



£575,000

Morley Lane, Stanley, Ilkeston DE7 6EZ

Cottage | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- GUIDE PRICE £575,000 - £600,000
- Detached Property
Situated on a Generous Plot
- Beautifully Presented
Throughout
- Three Bedrooms
- Two Bathrooms/Shower
Rooms
- Driveway Parking, Double
Garage & Victorian
Greenhouse
- Delightful Views Over
Open Countryside, Yet Very
Accessible to Local Amenities
- No Upward Chain

Property Description

GUIDE PRICE £575,000 - £600,000 Derbyshire Properties are delighted to offer for sale, WITH NO UPWARD CHAIN, this stunning detached character cottage located in the highly regarded village of Stanley. The property is positioned on a sizable plot with garden surrounding, a superb example of a Victorian greenhouse outbuildings, double garage and sizable driveway. Internally the property offers well proportion living spaces that boast character and charm throughout.

Main Particulars

Charming Detached Character Cottage in Stanley – Offered with No Upward Chain.

Derbyshire Properties are delighted to present this exceptional detached character cottage, nestled in the heart of the highly sought-after village of Stanley. Boasting a generous plot with gardens enveloping the home, this unique residence combines period charm with rare development potential.

Externally, the property showcases a stunning Victorian greenhouse, a range of outbuildings, a double garage, and a spacious driveway providing ample off-road parking. The surrounding gardens offer both privacy and picturesque views, making this a true countryside retreat.

Internally, the accommodation is full of character, with well-proportioned rooms that blend original features with comfortable living. The layout offers versatile living space ideal for families or those seeking a peaceful lifestyle. Furthermore, the property offers scope for extension in multiple directions (subject to the necessary planning permissions), making this an exciting opportunity to create your dream home in a prime village location.

Morley Lane offers a perfect blend of countryside peace and convenient living—ideal for families and buyers seeking charm, community, and accessibility.

An early viewing is highly recommended to fully appreciate the charm, setting, and potential this unique home has to offer.

Location

Morley Lane offers a perfect blend of countryside peace and convenient living—ideal for families and buyers seeking charm, community, and accessibility.

The property is located approximately 6 miles away from Derby City Centre and is situated on a bus route, with a noted primary school, together with St Andrew's Church, a local shop, post office, public house, and a village hall. The surrounding area offers lots of opportunities for country walks, cycling and horse riding, whilst Breadsall Priory Hotel and Country Club has a championship and a moorland golf course, with further courses at Horsley Lodge and Morley Hayes.

There are very good road links in the area. The A52, A38 and M1 are easily accessible. East Midlands Airport is about 17 miles away and there is a mainline train station at Derby.

Ground Floor

Entrance Hall

Entered via composite door from the side elevation into the spacious lighting airy hallway. Solid wood floor covering, carpeted staircase to 1st floor landing, exposed beams to ceiling, double glazed window and wall mounted radiator.

Shower Room/Utility

2.27m x 1.98m (7' 5" x 6' 6") Comprising of a two piece suite of low-level WC and separate shower enclosure with mains fed shower and attachment over. The shower

room combines effortlessly with a utility area that comprises of range of base mounted storage cupboards with roll top work surface incorporating a single stainless steel sink drain unit with mixer taps and tile splashback. Under counter space and plumbing for washing machine, useful floor to ceiling larder cupboard, wall mounted gas combination boiler, wall mounted radiator and double glazed obscured window to the side elevation.

Kitchen Diner

3.6m x 3.52m (11' 10" x 11' 7") Comprising of range of matching wall and base mounted units with rolltop work surfaces incorporating a 1 1/2 bowl sink drainer unit with mixer taps and tile splashback areas. Freestanding gas range with double extractor canopy over, integrated microwave, dishwasher, under counter fridge and freezer, wood floor covering, wall mounted radiator, exposed beams to ceiling, double glaze windows and wooden stable door to the rear elevation.

Dining Room

4.07m x 3.07m (13' 4" x 10' 1") Access via the main entrance hallway with under stairs storage cupboard, superb exposed beams to ceiling, decorative wall lighting, wall mounted radiator, double glazed window to the front elevation and internal French doors leading to:-

Conservatory

2.77m x 2.56m (9' 1" x 8' 5") Constructed with a brick base and wooden units with pitched roof, tile tiled floor covering and doors to the front elevation.

Living Room

4.07m x 3.44m (13' 4" x 11' 3") Accessed via the dining room is this cozy living space that benefits from double glazed windows to the front and side elevations. Decorative wall lighting, TV point, wall mounted radiator and expose beams to ceiling. The feature focal point of the room is a brick fireplace with insect cast-iron log burner set upon a tiled hearth.

