



The Village  
West Hallam, Derbyshire DE7 6GR

**£550,000 Freehold**

A PICTURESQUE THREE BEDROOM  
DETACHED (1830'S) COTTAGE SITUATED  
IN THE HEART OF THIS DESIRABLE  
VILLAGE LOCATION BEING SOLD WITH  
THE ADDED BENEFIT OF A DETACHED  
ONE BEDROOM ANNEX.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS 1830'S DETACHED COTTAGE SITUATED IN THE HEART OF THIS DESIRABLE DERBYSHIRE VILLAGE LOCATION WITH THE BENEFIT OF A ONE BEDROOM SELF CONTAINED DETACHED ANNEX AND ASSOCIATED GROUNDS AND GARDENS.

The cottage accommodation comprises entrance hall, living room, conservatory, dining room, inner hallway, kitchen, utility and WC to the ground floor. The first floor landing then provides access to three bedrooms, en-suite facilities to one of the bedrooms and family shower room.

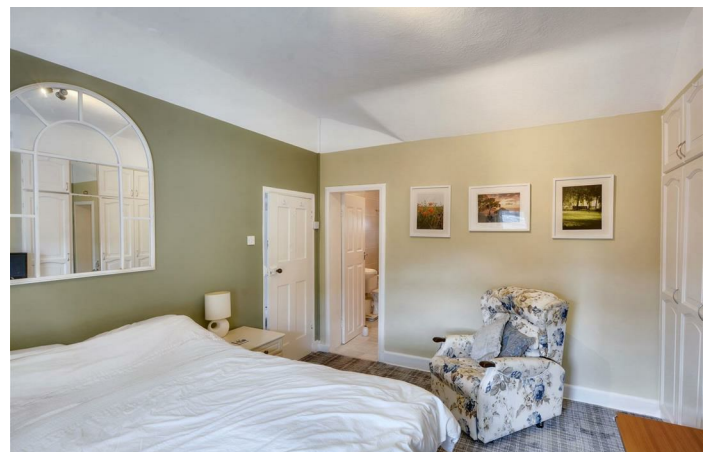
The accommodation of the annex comprises of a spacious living area, inner hallway, shower room and separate bedroom space. To the front of the annex, there is a further store room which could potentially be incorporated to increase the space of the annex (subject to the relevant permissions and approvals).

Other benefits to the property (as a whole) are spacious gardens surrounding the property and the annex, off-street parking, gas central heating and double glazing.

The property is situated in the heart of this desirable Derbyshire village location yet tucked away from the main road. The property has easy access to excellent nearby open countryside, good transport links to and from the surrounding area, including that of Ilkeston train station, schooling and shopping facilities which can be found in the neighbouring town of Ilkeston.

The property offers fantastic character and charm throughout the building and the annex and would certainly suit a variety of different buyers due to the adaptability of the accommodation between the two dwellings.

We highly recommend an internal viewing.



## ENTRANCE HALL

10'6" x 6'10" (3.21 x 2.10)

Composite and double glazed entrance door, double glazed window to the front, decorative beam ceiling, radiator, telephone point, doors to the living room and dining room, central staircase rising to the first floor.

## LIVING ROOM

20'3" x 14'3" (6.18 x 4.36)

To uPVC double glazed windows to the side, decorative beam ceiling, central chimney breast with display brick fireplace set with a log burning stove, central heating radiator, wall light points, media points.

## CONSERVATORY

11'4" x 9'0" (3.47 x 2.75)

Brick and hardwood double glazed construction with pitched glass roof, blinds and tiled floor. Georgian-style internal double doors then lead through to the living room.

## DINING ROOM

13'4" x 12'7" (4.07 x 3.85)

Double glazed window to the front, radiator, decorative coving, laminate flooring and a range of fitted storage shelving and cabinets either side of the chimney breast.

## INNER HALLWAY

3'9" x 3'7" (1.16 x 1.11)

Matching to the kitchen tiled floor and useful understairs storage cupboard.

## KITCHEN

13'3" x 9'1" (4.05 x 2.77)

Comprises a matching range of fitted base and wall storage cupboards and drawers with granite effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and swan-neck mixer tap. Fitted four ring gas hob with 'Bosch' extractor fan over, in-built eye level double oven, space for American-style fridge/freezer, plumbing for dishwasher, radiator, tiled floor, space for central island/table and chairs, double glazed window (with fitted roller blind), decorative beamed ceiling, Georgian-style panel and glazed door to the utility room.

## UTILITY ROOM

9'4" x 5'5" (2.86 x 1.66)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating inset sink unit with central mixer tap, plumbing for the washing machine, wall mounted gas fired combination boiler (for central heating and hot water purposes for the main cottage), tiled splashbacks, tiled floor, coat pegs, uPVC panel and double glazed door access to outside and further door to ground floor WC.

