



Garden Cottage Toadmoor Lane
Ambergate Belper



Property Description

Nestled behind gated access within its own private grounds off tranquil Toadmoor Lane, this stunning and unique double-fronted stone-built detached home exudes charm and character, with a generous driveway leading to beautifully landscaped gardens and a wealth of outdoor features including a double garage/workshop, multiple storage sheds, an outdoor WC, and greenhouse. A pathway lined with lush planted borders guides you to the entrance, where the interior unfolds into a welcoming hallway, a spacious lounge and dining area with a feature multi-fuel burner, and an additional reception room with bi-folding doors offering captivating countryside views. The bespoke kitchen/diner is well-appointed with integrated appliances, a dining area, and a handy pantry, while upstairs hosts three well-proportioned bedrooms and a stylish family bathroom. This remarkable property must be viewed to truly appreciate its serene setting, generous space, and outstanding lifestyle potential.

Entrance Hallway

UPVC entrance door to the front elevation, vinyl flooring and a composite entrance door leading to;

Lounge

19' 11" x 11' 8" (6.07m x 3.56m)

This inviting lounge boasts generous proportions and characterful features, including original exposed beams and a striking stone fireplace with a multi-fuel burning stove at its heart. The tiled flooring

enhances its practical elegance, while a UPVC double glazed window to the front elevation allows natural light and countryside views. Doors lead to both the kitchen and the second reception room, making this space a cosy yet versatile hub of the home.

Second Reception

13' 10" x 12' 8" (4.22m x 3.86m)

A stunning extension to the home this second reception room has bi folding doors leading to the patio and gardens with the backdrop of the countryside. There are Velux windows letting in further light along with two further UPVC double glazed windows to the side. wood effect Vinyl flooring and radiator.

Kitchen Dining Room

20' 1" x 9' 5" (6.12m x 2.87m)

A generous kitchen & dining space, fitted with a range of matching wall and base units, feature solid hardwood worksurfaces incorporating a Belfast sink with mixer taps, range cooker and tiled splash backs. Space for further appliances. In the dining space is another feature fireplace with a multi fuel stove, a UPVC double glazed window to the front and composite door to the side elevation. Door to pantry and stairs to the first floor landing,

Pantry/Utility

Space and plumbing for both washing machine and dryer, wall mounted gas boiler and fitted with handy shelving for pantry storage.

First Floor Landing

With doors to;

Bedroom One

12' 11" x 10' 4" (3.94m x 3.15m)

Double bedroom fitted with full width and floor to ceiling wardrobes with mirrored doors, carpet flooring, radiator and a UPVC double glazed window to the front

Bedroom Two

9' 8" x 8' 11" (2.95m x 2.72m)

With built in storage, feature box bay UPVC double glazed window, radiator and loft access.

Bedroom Three

11' 11" x 6' 4" (3.63m x 1.93m)

With carpet flooring, radiator and a UPVC double glazed window. Built in shelving with access behind for further storage into new loft space.

Family Bathroom

Gorgeous family bathroom fitted with a separate corner shower, roll top bath, pedestal hand wash basin and a wc. waterproof PVC paneling, wood effect flooring and two UPVC double glazed opaque windows .

Gardens & Parking

Gated access leads from the lane onto a generous driveway and ample space for off road parking.

The gardens to the front are laid to lawn with a pathway and steps leading to the front

entrance door. There is a further patio space with stunning countryside views and beautifully planted flower beds surrounding the gardens. There are several outbuildings along with a greenhouse and log store. A pathway leads to the side and rear of the property for maintenance with further gated pedestrian access to Toadmore Lane.

Double Garage / Workshop

23' 10" x 17' 4" (7.26m x 5.28m)

Large outbuilding originally built as a gym, ample space for parking, storage or an ideal workshop / office space. Fully equipped with power and light with an independent consumer unit.

Timber Shed

9' 10" x 7' 8" (3.00m x 2.34m)

Storage shed with power, light and independent consumer unit.

Storage / Outdoor Wc

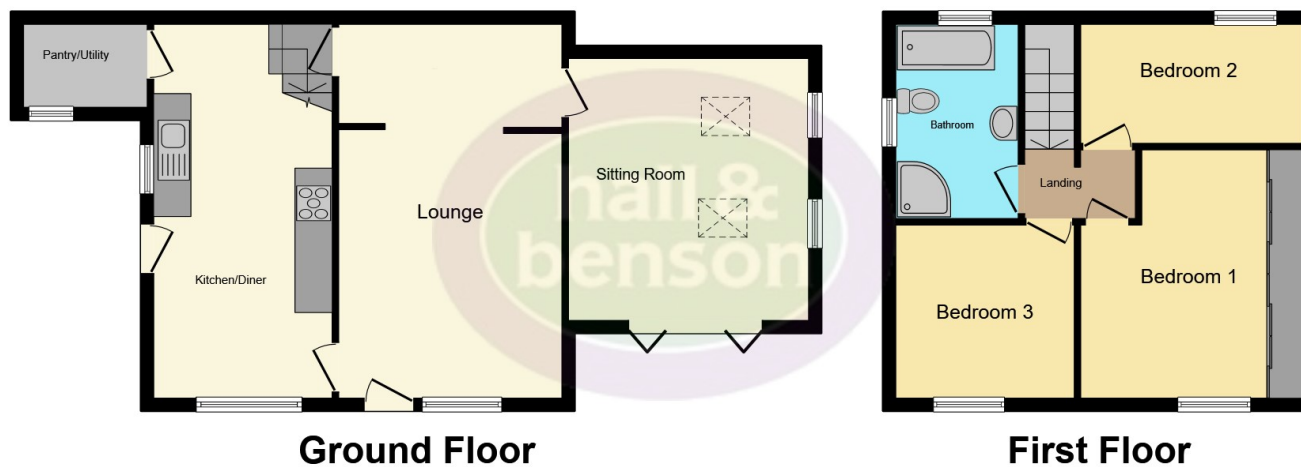
8' 7" x 5' 3" (2.62m x 1.60m)

Storage shed with fitted WC and lighting.









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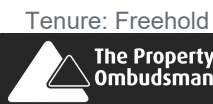
To view this property please contact Hall & Benson on

T 01773 824232
E belper@hallandbenson.co.uk

2a King Street
 BELPER DE56 1PS

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