

Sapperton Lane

Church Broughton, Derby, DE65 5AU

John 
German





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£580,000

A wonderful character cottage with equestrian facilities in the popular Golden Triangle area just outside of Church Broughton.



The village of Church Broughton offers a welcoming pub and good school together with lying within the John Port Academy catchment at nearby Etwall.

This lovely cottage is set in around 3 acres in total including lovely gardens to the side and rear together with a paddock of approx. 2.5 acres and enjoys far reaching countryside views.

A front porch with entrance door leads directly into a beamed sitting room which has an attractive fireplace with decorative oak surround, marble hearth and inset log burner, stairs to the first floor with useful storage below plus a side door to the conservatory.

Off the sitting room is an attractive snug again with exposed beams and a pine fire surround with an inset cast horseshoe fireplace with open grate and hearth.

To the rear, internal glazed double doors give access to a neat study with exposed beams.

At the rear of the property is a fabulous open plan kitchen with wrap around conservatory, this superb space overlooks the garden and paddock beyond with a tiled floor throughout. The kitchen has a range of storage units with granite worktops, inset Belfast sink with mixer tap, appliance spaces, plumbing for a dishwasher, granite breakfast bar, an electric range cooker with tiled splash backs, extractor hood plus velux rooflights. There is a freestanding fridge freezer which is included in the sale. On the rear aspect is a Spanish style fireplace with inset log burner and dining area having French doors directly out to the rear garden plus glazed double doors giving access to a further side conservatory with a side door and French doors out to the garden.

From the kitchen an antique style door with leaded inset stain glass gives access to an inner lobby having tiled floor and off which is a shower room with tiled shower and glazed screen, low level WC, wash hand basin, chrome heated towel rail and velux rooflight. Within the lobby is a useful walk-in pantry having tiled floor and fitted storage units. A further conservatory again has a tiled floor and French doors to the garden. In the corner is a useful utility area with worktop, inset ceramic one and a half bowl stainless steel sink with mixer tap, appliance space and plumbing for an automatic washing machine.

The first floor landing has a window to the side and gives access to the master bedroom having a canopied ceiling and dual aspect windows, varnished floors and useful shelf storage to recess. To the rear is double bedroom two having a decorative corner fireplace, varnished floorboards, dual aspect windows with views over the garden, paddock and countryside beyond. Bedroom three again has varnished floorboards and an attractive canopied ceiling.

The excellent bathroom has a bath in tiled surround with mixer tap and shower attachment, large walk in tiled shower with thermostatic fitment and glazed screen, WC, bidet and wash hand basin, chrome heated towel rail, decorative feature fireplace, tiled floor and a useful airing cupboard housing the Heatrae Sadia electric central heating boiler and pressurised hot water system.

Off the landing is a useful dressing room or perhaps occasional bedroom four lit by a vertical sunpipe and having fitted rails and storage.

Outside - The property is set in a wonderful rural location and has gardens to the front, side and rear with extensive lawns and well stocked herbaceous borders together with patios, pathways and a pond. There is an attractive summerhouse/studio in the garden which could prove somewhere useful to work from home. There is expansive off road parking leading into a stable yard with double garage, stable block and tack room. A field gate gives access to the paddocks that extend to approx. 2.5 acres and adjoin open countryside.

To the rear of the cottage is a very productive allotment garden area with raised beds and useful storage sheds.

Note: There is a suite of solar panels on the stables with the benefit of a feed in tariff.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction:

Parking: Off road parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Drainage is to a septic tank which serves all three cottages in the row.

