



£700,000

Cat & Fiddle Lane, West Hallam DE7 6HD

Farm House | 6 Bedrooms | 3 Bathrooms

01773 832355

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Step Inside

Key Features

- Extended 16th Century Farm House
- 6 Bedrooms & 3 Reception Rooms
- Garden Room & Utility
- Stunning 1 Acre Plot With Views & Stream
- Parking For Numerous Cars With In and Out Driveway
- Solar panels
- Highly Regarded Semi Rural Location
- Great access to commute links and a short drive to the local villages, shops, doctors and schools
- A Substantial out building and workshop set on the grounds
- Two Double Garages - one with EV charging
- Viewing Is Absolutely Essential

Property Description

Derbyshire Properties is proud to present this impressive late 17th-century detached residence. Sympathetically modernised and extended during the late 20th century, the property sits on an approximately one-acre plot and enjoys an ideal location close to the highly sought-after village of West Hallam.

Main Particulars

Derbyshire Properties is proud to present this impressive late 17th-century detached residence, originally three cottages for the millers of the former corn mill, from which the property takes its historic name. Sympathetically modernised and extended during the late 20th century, it is ideally located close to the highly sought-after village of West Hallam. Set within approximately one acre of beautifully maintained, mature grounds, this charming cottage-style home offers a rare and seamless blend of period character and modern-day living.

Upon entering, you are welcomed by an inviting reception hallway which leads through to four well-proportioned reception rooms, providing excellent versatility for both family living and entertaining. The ground floor further benefits from a fitted kitchen, utility room and cloakroom. An open-plan staircase rises to the first floor, where six bedrooms and two bathrooms offer generous and flexible accommodation, ideal for larger families, home working, or multi-generational living. A particular feature of the home is its abundance of natural light, with almost all principal rooms enjoying south-facing aspects and delightful views over the gardens and surrounding countryside.

Externally, the property continues to impress. A substantial garage block provides parking for up to six vehicles, complemented by a sweeping circular driveway offering additional off-road parking for numerous cars. The property also includes a significant outbuilding and workshop, presenting superb potential for a home-based business, hobby space, or further development (subject to the necessary planning permissions).

The grounds themselves are a true highlight—an idyllic oasis extending to around one acre, beautifully landscaped and attracting an array of wildlife, with direct access to countryside walks across adjoining fields. Despite its peaceful rural setting, the property remains well connected. The M1 motorway lies approximately six miles away, and rail services from nearby Derby provide regular links to London in around 90 minutes. A range of local amenities, including shops, schools, and healthcare facilities, are also within easy reach.

This much-loved home, having been in the same ownership for 57 years, offers a rare opportunity to acquire a characterful and spacious residence in a highly desirable location.

Ground Floor

Entrance Porch

A welcoming entrance porch accessed via an oak door, with windows to both sides allowing for plenty of natural light, and a door leading through to the main living accommodation.

Dining room

A characterful cottage-style sitting room featuring an impressive open brick chimney breast with open fireplace and mantle, forming a striking focal point. Exposed wooden beams enhance the charm, with windows to both the front (secondary glazed) and rear elevations. An open wrap-around staircase rises to the first floor.

Finished with carpet flooring and radiator.

Kitchen

A well-appointed kitchen fitted with a range of wall and base units with square-edged work surfaces. Features include an inset double range cooker within a chimney breast with extractor over, tiled splashbacks, double sink with mixer tap, and integrated under-counter fridge and freezer. A useful larder provides additional storage. Dual aspect windows to the front (secondary glazed) and rear, with a door leading to the dining room.

Breakfast Room

A versatile additional reception room, currently utilised as a dining area. Retaining the cottage feel with exposed beams, it benefits from a rear-facing window, radiator, vinyl flooring, and an open archway into the utility area.

Utility & WC

A practical utility space with base units and work surfaces, offering space and plumbing for washing machine and dryer. Window to the front elevation (secondary glazed). Separate WC with window to the front.

Lounge

A substantial and beautifully presented main lounge featuring exposed beams and a grand open fireplace with canopy and beam, creating a superb focal point. This dual-aspect room enjoys windows to the front (secondary glazed), rear, and side elevations, flooding the space with natural light. Three radiators and double doors lead through to the sunroom.

Sun Room

A delightful addition offering panoramic views over the gardens. Featuring a large glazed bay window, additional side windows, exposed beams, and a stable door opening onto the garden—perfect for enjoying the outdoor setting year-round.

First Floor

Landing

A spacious and light-filled landing stretching across the property, with multiple front-facing windows (secondary glazed), built-in storage cupboards, and fitted book shelving. Provides access to all bedrooms and bathrooms.

Bedroom 1

An exceptional principal bedroom with beautiful views over the surrounding gardens. Dual aspect windows to the rear and side elevations, two radiators, and carpet flooring.

Bedroom 2

A generously sized double bedroom with windows to the front (secondary glazed) and both side elevations. Features include a radiator, carpeted flooring, and boarded loft access for additional storage.

Bedroom 3

A spacious double bedroom with dual aspect front-facing windows (secondary glazed). Includes built-in wardrobes with overhead storage, wash hand basin, radiator,

and carpet flooring.

Bedroom 4

A well-proportioned double bedroom with rear-facing window, built-in storage and shelving, radiator, and carpet flooring.

Bedroom 5

Another good-sized bedroom featuring a rear-facing window, built-in shelving and storage cupboard, vanity unit with wash hand basin, radiator, and carpet flooring.

Bedroom 6/Study

Currently used as a dual home office but equally suited as a single bedroom. Rear-facing window, radiator, and carpet flooring.

Primary Bathroom

A spacious four-piece suite comprising a corner bath with seat, walk-in double shower cubicle with power shower and immersion heater, tiled splashbacks, low-flush WC with Saniflo unit, and a vanity unit with inset wash hand basin. The room also features a rear-facing window and radiator.

Secondary Bathroom

A well-appointed three-piece suite featuring a panelled jet bath with mixer shower over, low flush WC, and vanity unit with inset wash hand basin. Ladder-style radiator, wood-effect flooring, and rear-facing window.

External

Parking & Garaging

An impressive frontage with a circular driveway provides extensive parking.

Double garage: 17'4" x 16'3" with electric roller door, EV charging point, power and lighting. There are solar panels to the roof on the rear of the garage, these are owned outright and generate an income.

Tandem double garage: 23'7" x 18'2" with two up-and-over doors, power and lighting

A charming archway leads through to the rear gardens, completing this exceptional outdoor space.

Gardens

Set within grounds of around an acre*, the gardens are thoughtfully landscaped to provide a balance of relaxation and entertainment. A generous patio area offers the perfect setting for summer gatherings, while the extensive lawns, mature trees, and established planting create year-round interest.

A picturesque stream runs along the side boundary, enhancing the tranquil setting and attracting a variety of wildlife. There is a log store and wood splitter. Toward the top of the garden, a secluded garden house nestled within a woodland area provides a peaceful retreat, ideal for unwinding and enjoying the natural surroundings.

The gardens wrap around the property, with charming pathways and ever-changing views throughout.

Outbuildings

A substantial brick-built garden building (23' x 14') with double doors, windows, and loft storage.

Separate workshop (22' x 12') with double doors and side access.

Both benefit from power and lighting.

Additional Information

* Plot size is approximate and has not been professionally measured or verified.

A public footpath runs through the grounds of the property. The property is single-glazed (not listed) but benefits from secondary glazing to the majority of windows on the front elevation.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

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.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | | |
| (39-54) E | 51 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

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