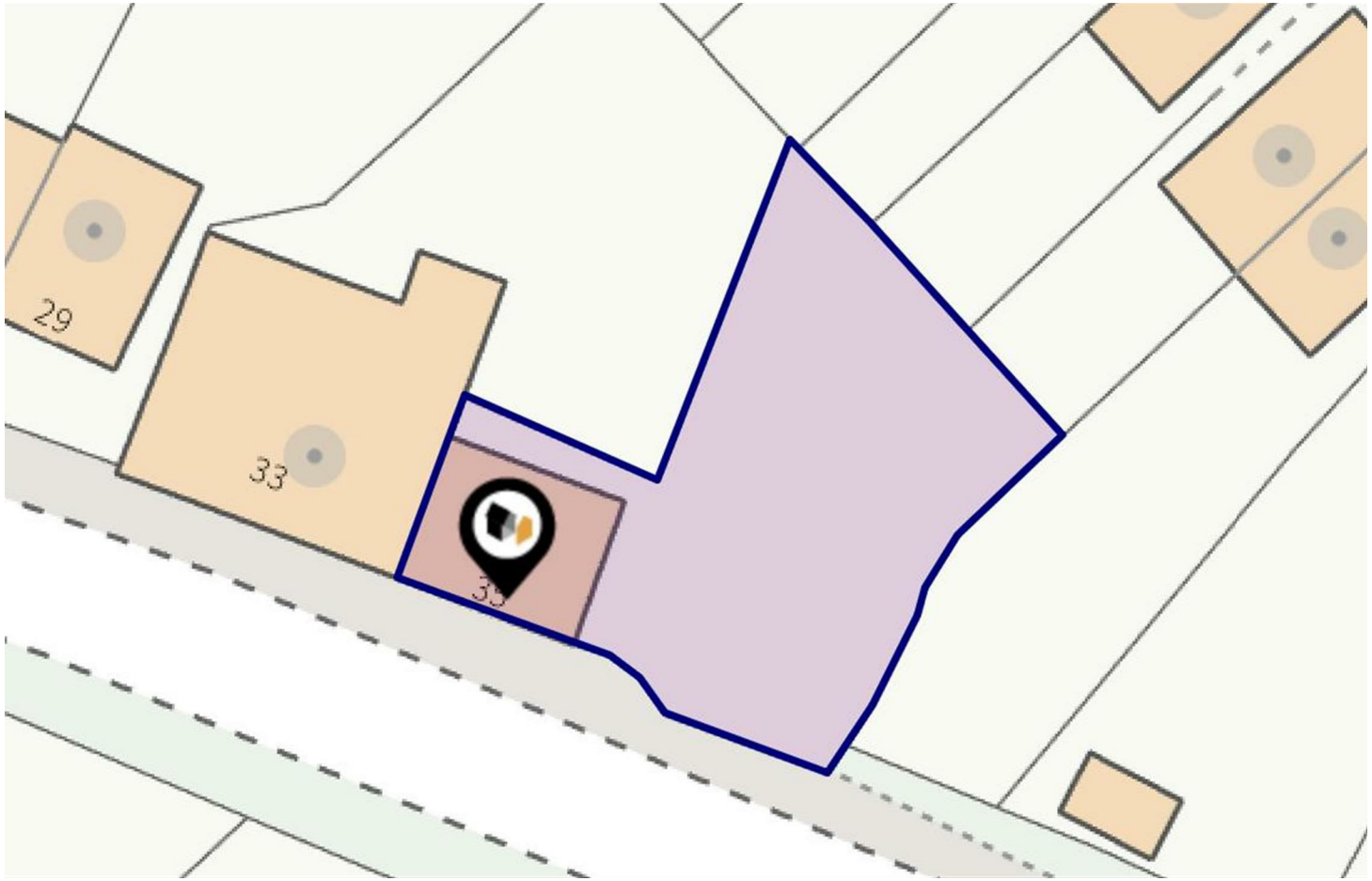
ABODE
SALES & LETTINGS

Pinfold Lane, Repton, DE65 6GH

Asking Price £250,000

https://www.abodemidlands.co.uk



Located in the heart of Repton, this two-bedroom character cottage presents a rare opportunity for those seeking a full renovation project in one of South Derbyshire's most desirable villages. The property offers an excellent plot to the side, providing further scope for landscaping or reconfiguration (subject to permissions). Bursting with potential and original features, this is an ideal purchase for buyers looking to create a bespoke home in a premium location.