Heating: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

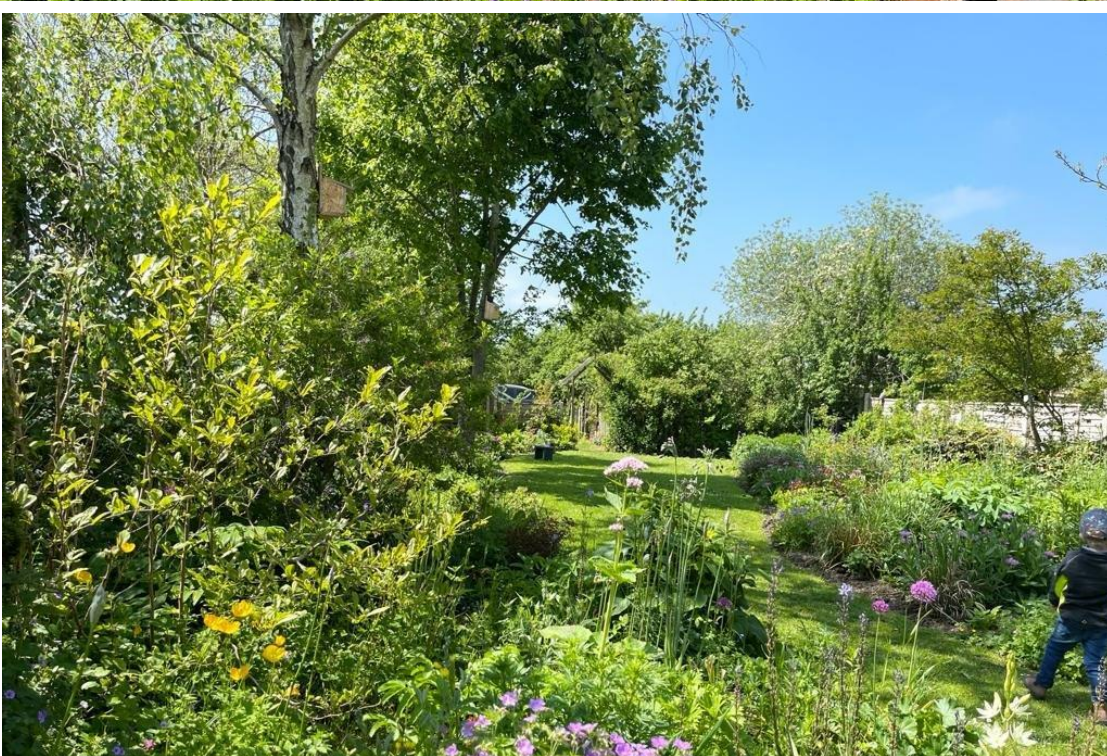
Our Ref: JGA/02042024

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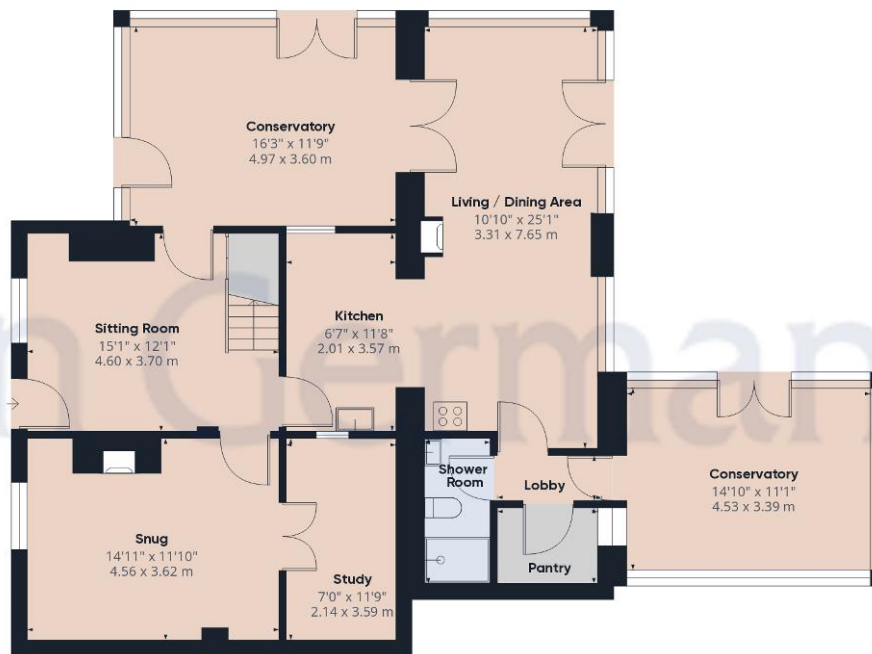












Ground Floor



Floor 1

Approximate total area⁽¹⁾

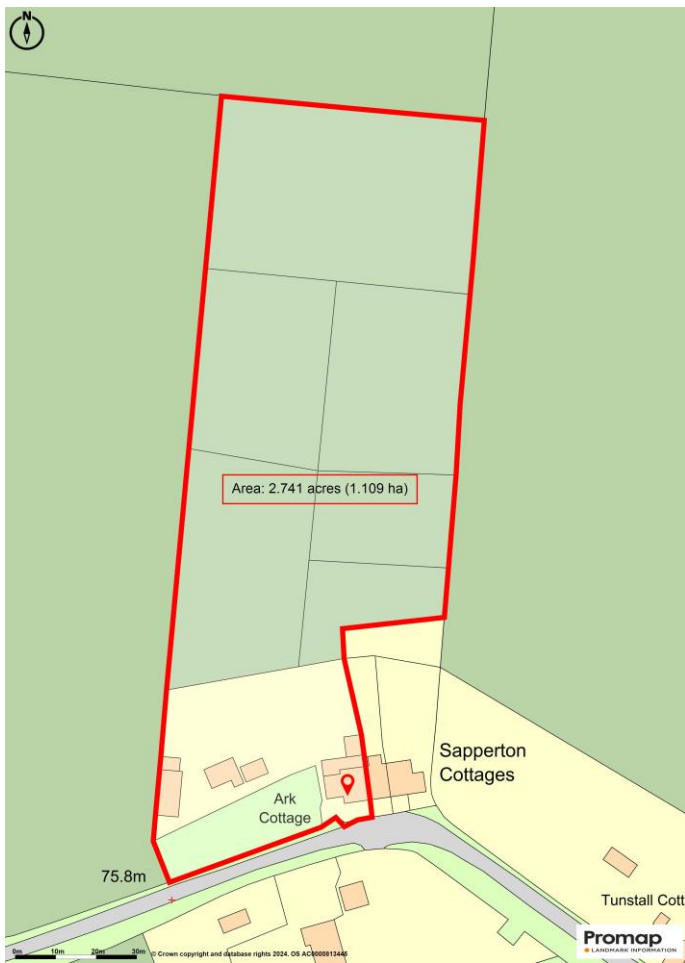
1781.29 ft²

165.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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