





Occupying a large and beautifully established plot within the heart of the highly regarded village of Church Broughton, this enchanting Grade II listed cottage offers a rare opportunity to acquire a home of genuine historic charm, character and presence. Rich in period detail, the property showcases stone mullioned windows with diamond panes, traditional oak doors, exposed structural features and carefully retained proportions, further complemented by secondary glazing throughout for improved comfort. Externally, the cottage enjoys extensive gardens, a highly versatile timber summer house, three wooden outbuildings, a greenhouse and productive areas including a vegetable garden, together with generous off-street parking to the rear. The accommodation comprises one principal bedroom and a separate study, making this an ideal purchase for those seeking character, lifestyle and flexibility in equal measure.



## Accommodation

### Ground Floor

The cottage is entered into a welcoming living room, a space that immediately reflects the heritage and warmth of the home. The room is centred around a feature fireplace, with a multi fuel stove which supplies hot water for the heating, set beneath a traditional mantel and hearth, creating a natural focal point and an inviting atmosphere throughout the seasons. A stable-style entrance door opens directly into the lounge, while the proportions, ceiling lines and detailing clearly reflect the craftsmanship of the period. Practical touches for modern living include the benefit of secondary glazing, and the property is further supported by electric radiators in three rooms, offering additional flexibility for day-to-day comfort.

An oak door leads through to the kitchen, which has been sympathetically fitted to complement the character of the cottage. The kitchen features painted shaker-style units, solid work surfaces, an integrated washing machine and space for a 90cm cooker with extractor above, all set beneath exposed beams and deep-set openings. Practical yet characterful, the layout works comfortably for everyday living while remaining entirely in keeping with the age and style of the building.

### First Floor

Stairs rise to a compact landing, from which all first-floor accommodation is accessed.



The principal bedroom is a well-proportioned double room, benefitting from stone mullioned windows with diamond panes, traditional joinery and pleasant views across the gardens. The room is enhanced by fitted wardrobes along with useful built-in cupboards, providing excellent storage while remaining in keeping with the cottage's character.

The study is a valuable and versatile space, ideal as a dedicated home office, reading room or dressing area. While not marketed as a bedroom, it offers genuine







flexibility for modern living and will appeal strongly to buyers seeking a work-from-home solution. Additional built-in storage adds further practicality.

The first floor is completed by a well-appointed shower room, fitted with a contemporary suite comprising a corner shower enclosure, wash basin set within vanity storage and WC, all thoughtfully arranged within the characterful contours of the building.



#### Outside & Gardens

A defining feature of the property is the size and maturity of the plot, which is rarely found with a cottage of this nature, particularly within such a desirable village setting.

The gardens are arranged across sweeping lawned areas, established trees, planted borders and hedged boundaries, providing privacy, structure and year-round interest. Pathways lead through the grounds, creating a sense of progression and separation between areas, while open sections offer space for relaxation, entertaining or further enhancement. For those who enjoy growing produce, the plot also incorporates a greenhouse and a dedicated vegetable garden, adding a wonderful lifestyle element to the outdoor space.



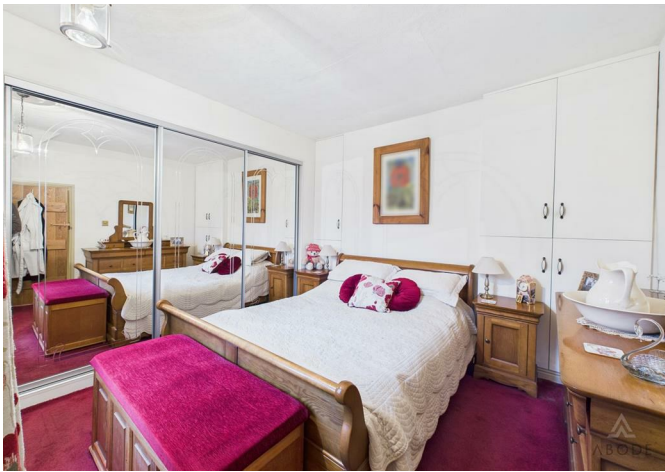
A particular highlight is the timber summer house, which has been thoughtfully designed to extend the use of the gardens and create an ideal social space. This area features a fire pit / BBQ, making it a superb setting for entertaining through the warmer months and into the evenings.

In addition, the property benefits from three wooden outbuildings, ideal for garden storage, hobby space or practical workshop use. Parking is a further advantage for a cottage of this type, with ample off-street parking positioned to the rear of the property, providing space for multiple vehicles.

