk)  
w: [www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

Co Reg No. 8975758 VAT No. GB186513980