



**Brookside Cottage, Pickleys Lane, Doveridge, DE6 5NT**





Nestled down a quiet lane on the edge of Doveridge is Brookside Cottage, a picturesque detached Grade II Listed cottage showcasing historic character throughout, four bedrooms plus a one bedroom annexe/home office suite and stunning cottage gardens. Presenting an idyllic exterior, this individual timber framed cottage originally dates back to the 1600s and has been well maintained throughout its time with the current vendors, having had the roof re-thatched in 2017.

The well presented interiors retain character beams throughout and comprise galleried

reception hall, dining room, sitting room, dining and living kitchen, utility, cloakroom WC and walk in cloaks cupboard/study to the ground floor, with four bedrooms and a family bathroom off the first floor landing. Outside, beautiful cottage gardens extend to a generous size and are bordered by a trickling brook and a charming children's nature trail created by the current owners. There is parking to the fore of the double garage and accessed from the rear terrace is a self contained annexe/home office suite comprising a garden room, living space/office with kitchen, shower room and mezzanine bedroom. Brookside Cottage

offers a unique opportunity to buy a property of its exceptional character which is serviced by oil fired central heating and majority secondary glazing.

Doveridge is a rural Derbyshire village set just off the A50, being home to a thriving community and amenities including a village hall, St Cuthbert's Church, a village shop and the Cavendish Arms pub, all set within a short walk from the property. There is a regular bus route running through the village giving access to surrounding villages and towns, and the closest train station lies at Uttoxeter

where links to Derby, Stoke on Trent and Crewe can be found. The A50 provides ease of access to commercial centres including Uttoxeter, Derby and Stoke on Trent, as well as to the motorway network beyond. The village is home to the Doveridge County Primary School which feeds into Oldfields Hall Middle School and Thomas Alleyne's High School, both of which are located in Uttoxeter.



- Historic Detached Thatched Cottage
- Grade II Listed & Wealth of Character
- Idyllic Peaceful Setting with Rural Views
- Thatched Roof (Re-Thatched in 2017)
- Galleried Reception Hall
- Two Reception Rooms with Feature Inglenook Fireplaces
- Dining & Living Kitchen
- Utility & Cloakroom
- Impressive Landing with exposed Wattle & Daub feature
- Four Bedrooms (Three Doubles)
- Internet Speeds of 37.5 MB Per Second
- Extremely Large Stunning Cottage Gardens
- One Bedroom Annexe/Home Office with Kitchen & Shower Room
- Double Garage & Parking
- Private & Tranquil Brookside Setting
- Well Placed for Commuter Routes & Local Amenities

Character front door opens into:

#### Galleried Reception Hall

A stunning welcome to this historic home, having an original staircase rising to the first floor, windows to the front and exposed brickwork and beams. Doors open into:

#### Cloakroom

Fitted with wash basin set to vanity unit and WC,



**Dining Room** 5.1, 4.58m (approx. 4.06m (approx. 16'8, 15'0 x 13'3)

A spacious reception room having window to the rear, door to the rear and an impressive inglenook housing a character cast iron range. A door opens into a useful **Walk In Cloaks Cupboard**, ideal as a storage space for coats and shoes or as a study. A window face is the front aspect

**Sitting Room** 5.48 x 5.13m (approx. 17'11 x 16'9)

Another beautifully presented and generous living space having windows to the rear, fitted storage and shelving and a magnificent brickwork inglenook housing an open fire

**Family Dining Kitchen** 7.25 x 4.2m (approx. 23'9 x 13'8)

Extending to a generous size, this room is formed by a bespoke fitted kitchen with a versatile dining and living space. The **Kitchen** comprises a range of painted wall and base units housing granite worktops over, housing and inset sink, space for a dishwasher, four oven Aga (which is included in the sale) and integral appliances including a Smeg combination oven/microwave/grill and Neff induction hob. The LG American fridge freezer is also included in the sale. A door opens into a useful **Walk In Pantry** with original thrall, and tiled flooring extends into the **Family Room** where there is space for a dining table and chairs as well as a living area. The kitchen has windows to three sides, wealth exposed beams and an ornate period fireplace. Opening into:

