



Barbers Cottage, 6 Boot Hill, Repton, DE65 6FT



Set in the prestigious village of Repton is Barbers Cottage, a well presented character cottage benefitting from deceptively spacious interiors, four generous double bedrooms and immaculate walled gardens. Offering superb potential to create a self contained home office within one of the outbuildings, this individual character home showcases a wealth of history within the village, having originally been the Vicarage which was then later converted into a barbers shop. The interiors comprise briefly entrance hall, three reception rooms, bespoke kitchen and laundry room with WC to the ground floor, with four double bedrooms to the first floor serviced by a master en suite and family bathroom. Outside there is gated

access to the driveway, a single garage and two brick outbuildings provide storage space and the walled rear garden has been maintained to an excellent standard.

Barbers Cottage lies in the heart of Repton, a desirable village famed for its independent school of the same name. This historic village is home to an excellent range of amenities including a post office, local shops, pubs, a butchers and several pubs, nestled within streets lined with stunning character townhouses and historic buildings. The village is well known for its excellent schooling, having Sy Wystans Preparatory and Repton within walking distance from the

property. Conveniently placed for travel along local commuter routes, the A38 is just three miles distance, the M42 is eight miles away and the M1 is fifteen miles away. There are excellent public transport links via both a regular bus service and from Willington Train Station (just over a mile away) having reliable links to various city centres including Birmingham and Derby.

- Charming & Individual Cottage
- Desirable Village Location
- Wealth of Character & History
- Three Good Sized Reception Rooms
- L Shaped Country Kitchen
- Laundry Room with WC
- Four Excellent Double Bedrooms
- En Suite & Bathroom
- Single Garage & Gated Parking
- Beautifully Tended Walled Garden
- Useful Brick Outbuildings with Potential for Home Office
- Mains Gas CH & Double Glazed
- Well Placed for Commuter Routes & Rail Travel
- Walking Distance to St Wystans & Repton





A door opens from the front aspect into the **Entrance Hall**, where there is hanging space for coats and a door opens into:

**Dining Room** 3.93 x 3.67m (approx. 12'10 x 12'0)

A well presented reception room having a window overlooking the rear garden, staircase rising to the first floor with storage beneath and a wealth of original exposed beams. There is a gas fireplace and doors opening into the **Lounge** and:

**Kitchen** 5.36 x 4.68m (approx. 17'6 x 15'4) – max

Fitted with a range of bespoke oak wall and base units having block edge worktops over, housing an inset sink with side drainer and space for appliances including dishwasher, American fridge freezer and range cooker. The kitchen has tiled flooring, tiled splash backs, windows to two sides, impressive exposed beams and a door out to the side aspect

**Lounge** 5.15 x 3.97m (approx. 16'10 x 13'0)

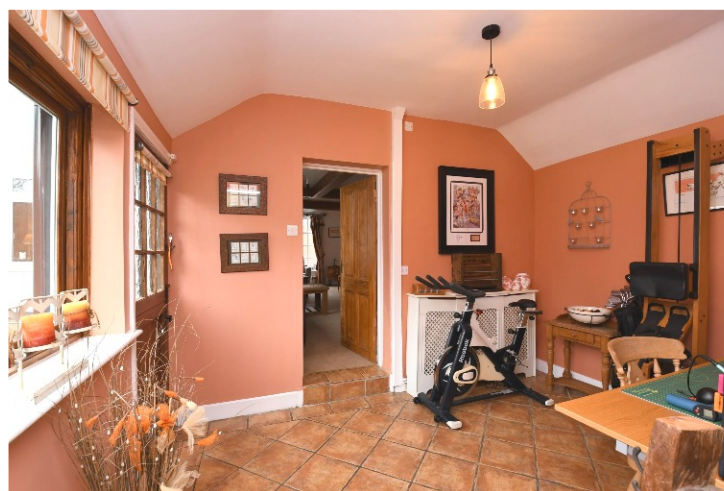
A spacious reception room having featuring the original Barbers shop window. There is a further window to the side, exposed beams and an ornate wood burning stove is set to an oak mantle. A door leads into:

**Study** 3.54 x 2.73m (approx. 11'7 x 8'11)

Having a window to the rear, tiled flooring and a stable door out to the garden, this versatile space is ideal as a home office or playroom. A door opens into:

**Laundry Room** 3.65 x 1.53m (approx. 11'11 x 5'0)

Providing both a utility room and cloakroom, with tiled flooring, windows to two sides and wall and base units housing spaces for both a washing machine and tumble dryer. A WC and vanity basin provides cloakroom facilities









Stairs with a feature original window to the front rise to the first floor **Landing**, where windows overlook the gardens to the rear and there are doors opening into:

**Master Bedroom** 4.71 x 2.82m (approx. 15'5 x 9'3)  
A spacious principal bedroom having window to the rear, three fitted wardrobes and private use of:

**En Suite** 1.86 x 1.69m (approx. 6'1 x 5'6)  
Comprising pedestal wash basin, WC and oversized shower, with wood flooring, half tiling to walls and an obscured window

