

Main Street

Etwall, Derby, DE65 6LP

John 
German





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£650,000

Fairytale cottage tucked away just off the main street in the historic centre of this popular village. The Tudor style embodies the romantic ideal of the English country farmhouse with family friendly living space bursting with character and old world charm.

The property has been cleverly updated over the years but has lost none of its seductive atmosphere and great care has been taken to preserve the original features that are essential to its appeal.

There are three excellent reception rooms two of which showcase fabulous beamed ceilings and some of the original brick work along with a wonderful open fireplace in the main dining room and latch doors throughout. The third reception room is part of a clever two storey extension carried out in 1991. The ground floor also has a multi purpose utility room/boot room/ground floor WC, with a cellar below and another recent addition is the lovely Victorian style conservatory. On the first floor there are four excellent bedrooms all of which will take a double bed and are served by a family bathroom. The impressive master suite has a generous ensuite shower room and a walk-in dressing room which is currently used as a home office. There are charming gardens to the front and rear and plenty of off road parking as well as a double garage.

The property sits in the heart of the village of Etwall within the conservation area and surrounded by properties of historical significance. The village is particularly popular with families as it has an excellent range of amenities all within walking distance, these include the leisure centre with its swimming pool, a post office, cafe and convenience store, cricket pitch and church. The village has good schooling including John Port Spencer Academy and Etwall Primary School. Independent schooling is available in the nearby village of Repton and with Derby High and Grammar Schools also nearby. There are excellent transport links to the A50 and A38 for onward travel to the nearby cities of Derby, Lichfield, Birmingham, Stoke and Nottingham.

To describe the property in more detail we'll begin at the front of the property. A solid wood entrance door with decorative ironwork opens into the generous dining hall with a large brick built fireplace at one end and multi pane double glazed windows overlooking the front and rear elevations. The beamed ceiling, latch doors and original joinery provide the room with a lovely nostalgic atmosphere so much so that I think it will be difficult to get your dinner guests to leave the table. Doors lead off to the remaining ground floor living spaces as well as down into the cellar which is currently used for storage but has potential.

To the left hand side of the property an inner hallway has plaster and beamed walls, stairs rising to the first floor and latch doors opening into the main sitting room and into the utility providing an excellent multi-purpose room with plenty of space for coats and shoes, a range of fitted storage units, plumbing for a washing machine, worktop space over, window to the front and a period style low flush WC and pedestal wash basin with a touch control LED illuminated mirror.

The main sitting room has a full height multi panel window overlooking the front garden, a feature fireplace and a recessed built-in bookcase.

On the opposite side the of the house sits the kitchen which has been refitted with an excellent range of oak units with under unit lighting and granite countertops, Belfast sink, full height pantry cupboards, range cooker with extractor, integrated fridge and space for a dishwasher.

The third reception room is also located on this side of the house and makes a great second sitting room/family room with double aspect windows to front and rear.

The conservatory was added in 2007 and overlooks the rear garden and patio area with French doors out onto both, fully double glazed with wall lights, electric heating and engineered oak floorboards with underfloor heating.

On the first floor stairs lead to a split level landing with more latch doors leading off to the bedrooms with beam and plaster walls throughout.

The master bedroom is located at the far end of the property and has double aspect windows, fitted wardrobes and drawers. There is an excellent en suite with a walk in double shower, low flush WC and a vanity wash basin with plenty of storage beneath plus a chrome heated towel rail and window to the front.

Off the master bedroom is a further room that could be used as a dressing room or nursery but is currently utilised as a home office. It has a built-in storage cupboard and window to the rear.

There are three further lovely bedrooms all large enough to take double beds served by a family bathroom which is fitted with a "P" shaped panelled bath with shower over and glass screen, low flush WC, vanity wash basin with plenty of storage beneath, chrome heated towel rail and window to the front.

Outside to the rear of the property is a sheltered patio area and a lovely raised lawn garden complete with ornamental borders, a vegetable plot with raised planters and a fruit cage.

There is plenty of off road parking available in front of the property and in front of the brick built double garage.

Note: A covenant states that you are unable to run a business from home.

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

Property construction: Traditional

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre

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 E

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

Our Ref: JGA/17062024

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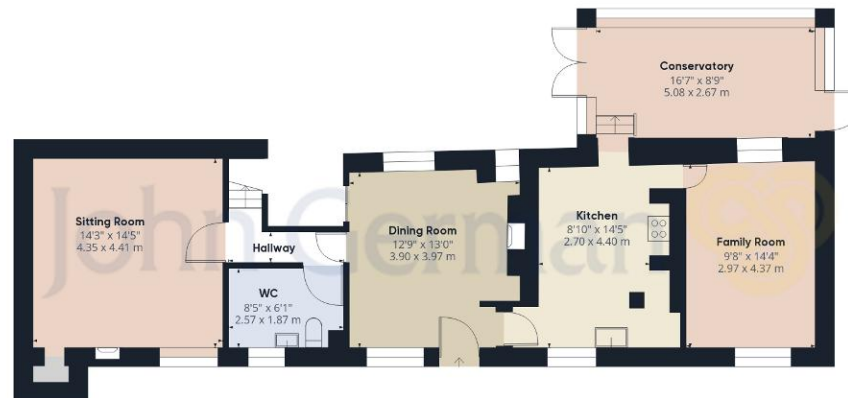








Floor -1 Building 1



Ground Floor Building 1

Approximate total area⁽¹⁾

2172.67 ft²

201.85 m²



Floor 1 Building 1



Ground Floor Building 2

(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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Agents' Notes

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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		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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