



Stanhope Street
Stanton-By-Dale, Derbyshire DE7 4QA

£295,000 Freehold

A 1790'S GRADE II LISTED STONE BUILT
TWO BEDROOM COTTAGE WITH THE
BENEFIT OF A GARDEN ANNEXE, WC &
UTILITY ROOM OFFERED FOR SALE WITH
NO UPWARD CHAIN.



ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET THIS HISTORIC 1790'S GRADE II LISTED STONE BUILT COTTAGE SITUATED IN THE HEART OF THIS DESIRABLE AND PICTURESQUE DERBYSHIRE VILLAGE LOCATION. SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

This two bedroom cottage comes with the benefit of a centrally heated, adaptable garden annexe incorporating a utility area and WC, whilst also boasting a stunning landscaped garden incorporating a detached timber constructed summerhouse situated at the foot of the plot.

The property also benefits from a newly fitted kitchen (2024), central heating, upgraded electrics, newly fitted consumer box, multi-fuel burning feature stove and is located in the centre of this picturesque village location.

Stanton by Dale offers two extremely popular public houses and easy access to excellent nearby transport links, including the motorway junctions, tram services and the Ilkeston train station which is just a short distance away.

There is also easy access to nearby shops, services, amenities and schooling (if required), whilst also offering an abundance of countryside access on the doorstep.

We highly recommend an early internal viewing of this beautifully presented stone built cottage.



LOUNGE

14'10" × 14'0" (4.54 × 4.28)

Panel and glazed privacy front entrance door, sash window to the front, media points, beamed ceiling, inset multi-fuel burning stove, gas meter cupboard, door with turning staircase rising to the first floor, exposed stonework, two Victorian-style radiators, wooden flooring, panel and etched glass door leading through to the newly fitted breakfast dining kitchen.

DINING KITCHEN

14'7" × 10'5" (4.47 × 3.19)

Re-fitted in May 2024 comprising a matching range of fitted base and wall storage cupboards and drawers, with butcher's block-style square edge solid work surfacing, incorporating porcelain sink unit, draining board and central swan-neck mixer tap. Fitted four ring gas hob with extractor over, in-built waist and eye level microwave and oven, space for an American-style fridge/freezer, in-built dishwasher, boiler cupboard housing the 'Baxi' gas fired boiler (for central heating and hot water), ample space for dining table and chairs, spotlights, tiled splashbacks, under-cabinet lighting, Victorian-style radiator, window to the rear (with fitted blinds), panel and glazed door leading out to the rear garden.

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point to an insulated loft space.

DOUBLE BEDROOM ONE

11'7" × 10'3" (3.55 × 3.13)

Georgian-style window to the rear overlooking the stunning landscaped rear garden, decorative ornate fireplace, Victorian-style radiator, exposed and varnished floors, fitted double wardrobe with matching overhead and underneath storage cupboards. Opening through to a walk-in wardrobe with hanging rail, matching floor and Georgian-style window to the rear. From the bedroom, there is open access to a walk-in shower cubicle.

SHOWER AREA

4'11" × 2'8" (1.51 × 0.82)

A walk-in shower cubicle with glass screen and mains shower.

DOUBLE BEDROOM TWO

12'1" × 10'9" (3.70 × 3.30)

Window to the front, radiator, decorative original fireplace with exposed brickwork behind.

BATHROOM

10'8" × 4'0" (3.27 × 1.22)

Sunken inset bathtub with bath seat, mixer tap, handheld shower attachment and mains shower over with glass screen, low flush WC, wash hand basin. Panelling to dado height, radiator, wall light point, spotlights, extractor fan, tiled splashbacks surround the bathtub area, tile effect flooring.



OUTSIDE

The rear garden is a deceptive feature of the property, being of a fantastic size and proportion split into various sections with an initial paved patio-style seating area with mini brick and glazed constructed greenhouse with feature pizza oven beyond. External water tap, lighting point and double power socket. The garden then offers a sweeping block pathway and patio providing access to the foot of the plot, further entertaining space with raised planted flowerbeds, borders and rockery housing a wide variety of specimen bushes, shrubs, trees and plants. As you continue down the meandering pathway, you pass a shaped garden lawn with picket-style fencing and two walk-through pagoda archways. As the garden continues towards the foot of the plot, you pass a further lawn section and shaped/planted flowerbeds and borders housing further bushes and shrubbery. At the foot of the plot, there is an ornamental rockery pond with dual stepped access then leading to a lower patio area and timber summerhouse and two garden tool sheds. Beyond the summerhouse is a further planted garden leading onto the brook beyond with the lovely sound of natural water springs.

TIMBER SUMMERHOUSE

9'8" × 7'8" (2.95 × 2.36)

Timber constructed with pitched sloping roof and Georgian-style windows and French doors providing access. There is an additional Georgian-style window to the side, making a tranquil seating area looking back towards the cottage itself.

ADAPTABLE GARDEN ANNEXE

13'1" × 7'10" (4.01 × 2.39)

Brick constructed with sloping tiled roof with double opening French doors accessed via the garden to this adaptable garden room which has been used as a bedroom but could be used as a study or garden play room. Georgian-style window to the front (with fitted roller blinds), LED spotlights, laminate flooring, vertical radiator. Two latched doors then provide access to the utility room and WC.

UTILITY

4'7" × 4'2" (1.4 × 1.29)

Window to the front, beamed ceiling, electrical consumer box, power, lighting, worktop space, space and plumbing for the washing machine and/or tumble dryer.

WC

4'4" × 2'7" (1.34 × 0.80)

Low flush WC and wash hand basin with cold feed water, tiled splashbacks, wall mounted mirror fronted cabinet. Exposed and painted brickwork, mains lighting point and window to the front.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	79
(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		
England & Wales 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.