



£395,000

Bridle Lane, Ripley DE5 3RQ

Character Property | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Charming Character Cottage
- Original Character Features Throughout
- Parking for several vehicles
- OPTION TO PURCHASE SECURE AND PRIVATE Paddock TO THE REAR
- Accommodation Over 3 Floors
- Quiet Countryside Position
- Beautifully Presented Throughout
- Sought After Village
- Viewing Essential
- Council Tax Band B

## Property Description

A truly unique opportunity to acquire this charming three-bedroom period cottage, set within a highly sought-after hamlet location. There is also the option to purchase a secure and private paddock to the rear, available by separate negotiation.

## Main Particulars

Derbyshire Properties are delighted to present for sale this charming and characterful period home, located in the picturesque hamlet of Lower Hartshay. Conveniently positioned between the towns of Belper and Ripley, the property offers excellent road links including the A610, A38, and M1 (Junction 28) just 5 miles away—making it ideal for commuters. The location enjoys rolling countryside views, peaceful surroundings, and a sought-after village pub, all of which add to the rural charm of this delightful setting. The accommodation is arranged over three floors, blending original period features with modern fixtures and fittings to create a truly beautiful and versatile family home. Externally, the property benefits from ample off-road parking to the front, and a generous paddock to the rear which is approximately 3/4 of an acre (Available to purchase in addition to the property)—perfect for those with an interest in keeping horses or livestock. The surrounding countryside provides a stunning backdrop and adds to the sense of privacy and space. We believe this unique property will appeal particularly to buyers seeking a semi-rural lifestyle with land. A viewing is essential to fully appreciate the accommodation and outdoor space on offer.

### Ground Floor

#### Kitchen

Comprising of a range of base mounted storage units incorporating a Belfast sink with solid hardwood work surfaces. Integrated electric oven, four ring gas hob with stainless steel extractor canopy over. Wall mounted scaffold board type shelving, integrated fridge/freezer, ceramic tiled floor covering, painted beams to ceiling. Stable door to the front elevation, original painted staircase to the first floor landing and doorway leading to:-

#### Inner Hallway

linking the dining room, utility and kitchen with ceramic tiled floor covering Utility room - with wall mounted worksurfaces with space and plumbing for both washing machine and dishwasher beneath. Ceramic tiled floor covering and wall mounted extractor fan.

#### Dining Room

With ceramic tiled floor covering, feature exposed stone wall, wall mounted radiator, spotlighting and double glaze French doors with adjoining side panel windows open out onto the front garden Terrace.

### First Floor

#### Living Room

This beautifully presented light and airy room benefits from dual aspect windows to the front and rear elevations that provide beautiful views over the surrounding countryside. Parquet LVT floor covering, wall mounted radiator, exposed beams to ceiling, wall mounted decorative lighting and TV point. The focal point of the room is

an original exposed brick fireplace with inset log burner set up upon a raised tiled hearth with exposed stone lintel over. Internal door leads to:-

#### Rear Hallway

With stable door to the rear elevation, ceramic tiled floor covering and spotlights to ceiling. Internal doors provide access to the master bedroom and bathroom.

#### Bathroom

Comprising of a modern three-piece white suite to contain WC, pedestal wash hand basin and space-saver bath with mains shower attachment over and complementary shower screen. Part tiling walls, exposed beams to ceiling, spotlighting, extractor fan and double glazed obscured window. Tiled floor covering, wall mounted chrome heated towel rail.

#### Bedroom 1

Located to the front elevation and enjoying a dual aspect views to the front and side elevations. Wall mounted radiator, TV point and Parquet style LVT floor covering.

#### Second Floor

##### Landing

Accessed via the living room with window to the front elevation, exposed beams and trusses to ceiling. Internal cottage style latched doors provide access to 2 further bedrooms.

##### Bedroom 2

With window to the rear elevation overlooking the paddock and countryside beyond. Exposed beams and trusses to wall and ceiling, wall mounted radiator, TV point and feature fireplace.

##### Bedroom 3

With window to the front elevation framing the surrounding countryside. Wall mounted radiator and exposed beams to ceiling.

#### Outside

The front elevation offers numerous parking spaces for vehicles and is enclosed by Stone walls and timber fenced boundaries. Positioned directly in front of the dining room is a paved entertaining terrace that lends itself to outside eating and relaxing. There is also a timber garden shed that provides useful storage and further raised seating area outdoor burner and gated access to the side elevation. The side access pathway leads to the rear of the property where a wood store and paved courtyard can be found positioned directly from the first floor (rear hallway).

#### Paddock

To the rear elevation is a superb L-shaped paddock enclosed with hedgerow and fenced boundaries. Mature trees to boundaries, superb countryside views make this an ideal purchase for those looking for a paddock for horses or livestock, or even a large extension to the garden. (THIS IS AVAILABLE TO PURCHASE VIA A SEPARATE NEGOTIATION)





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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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