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Accommodation

GROUND FLOOR

The front door opens into a generously sized lounge diner, showcasing exposed beams, feature alcoves and a front-facing window, providing a glimpse into the cottage's period charm. The room requires full refurbishment but offers ample space for both reception and dining furniture.

An inner hallway provides access to the staircase and leads through to the kitchen. The kitchen is positioned at the rear of the property and requires complete modernisation; however, it benefits from a good layout, dual windows overlooking the side plot, and space to reconfigure into a more contemporary design. A rear door provides access to the outside.

FIRST FLOOR

The first-floor landing leads to two double bedrooms, both of which require refurbishment. Each bedroom features characterful curved ceilings and exposed beams, reflecting the cottage's age. The family bathroom is also located on this level and includes a bath, WC, and wash basin, though it will require updating throughout. The first floor provides excellent potential to redesign the layout to suit modern living needs.

OUTSIDE

A key feature of the property is the sizeable plot to the side, offering an excellent opportunity for landscaping, garden development. The area is currently overgrown and requires clearance but provides valuable external space rarely found with cottages in the village. To the front, the property has a traditional cottage façade set back from the pavement.

LOCATION

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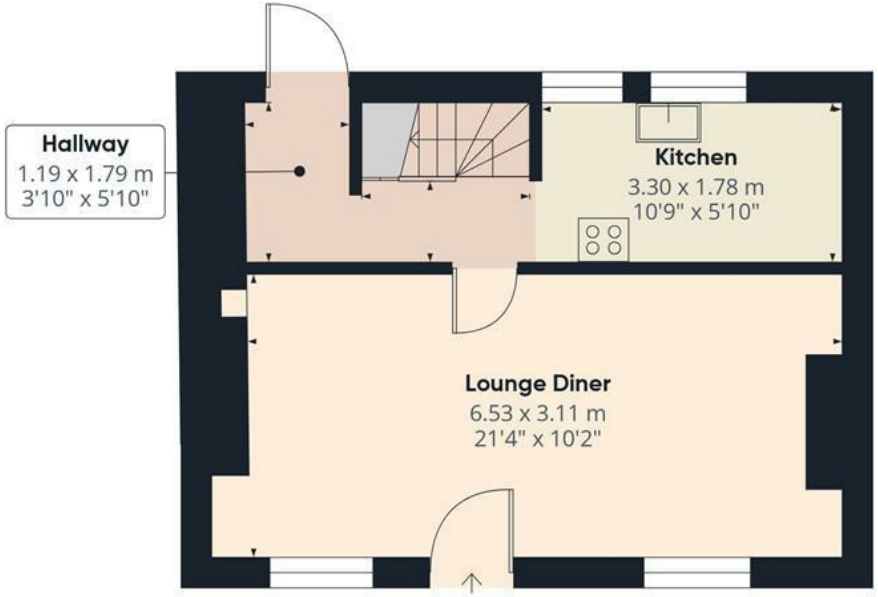
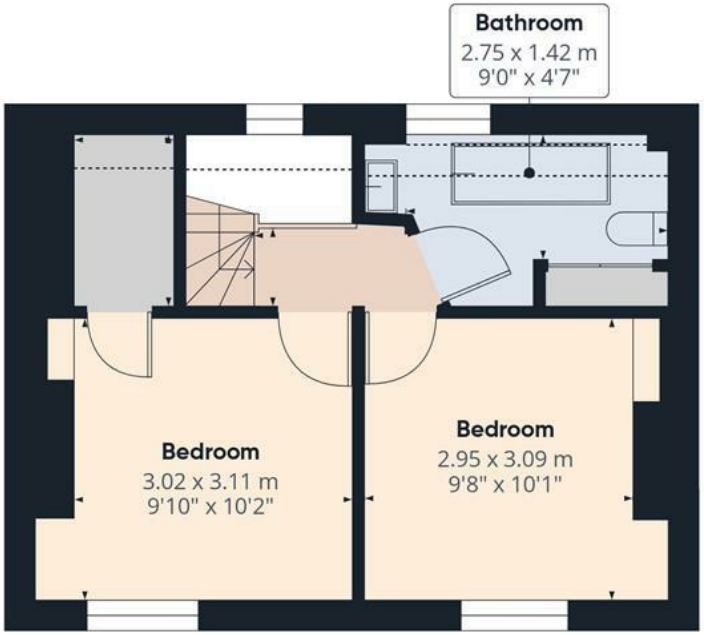
Repton is a highly regarded and historic village, renowned for its independent amenities, cafés, pubs, countryside walks, and excellent schooling including Repton School and St Wystan's. The village offers convenient access to Burton-on-Trent, Derby, the A38 and A50, making it ideal for commuters. Properties with this level of potential are seldom available, especially in such a sought-after setting.



