



Honeysuckle Cottage Allen Lane, Fritchley - DE56 2FX

£460,000



## HONEYSUCKLE COTTAGE ALLEN LANE

Fritchley, Belper

We're delighted to present for sale this beautifully presented three-bedroom cottage, nestled in the highly sought-after village of Fritchley. Rich in character, the property retains delightful original features including a stone hearth fireplace and natural stone windowsills. The ground floor boasts generous living space, comprising two spacious reception rooms, a stylish and well-appointed kitchen, a dedicated utility room, a bright dining area, and a convenient downstairs WC. Upstairs, you'll find three comfortable bedrooms and a sleek, modern family bathroom. Outside, the south-facing rear garden is a true haven, featuring a paved patio seating area, a tranquil pond, a log store, and an outdoor storage shed. On-street parking is available directly outside the property. Viewing highly recommended. Video tour available.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- South facing garden
- EPC rating D
- Viewing highly recommended
- Three bedroom cottage
- Lots of character
- Video tour available





## Ground floor

As you enter the property through the front door, you enter into the

### Entrance hall

Dimensions: 1.39 x 2.37 (4'6" x 7'9"). As you enter the property you're welcomed by a bright and spacious entrance hall, enhanced by a skylight that floods the space with natural light. Thoughtfully designed, the hall offers ample room for hanging coats and storing shoes. Stairs lead down to the reception room.

### Downstairs WC

Dimensions: 1.40 x 1.16 (4'7" x 3'9"). Directly off the entrance hall is a convenient downstairs WC, perfect for guests or everyday use. It features a two-piece suite, including a low flush toilet and a classic white pedestal sink.

### Reception room

Dimensions: 2.98 x 3.12 (9'9" x 10'2"). Heading down the stairs from the entrance hall, you arrive in a charming reception room. This space offers plenty of room for furniture, making it ideal for relaxing or entertaining. A rear-facing window fills the room with natural light, creating a warm and welcoming atmosphere. One of the standout features is the lovely stable door, which opens directly onto the garden—perfect for enjoying fresh air or stepping outside with ease.

### Utility room

Directly off the reception room is a practical utility room, designed to make everyday tasks easier. It's ideal for washing and drying clothes and storing household essentials.

### Living room

Dimensions: 3.24 x 4.65 (10'7" x 15'3"). This delightful living room is full of character and charm. Exposed wooden beams add a rustic touch, while the stone hearth fireplace with a log burner serves as a stunning focal point—perfect for relaxing evenings. A rear-facing window allows natural light to pour in, brightening the space and highlighting its features, and there's a snug corner with another window at the front—perfect for reading or relaxing.



### **Kitchen**

Dimensions: 2.67 x 4.69 (8'9" x 15'4"). This well-equipped kitchen features a range of wall, base, and drawer units, offering plenty of storage space. There's an inset sink with a mixer tap, an integrated dishwasher, and space for a full-size fridge freezer. The standout feature is the impressive AGA cooker, adding both style and warmth to the room. Exposed wooden ceiling beams give the space character, while a front-facing window lets in lots of natural light, making the kitchen feel bright and welcoming.

### **Dining room**

Dimensions: 4.04 x 3.54 (13'3" x 11'7"). Leading on from the kitchen is a charming dining room, perfect for family meals and entertaining guests. The space comfortably fits a dining table and chairs, and large bifold doors open out onto the beautiful garden, letting in lots of natural light and creating a seamless flow between indoor and outdoor living.

### **First floor**

Stairs from the hallway lead up to the first floor landing.

### **Bedroom One**

Dimensions: 3.09 x 4.70 (10'1" x 15'5" ). The spacious master bedroom is full of charm, thanks to its beautiful inset stone windows. These unique features add character to the room while letting in plenty of natural light, making the space feel bright and welcoming.

### **Bedroom Two**

Dimensions: 3.21 x 3.29 (10'6" x 10'9"). This is another generously sized double bedroom, featuring a wooden fitted wardrobe, perfect for storing clothes and keeping the space tidy, and a rear-facing window that lets in plenty of natural light.

### **Bedroom Three**

Dimensions: 3.07 x 2.12 (10'0" x 6'11"). This versatile room would make an ideal single bedroom, home office, or even a personal gym. Its size and layout offer flexibility to suit a range of needs, whether you're looking for a quiet workspace, a cosy guest room, or a spot to exercise.



## Bathroom

Dimensions: 2.09 x 1.91 (6'10" x 6'3"). This modern family bathroom is both stylish and practical. It features a three-piece suite, including a low flush toilet, a white pedestal sink, and a grey-panelled bathtub with a mains shower overhead.

## Outside

To the rear of the property is a beautiful south-facing garden, ideal for enjoying the sunshine throughout the day. A paved patio area provides the perfect spot for outdoor dining or entertaining guests. The garden also features a peaceful pond, a handy log store, and a useful storage shed—great for storing tools and equipment. At the front of the property, there is ample on-street parking available, making access easy and convenient.

## Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band E which is currently £2809 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

## Directional notes

Leave Wirksworth heading east on the B5035. Turn left onto Main Road and follow it until you reach a right turn onto Chadwick Nick Lane. Then turn left onto Top Hagg Lane, followed by a right onto Crich Road. Finally, turn left onto Allen Lane—the property is on the right-hand side. What.Three.Words. ///expecting.crystals.slower





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

105.9 m<sup>2</sup>

1139 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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