#### Location – Church Broughton

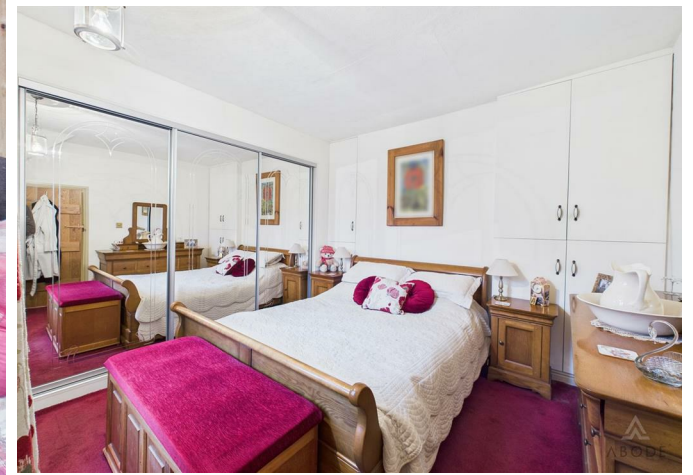
The property is situated in the highly sought-after village of Church Broughton, a picturesque Derbyshire village known for its attractive architecture, strong community feel and surrounding countryside. The village benefits from a traditional public house, parish church and access to scenic rural walks, while nearby villages and towns provide a wider range of amenities.

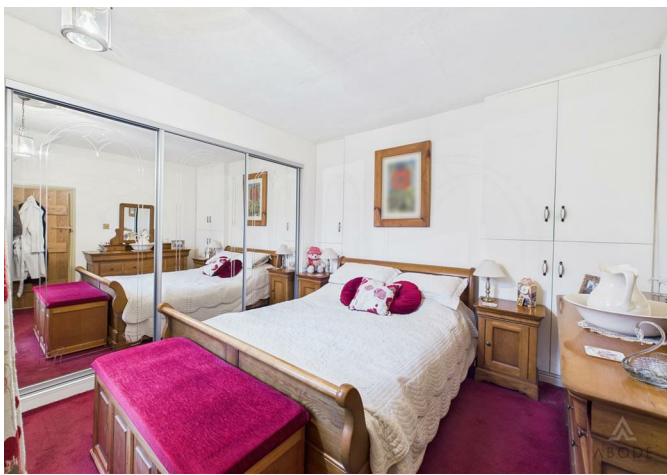
Church Broughton is well placed for access to Derby, Burton-on-Trent and Ashbourne, with convenient road links to the A50 and beyond, making it an excellent choice for those seeking village living without feeling remote.

