





PRICED TO SELL £560,000

Nestled in the sought-after village of Repton, this quintessential cottage is beautifully presented throughout and enjoys an idyllic setting with panoramic countryside views. The property boasts three well-proportioned bedrooms, a spacious block-paved driveway, and a double garage. With its charming character and stunning surroundings, this home offers a perfect blend of peaceful village living and modern comfort.

Viewing strictly by appointment only.



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SALES & LETTINGS

DESCRIPTION

Nestled in the heart of the highly desirable village of Repton, this quintessential cottage offers an exceptional blend of character, charm, and contemporary living. Presented to a high standard throughout, the property is set within an idyllic plot, boasting breathtaking panoramic views over rolling countryside. With a spacious block-paved driveway leading to a double garage and three well-proportioned bedrooms, this home perfectly balances comfort and practicality.

Positioned on the outskirts of the historic village of Repton, the property benefits from close proximity to the renowned Repton School, founded in 1557, which sits at the village's centre surrounded by a wealth of period homes and buildings. The village enjoys excellent transport links, with the nearby A50 providing easy access to Derby, Nottingham, Leicester, and further south via the A38 to Birmingham. Additionally, Repton offers a good range of local amenities, making it a highly sought-after location.

Upon entering, the front door leads into a stunning open-plan kitchen diner and snug. This beautifully designed space features a bespoke fitted kitchen with matching wall and base units, straight-edge solid wooden worktops, and a Belfast sink with mixer tap. High-quality appliances include an integrated fridge freezer, induction hob, electric oven and grill, and an electric AGA. Four double-glazed windows allow an abundance of natural light to flood the room, with a rear-facing window offering picturesque countryside views. To the left of the kitchen, a cosy snug provides the perfect retreat, complete with a charming log-burning stove set within an exposed brick surround and a rustic mantle above.

A door from the kitchen leads to the well-appointed utility room, offering ample bespoke storage, a ceramic sink with mixer tap, space for a washing machine, and a double-glazed window to the rear aspect. The utility room provides access to both the rear garden and the sitting room. The sitting room exudes character with low beams, with its inviting log-burning stove serving as the focal point. Double doors lead through to a delightful garden room, featuring dual-aspect views and French doors opening onto the landscaped garden, creating a seamless connection between indoor and outdoor living.

The first floor comprises three well-proportioned bedrooms, an immaculate three-piece shower room, and a stylish family bathroom. The generously sized master bedroom spans the width of the home, offering stunning rear-facing views over the adjacent countryside. The adjacent shower room is fitted with a pristine three-piece suite, including a walk-in shower, low-level WC, and a wash hand basin with a mixer tap and vanity unit. The two additional bedrooms, both located towards the front of the property, benefit from double-glazed windows and central heating radiators. A luxurious family bathroom completes the first floor, featuring a roll-top bath with a handset and mixer tap, low-level WC, and a wash hand basin with mixer tap.

Externally, the property enjoys a generous block-paved driveway leading to a double garage with up-and-over doors. A pedestrian gateway from the driveway opens into a beautifully landscaped patio area, enclosed by a low brick-built wall, offering far-reaching views of the surrounding countryside. On the other side of the property, a meticulously maintained garden features an immaculate lawn, mature flower beds, and a charming seating area. This outdoor retreat provides the perfect setting to soak in the breathtaking countryside views, making it one of the true highlights of this home.

This exceptional cottage presents an outstanding opportunity to enjoy village living at its finest, with a perfect combination of timeless charm and modern convenience in an enviable location.







AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process. All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks. Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.