Floor 0



Floor 1

N E W S

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Approximate total area(1)

60.9 m²

656 ft²

Reduced headroom

1.5 m²

16 ft²

(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.

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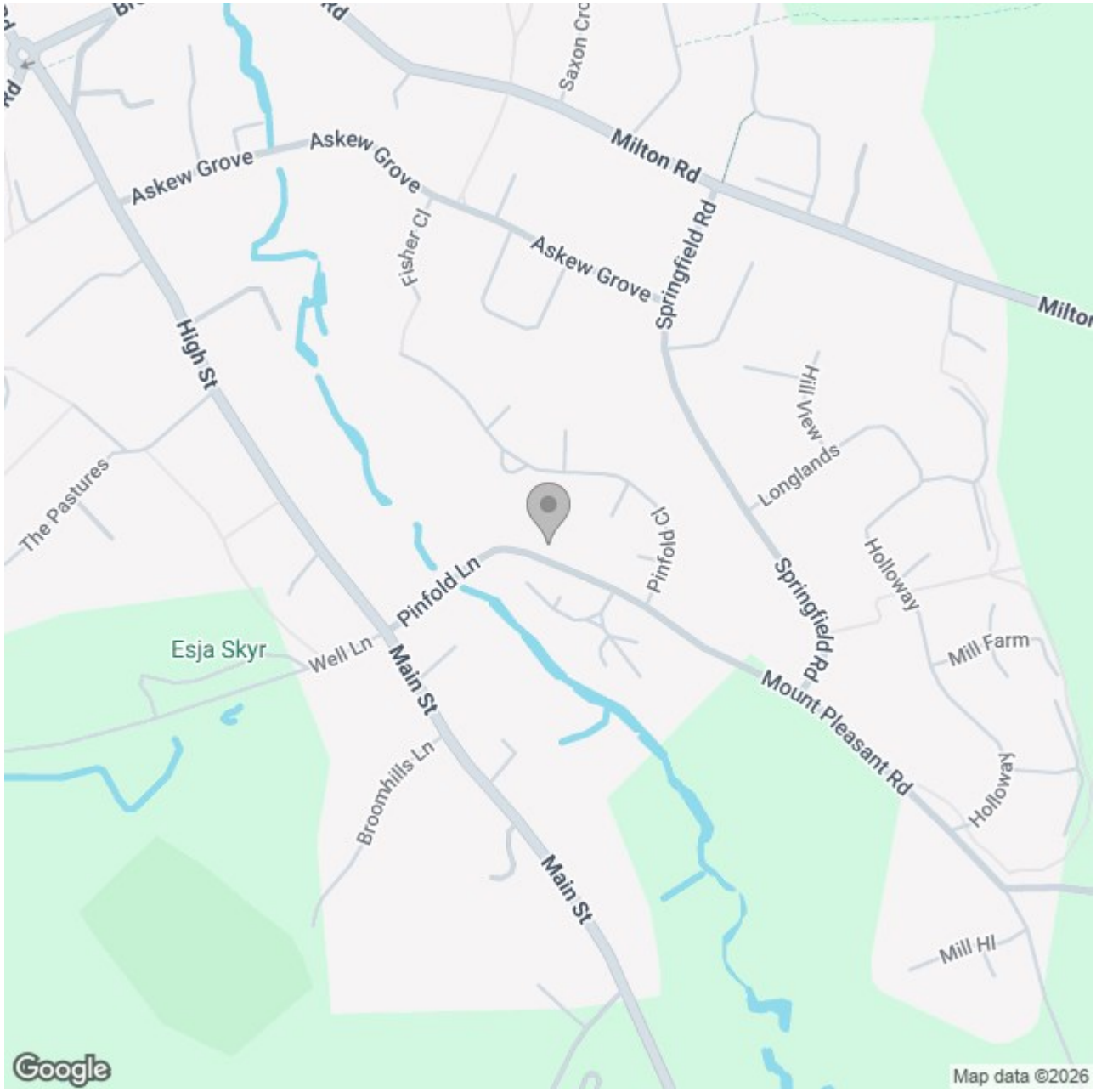

Energy Efficiency Rating

	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

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