**Bedroom Two** 3.38 x 3.64m (approx. 11'11 x 11'0)  
With windows to two sides and three fitted wardrobes

**Bedroom Three** 3.9 x 3.63m (approx. 12'9 x 11'10)  
With a window to the front aspect

**Bedroom Four** 3.77 x 2.72m (approx. 12'4 x 8'11)  
A fourth double bedroom having window to the rear, fitted shelving and a fitted double wardrobe

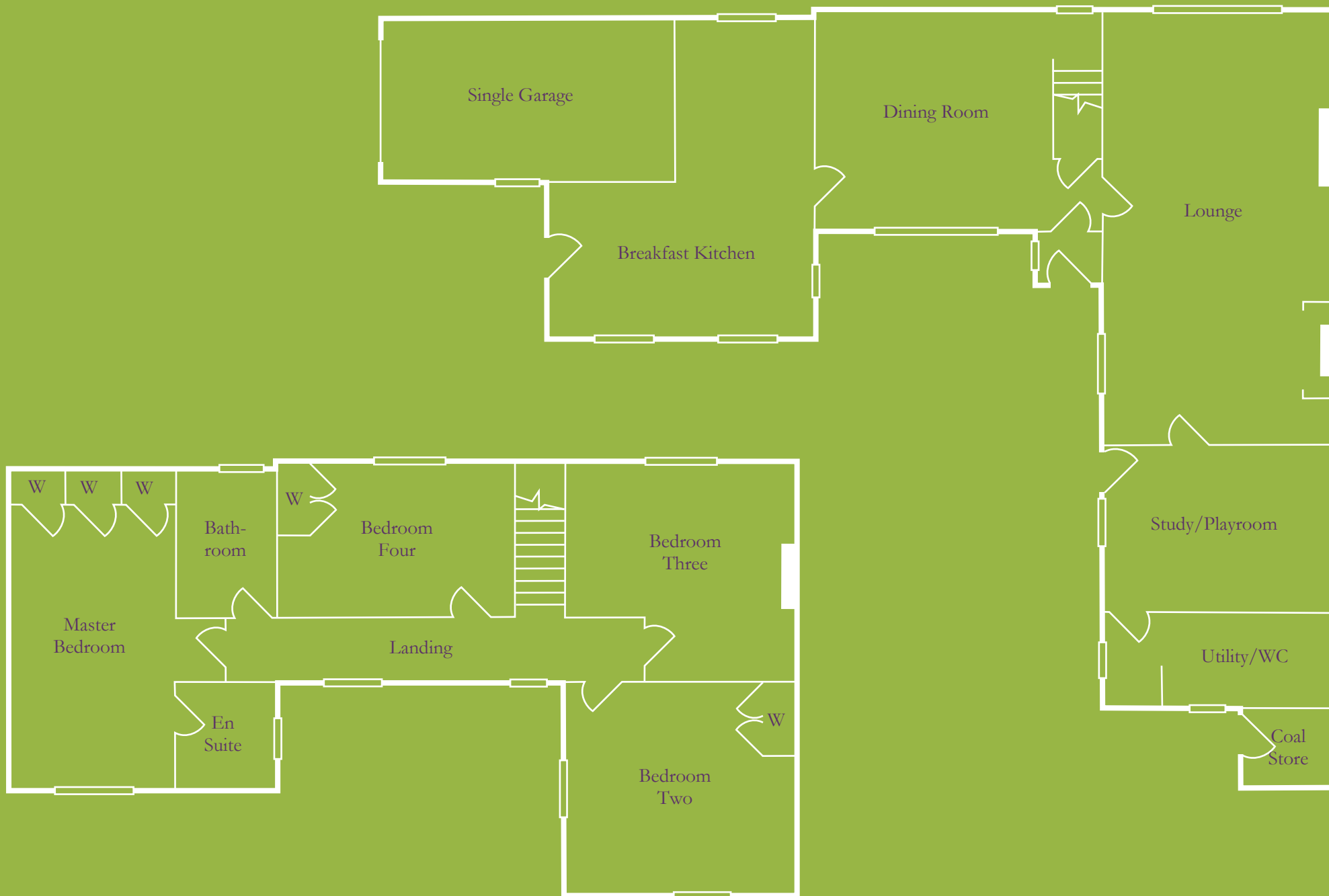
**Family Bathroom** 2.34 x 1.73m (approx.. 7'5 x 5'8)  
Comprising a white suite having pedestal wash basin, WC and bathtub with shower unit over, with wood flooring, half tiling to splash backs and an obscured window













## Outside

Gated access leads off Boot Hill beneath an arch where there is a block paved driveway providing parking. There is access from, the side into:

**Garage** 5.06 x 2.78m (approx. 16'5 x 9'1)  
Having electric entrance door, power and lighting

## Walled Gardens

Extending to the rear are attractive cottage gardens laid to a raised paved terrace, shaped lawns and neatly stocked borders. There are character walls enclosing most boundaries and there is exterior lighting, a water point and power sockets

To the end of the garden are two superb brick **Outbuildings** having power and lighting and being ideal for use as workshops, storage or for conversion into a garden room or home office:

**Outbuilding One** 2.89 x 2.47m (approx. 9'5 x 8'1)

**Outbuilding Two** 3.15 x 2.12m (approx. 10'3 x 6'11)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57   D	78   C
39-54	E		
21-38	F		
1-20	G		

**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.