



Willow Cottage Smalley

Willow Cottage, Robey Fields Farm, Smalley, Derbyshire, DE7 6DX

A lovely single storey two bedroom
attached barn conversion with stables
and land extending to just under an acre.

Occupying a delightful location enjoying an open outlook across
surrounding farmland.

The accommodation is extremely well presented and briefly comprises; Entrance Lobby, Hallway, Sitting Room, Kitchen, Two Bedrooms and Family Bathroom.

The formal garden which extends to almost one third of an acre has been splendidly landscaped and thoughtfully planted with the additional also of a wildlife pond.

The separate paddock extends to over half an acre and has a purpose build detached stable block with hay store.

Viewing is essential to appreciate the location, grounds and standard of accommodation on offer.



Accommodation

Entrance Lobby

External steps from the front leading to main access door, tiled floor, hanging hooks, oak internal door to Hallway.

Hallway

High vaulted ceiling internal access doors to all rooms, built-in walk-in cupboard storage.

Sitting Room

5.17m x 4.45m

Lovely vaulted ceiling sitting room with feature expose timber 'A' frame complimented by exposed brick chimney breast with wooden mantle and inset cast iron woodburning stove. Double glazed windows to three aspects flooding the room with light and enjoying views across the paddock, radiator.

Kitchen

3.01m x 2.18m

Refitted kitchen with matching cream wall and base units, wine rack and rolled edge work surface over, integrated fridge and freezer, integrated electric hob with oven under and extractor hood over, one and half bowl sink and drainer, plumbing for washing machine, base mounted oil fired central heating boiler, double glazed window overlooking the stables and paddock.

Bedroom One

3.96m x 2.64m

Vaulted ceiling with exposed part 'A' frame, radiator, double glazed window.

Bedroom Two

3.97m x 2.36m

Currently used a formal dining room having vaulted ceiling and exposed beams with feature part 'A' frame, radiator, double glazed window overlooking the formal garden.

Bathroom

Thoughtfully designed three piece bathroom suite, curved bath with shower screen and shower over, hand wash basin with cabinet storage beneath, low flush WC, obscured double glazed window, radiator.

Outside

The property is accessed from the farm drive directly onto a block paved driveway providing off road parking for a number of vehicles, steps lead to the main access door and pedestrian gate leads to the large formal garden.

Gardens

A delightfully designed garden with a number of separate paved seating area within the predominately lawned garden with well planted raised flower and shrub beds.

Paved path leads through the garden where there is a Hexagonal summer house (available by separate negotiation) and purpose built wildlife pond. The garden is enclosed by fence and hedging.

Timber garden sheds providing useful garden storage.

Land

Gated access from the access drive. The paddock is laid to pasture and enclosed by hedging visible from the property. The stable is situated in the northern corner of the field with comprises; Gated forecourt leading to

Detached Stable block with single loose box 3.57m x 3.47m having stable door access and adjoining open front Hay store 3.50 x 3.62m





General Remarks

Tenure and Possession

The property is sold Freehold with vacant possession.

Services

Mains Water and Electricity. Oil Central heating. Private Drainage

Fixtures & Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Local Authority and Council Tax Band

Amber Valley Borough Council. Council Tax band A.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. We understand there is a footpath which follows the access drive and leads to a stile beside the paddock.

Viewing

Strictly by appointment through the Ashbourne Office of the sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Directions

From the A38 Little Eaton Island - Proceed towards Breadsall on the A61. At the island take the first left and proceed through Breadsall Village keeping to the right on Brookside Road. At the T junction turn left. Onto the A608. Continue along the A608 and go past the turning for Morley Hayes gold club and at the cross roads go straight ahead remaining on the A608 Main Road into Smalley. Proceed into the village and the road changes to Heanor Road and the track to access the property will be on the left hand side. Continue down the drive and keep to the right you will then find the property on the left hand side at the end of the access drive.