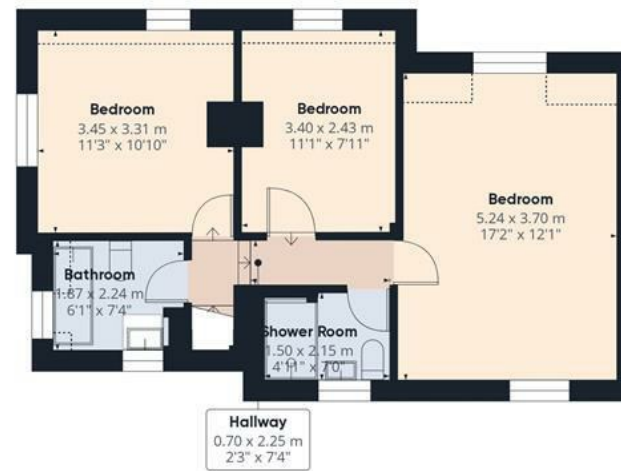








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

136.64 m²

1470.77 ft²

Reduced headroom

2.65 m²

28.55 ft²

(1) Excluding balconies and terraces

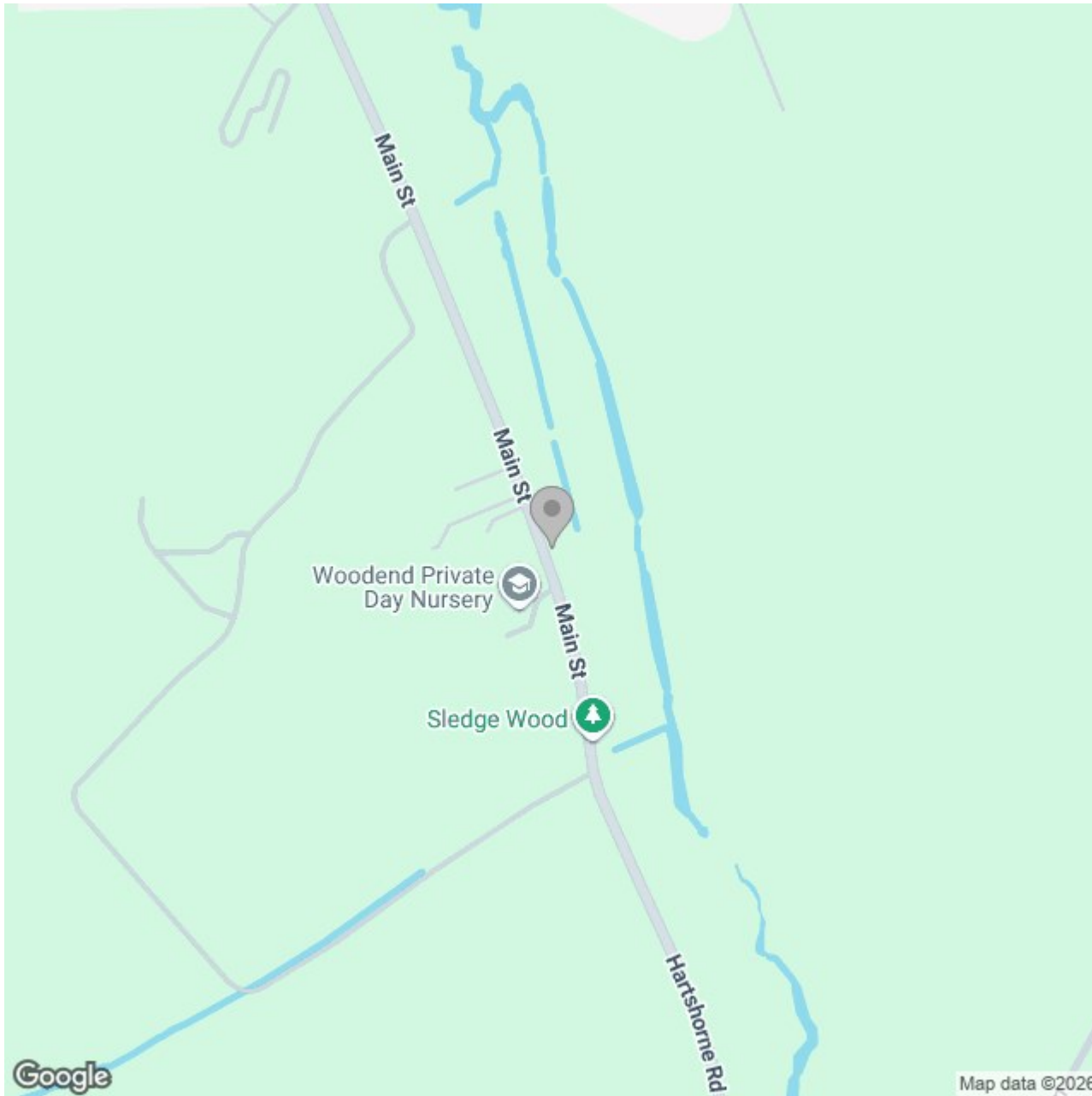
Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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