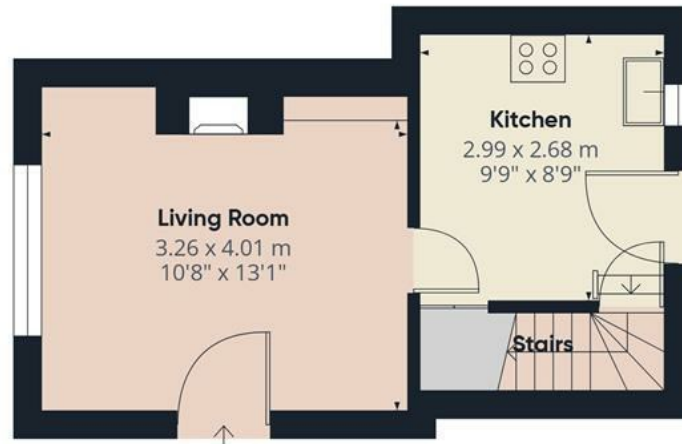




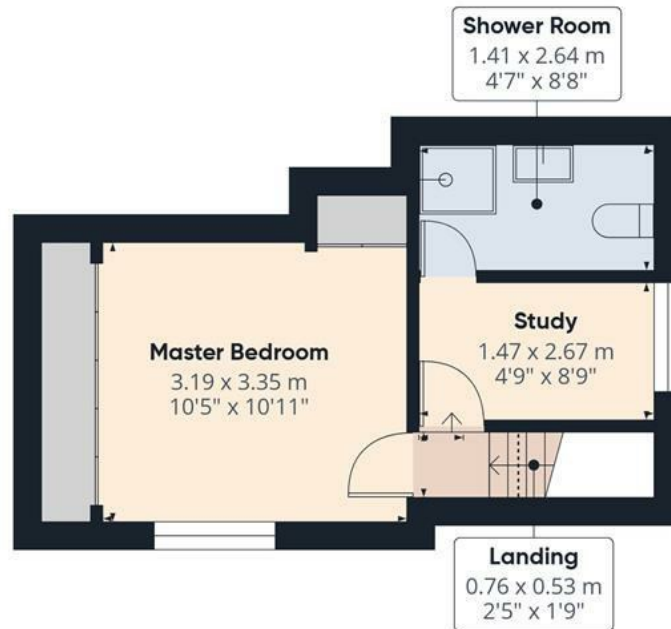








Floor 0



Floor 1



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

46.2 m<sup>2</sup>  
497 ft<sup>2</sup>

(1) Excluding balconies and terraces

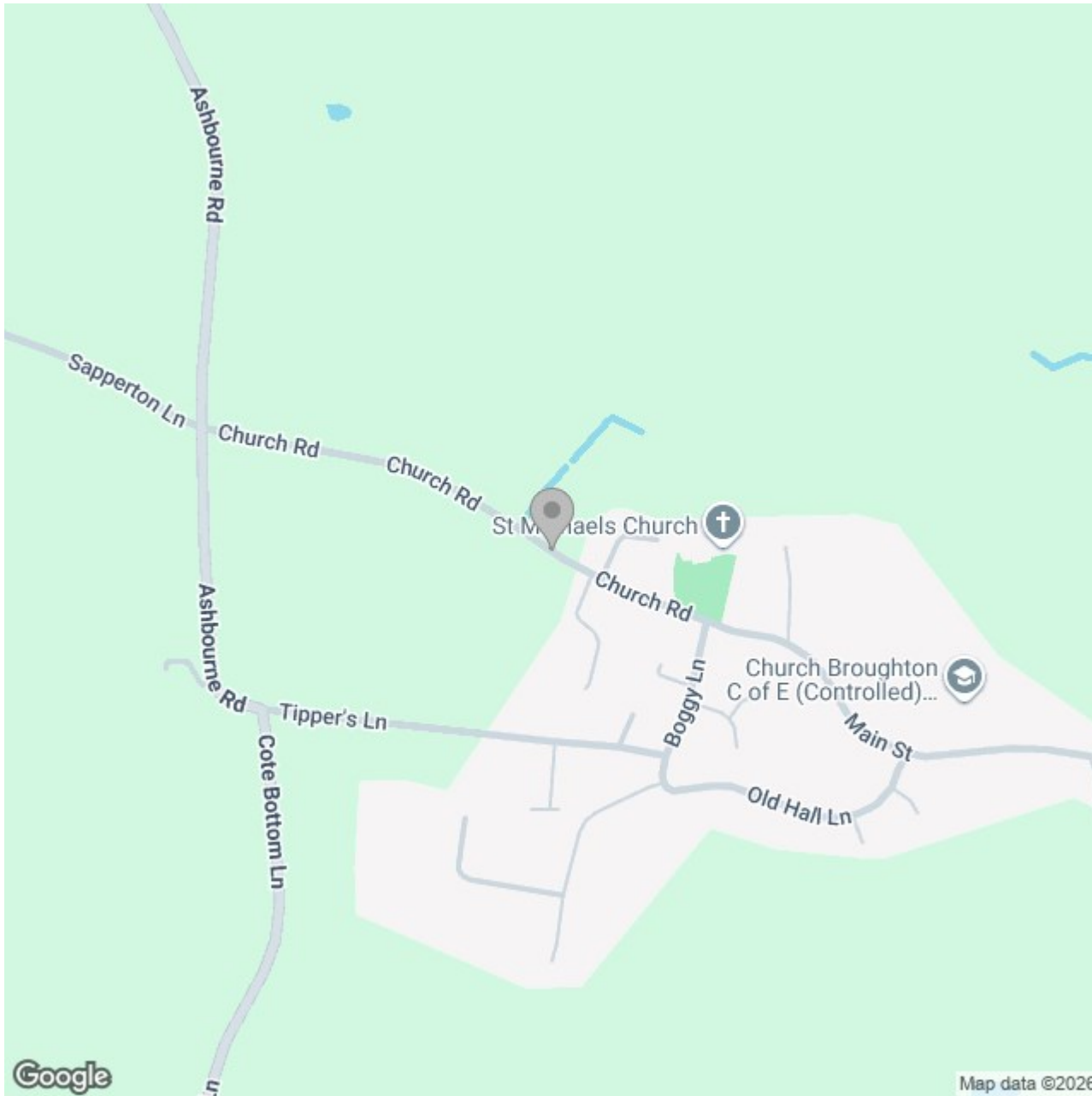
Reduced headroom

----- Below 1.5 m/5 ft

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

**GIRAFFE360**





### Energy Efficiency Rating

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