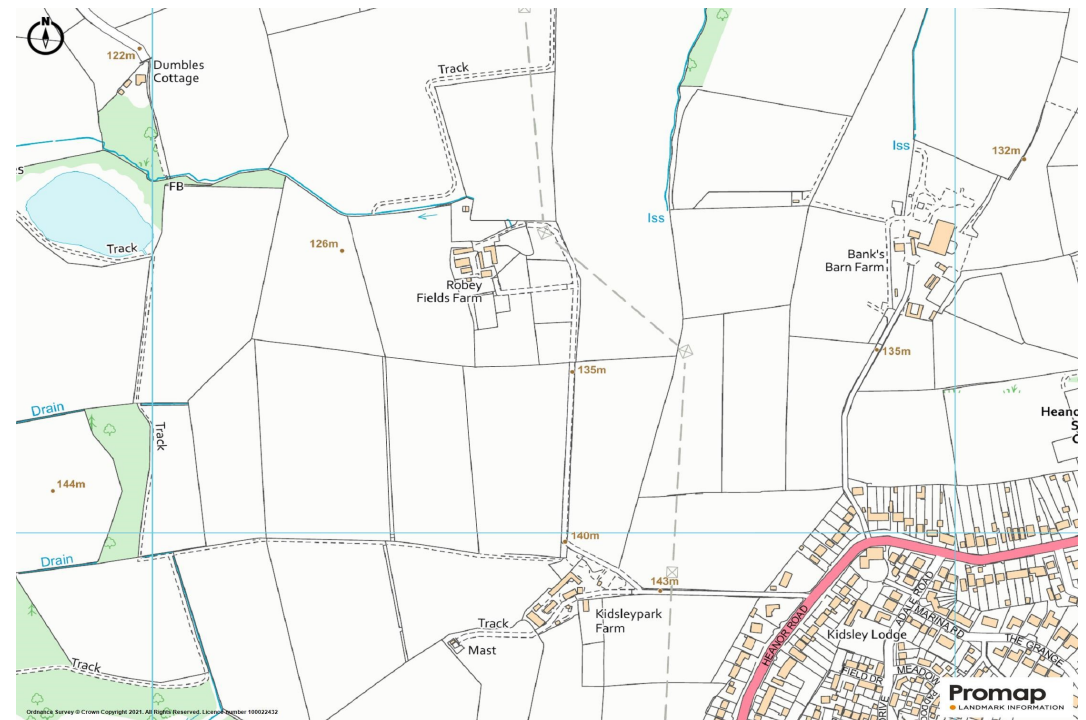
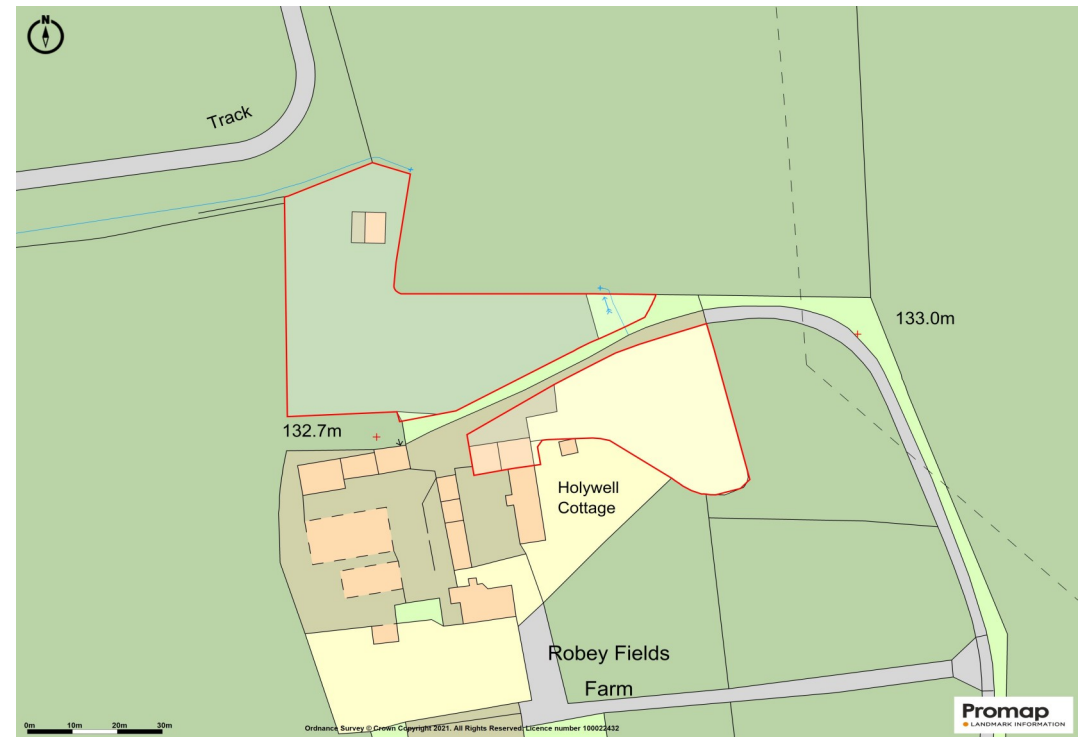
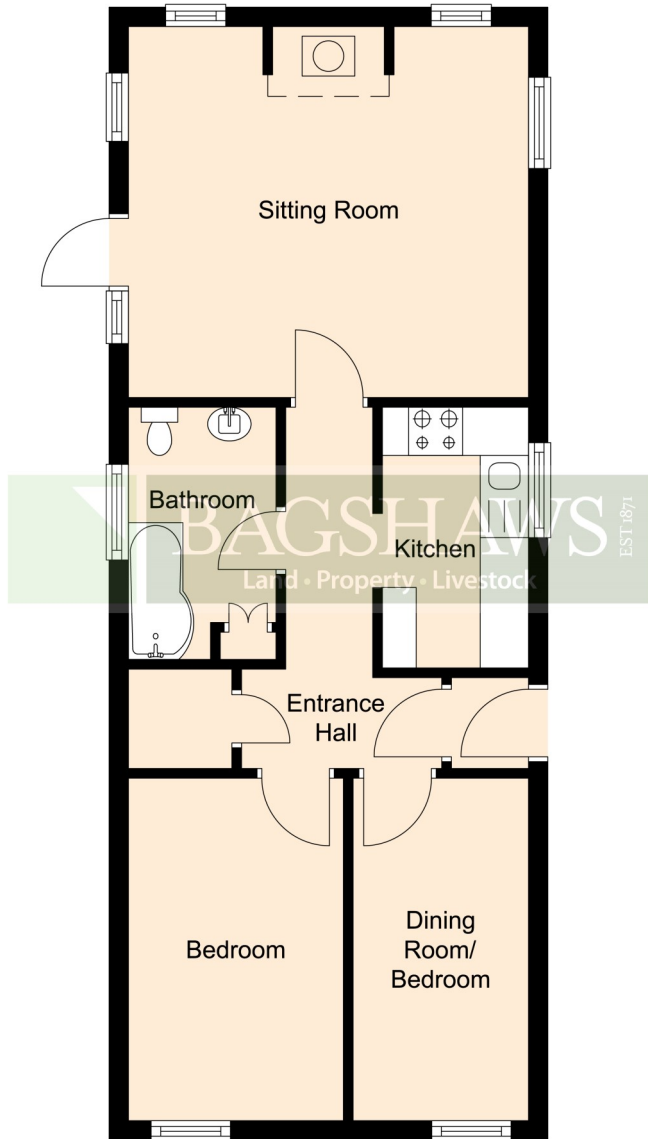
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Rating E

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



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