**Utility** 2.81 x 1.99m (approx. 9'2 x 6'6)

Fitted with bespoke base units and full height cupboards having granite worktops, housing provision is for both a washing machine and tumble dryer. The oil fired boiler is housed in here, the utility has windows to three sides and a door opens out to the gardens









The galleried staircase rises from the **Reception Hall** to the first floor accommodation, where there is a feature glazed wall where the original wattle and door construction has been preserved. The staircase splits in to, firstly rising to:

**Master Bedroom** 5.32 x 5.06m (approx. 17'5 x 16'7)  
A spacious principal bedroom having a window to the side, exposed beams, loft access and a range of fitted storage and wardrobes

Stairs rise in turn to the **First Floor Landing**, where there is a window to the front, fitted storage and doors opening into:

**Bedroom Two** 3.22 x 2.72m (approx. 8'11 x 10'6)  
With a window to the rear and a range of fitted wardrobes

**Bedroom Three** 3.15 x 3.08m (approx. 10'4 x 10'1)  
A third double bedroom having window to the rear with pleasant views over the gardens and a fitted cupboard

**Bedroom Four** 2.8 x 2.45m (approx. 9'2 x 8'0)  
Having a window to the rear and a double fitted wardrobe

**Family Bathroom** 3.13 x 2.55m (approx. 10'3 x 8'4)  
Comprising a white suite having wash basin set to vanity units with granite surround, WC and corner bathtub with electric shower over, having windows to two sides, a chrome heated towel rail, tiled splash backs and further fitted vanity storage









### **Annexe/Home Office Suite**

A superb additional living space, this self contained accommodation is ideal for use as a home office suite, guest house, for rental income or ancillary accommodation. Double doors open from the terrace into:

**Garden Room** 4.34 x 3.95m (approx. 14'3 x 12'11)  
With windows to three sides, underfloor heating and a tall interior window into the kitchen area. Double doors lead into:

**Living/Dining Kitchen** 4.34 x 3.95m (approx. 14'3 x 12'11)

This open plan space offers room for both living and dining areas and the kitchen is fitted with base units housing an inset sink, integral induction hob and spaces for a fridge and washing machine. There are windows to two sides and a door opens into:

**Shower Room** 1.97 x 1.56m (approx. 6'5 x 5'1)

Fitted with wash basin set to vanity unit, WC and shower, with tiled flooring and tiled walls

**Mezzanine Bedroom** 4.13 x 2.45m (approx. 13'6 x 8'0)

A spiral staircase rises to this double bedroom, having a skylight to the side, wooden flooring and a gallery overlooking the room below























### Outside

Brookside Cottages lies on the idyllic Pickleys Lane, within a short walk from the character village centre. There is parking for three vehicles and gated access opens into the gardens. There is access into the **Reception Hall** and manual doors open into:

**Garage** 5.16 x 4.58m (approx. 16'11 x 15'0)  
Having power, lighting and ample loft storage space to the eaves

### Cottage Gardens

Set to the front aspect are charming foregardens having a character brick wall boundary and gated access back out to Pickleys Lane where additional parking could be created. The front garden is given privacy by mature trees and foliage including a grape vine and gated access leads to the side of the property and around to the rear gardens where there is an attractive space for outdoor seating allowing for views over surrounding fields and along the brook

Extending to stunning gardens that have been cultivated throughout the years to offer formal seating areas, vegetable plots, a chicken enclosure and a gated children's play area with barked ground. The paved terrace leads from the rear of the cottage to steps rising to a deck terrace housing an inset hot tub (as separate negotiation) overlooking the stunning gardens beyond. There are two kitchen garden areas housing raised/edged beds and throughout the garden are a variety of fruit trees. A fantastic addition is a charming nature trail which has been created by the current owners and leads around the edge of the garden with walkways through the trees and bridged over the brook. Included in the sale is a large timber **Workshop** having power and lighting and a charming bespoke pavilion style **Summer House**, and beyond the gardens idyllic rural views can be appreciated