## WC

5'10" x 2'9" (1.80 x 0.85)

Two piece suite comprising low flush WC and corner wash hand basin with mixer tap and tiled splashbacks with storage cabinet beneath. Double glazed window (with fitted roller blind), radiator.

## FIRST FLOOR LANDING

Door access to all three bedrooms and shower room.

## BEDROOM ONE

13'9" x 13'3" (4.20 x 4.05)

Double glazed windows to the front and side, radiator, fitted wardrobe space with shelving, hanging rail and overhead storage cupboards, wall light points with reading light and USB charging socket, useful over-stairs library area with viewing point down the staircase, double glazed window to the front.

## BEDROOM TWO

13'4" x 12'10" (4.07 x 3.92)

Double glazed window to the front, radiator, fitted shelving and built-in wardrobes with central mirror and matching overhead storage cupboards. Door to en-suite.

## EN-SUITE BATHROOM

9'1" x 4'8" (2.78 x 1.43)

Three piece suite comprising bath with glass shower screen, mixer tap and shower attachment over, push flush WC, wash hand basin with mixer tap. Partial wall tiling, double glazed window, radiator, wall mounted light incorporating shaver point.

## BEDROOM THREE

11'3" x 9'4" (3.45 x 2.87)

Double glazed window to the front and side (the side with fitted roller blind), radiator. Fitted storage shelving and coving.

## SHOWER ROOM

7'11" x 6'2" (2.42 x 1.88)

Three piece suite comprising walk-in shower cubicle with glass screen and matching folding

doors with mains shower and decorative butterfly boards, push flush WC, wash hand basin with central swan-neck mixer tap. Partial wall tiling, double glazed window to the rear (with fitted roller blind), radiator.

## ANNEX ACCOMMODATION

### LIVING/KITCHEN AREA

22'2" x 10'6" (6.77 x 3.22)

uPVC Georgian-style panel and double glazed entrance door, additional matching Georgian-style double glazed window to the side (with fitted roller blind), uPVC double glazed French doors opening out to the rear garden, wall light points, space for inset electric fire, radiator, gas fired combination boiler (for central heating and hot water purposes). Opening through to the kitchen space which is equipped with a matching range of fitted storage drawers with roll to work surfaces incorporating single sink and draining board with central mixer tap and splashbacks. Additional Georgian-style double glazed window to the side (with fitted roller blinds), radiator, space for fridge/freezer, door to inner hallway.

### INNER HALLWAY

5'4" x 3'1" (1.63 x 0.96)

Georgian-style double glazed window to the side (with fitted roller blinds), doors to bedroom and shower room.

### SHOWER ROOM

5'7" x 5'4" (1.72 x 1.63)

Three piece suite comprising walk-in shower cubicle with dual attachment mains shower with decorative butterfly boarding, glass screen and matching door, push flush WC, wash hand basin with mixer tap. Display corner shelving, chrome ladder towel radiator, mains lighting point, extractor fan.

### BEDROOM

9'2" x 7'1" (2.80 x 2.18)

Dual aspect double glazed windows to both sides (both with fitted blinds), radiator, door to store room beyond (which could be used for enhancing the space of the annex subject to the relevant permissions and approvals). Loft access point with wooden pulldown ladders to a partially boarded, insulated and lift loft space.

### STORE ROOM

10'9" x 10'3" (3.28 x 3.13)

### OUTSIDE

To the front of the property there is a tarmac driveway access leading to the property providing off-street parking with paved pathway providing access to the front entrance door and well stocked garden borders housing a variety of bushes and shrubbery with an external lighting points. Access to the store room to the front of the annex via double wooden opening doors to the front. The rear garden then opens out beyond the driveway, picket fence to an initial seating area (ideal for entertaining), double door access into the conservatory, paved pathway leading to the covered porch which provides uPVC double glazed door access into the utility room. Back in the garden area there is a detached brick garden store which measures 3.15 x 2.26 and could be used for a variety of different purposes including useful garden storage. The garden then opens out and is deceptively sized from the front of the property and benefits from a good size initial lawn garden with well stocked borders and boundaries housing a variety of mature and specimen bushes, shrubs, trees and plants. The side garden, which bends around the back of the annex, has a well stocked planted garden rockery enclosed by a brick garden wall, with fruit trees and access to an area currently used for storage with a timber storage shed and greenhouse. The rear part of the main garden is accessed from the main lawn down a paved pathway and could be used for a variety of different purchases such as fruit/vegetable patches or to keep chickens, as the area is private, enclosed, well screened and is generally lawned with planted borders. To the foot of the plot, which is enclosed by another brick wall to the boundary line, is an additional timber storage shed. The garden area has the usual benefits of an external water tap and lighting points.

### DIRECTIONAL NOTE

On entering the village from St Wilfrid's Road, follow the road round onto The Village and the property can be found tucked away on the left hand side in the top right hand corner.

### Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - Ultrafast 1000mbps, Superfast 68mbps, Standard 4mbps

Phone Signal – O2 = Good - EE, Three & Vodafone = Average

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.