First Floor

Landing

Accessed via the main entrance hallway with wall mounted lighting and double glazed windows to the front and rear elevation. Original expose beams to ceiling and loft access point.

Bedroom One

4.09m x 3.46m (13' 5" x 11' 4") With double glazed windows to the rear and side elevations, wall mounted radiator and a range of fitted wardrobes provide useful storage and hanging space.

Bedroom Two

3.58m x 3.47m (11' 9" x 11' 5") With double glazed windows to the front and side elevations, feature fireplace, built-in wardrobe, expose beams and wall mounted radiator.

Bedroom Three

3.05m x 2.49m (10' 0" x 8' 2") With double glazed window to the front elevation, wall mounted radiator, expose beam to ceiling.

Bathroom

2.3m x 1.96m (7' 7" x 6' 5") The spacious well appointed bathroom comprises of a WC, large vanity unit with mirror and storage cupboard over and panel bath with mains fed shower and attachment with complimentary glass shower screen. Tiled floor covering with underfloor heating, double glazed obscured window to side elevation, pot wall tiling, wall mounted chrome heater towel rail and spotlighting to ceiling.

External

Outside

The property is approached by a beautiful dry stone wall frontage with sweeping driveway that provides parking for numerous vehicles and gives access to a double garage with up and over door light and power.

The stunning garden is mainly lawned to all elevations with hedgerow boundaries providing high levels of privacy from neighbouring properties.

The focal point of the garden is in an original fine example of a Victorian greenhouse with attached potting shed, raised planting beds and herb garden. The garden also offers a circular entertaining patio with hedgerow boundaries creating further privacy. Garden shed also provide further storage space.

Disclaimer

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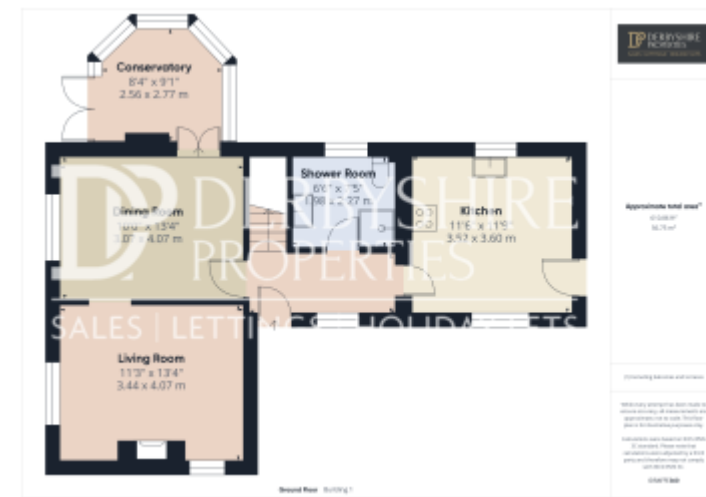
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5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

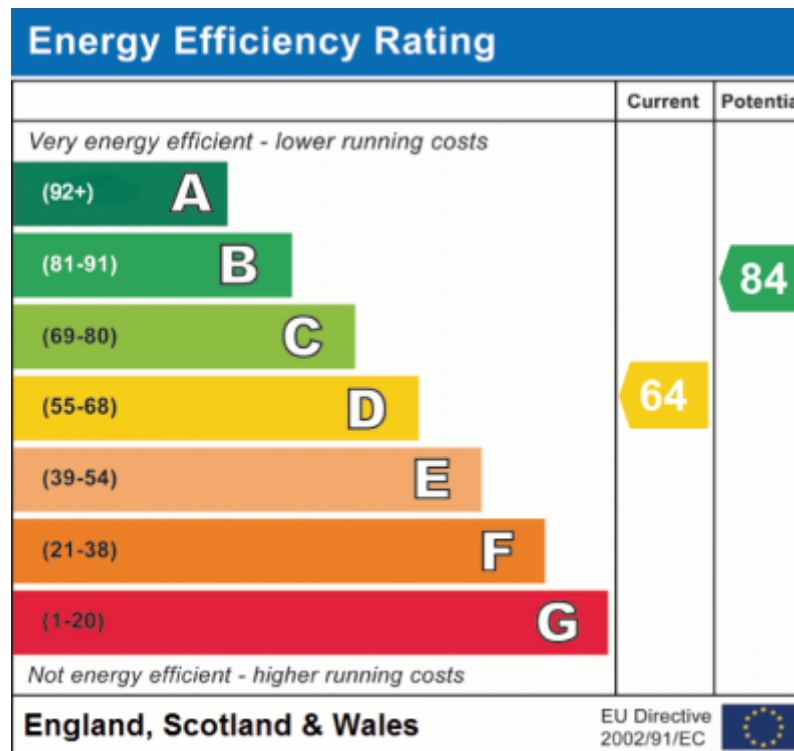
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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