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Lammas Cottage, Monsom Lane
Repton, Derbyshire
Offers in excess of: £485,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



BEAUTIFUL CHARACTER COTTAGE WITH SOUTH FACING GARDEN - A truly immaculate and extended, three double bedroom detached cottage of immense style and character with a generous driveway and detached garage. This property has been sympathetically upgraded and has been presented beautifully throughout. Located in the heart of Repton, just moments from countryside walks, coffee spots and local pubs, it's a rare opportunity to enjoy period character and stylish presentation.

The property features: entrance porch, dining room, spacious living room with log burner, inner hallway/reception hallway, beautiful fitted kitchen with vaulted ceiling, utility room and downstairs wc. Upstairs, the first floor landing leads to three well proportioned bedrooms and a superb four piece bathroom suite.

Outside, the property stands in this elevated position on Monsom Lane. There is a delightful landscaped south facing rear garden. The property also benefits from an additional land area on the opposite side of Monsom Lane, this provides a generous driveway, detached garage and car port.





The Detail

This beautiful detached character cottage is believed to date back to around 1777. It has recently undergone a sympathetic scheme of renovation and has been finished to a high standard throughout, retaining a wealth of character and charm with many period features and a stylish level of presentation.

Upon entering through the handcrafted timber doorway, the attention to detail and quality of finish are immediately apparent. The welcoming hallway, with its patterned ceramic tiled flooring and light-filled aspect, leads to a formal dining room featuring a charming fireplace, beamed ceiling, bespoke cabinetry, and high-quality double-glazed sash windows dressed with plantation shutters.

The spacious living room is a particularly inviting space, centred around a cast-iron log burner set upon a patterned tiled hearth. It enjoys views of the rear garden through double-glazed sash windows with plantation shutters, as well as patio doors providing access to the south-facing garden. A rear reception hallway connects all the main living spaces and includes stairs leading to the first-floor landing, with a tall feature window offering a delightful outlook over the beautifully landscaped garden.

The well-appointed kitchen is a highlight of the home, featuring grey wood-grain effect units, white quartz work surfaces, a Belfast sink, and integrated Neff appliances. Its vaulted ceiling with exposed timbers enhances the sense of openness and craftsmanship. A utility room and downstairs WC provide additional convenience.

Upstairs, there are three generous double bedrooms, including a principal bedroom with fitted wardrobes. The bathroom offers a contemporary four-piece suite comprising a walk-in shower, separate bath, wall-mounted wash hand basin, and WC, all complemented by chrome fixtures and ceramic tiling.

Externally, the home enjoys a beautifully landscaped private south-facing garden with a porcelain-paved terrace, a raised, shaped lawn, and well-stocked borders.

The property also benefits from an additional parcel of land on the opposite side of Monsom Lane. This area includes a generous driveway with space for approximately six cars, leading to a detached garage and car port.







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The Location

Repton strikes a rare balance between village charm and lively local culture. You'll find a strong sense of community here, alongside some of the area's best independent spots—The Boot and The Bulls Head are both popular for wood-fired pizzas, real ales and cosy Sunday roasts. The award-winning Mulberry deli, a traditional butcher, and a well-stocked village store are all a short walk away.

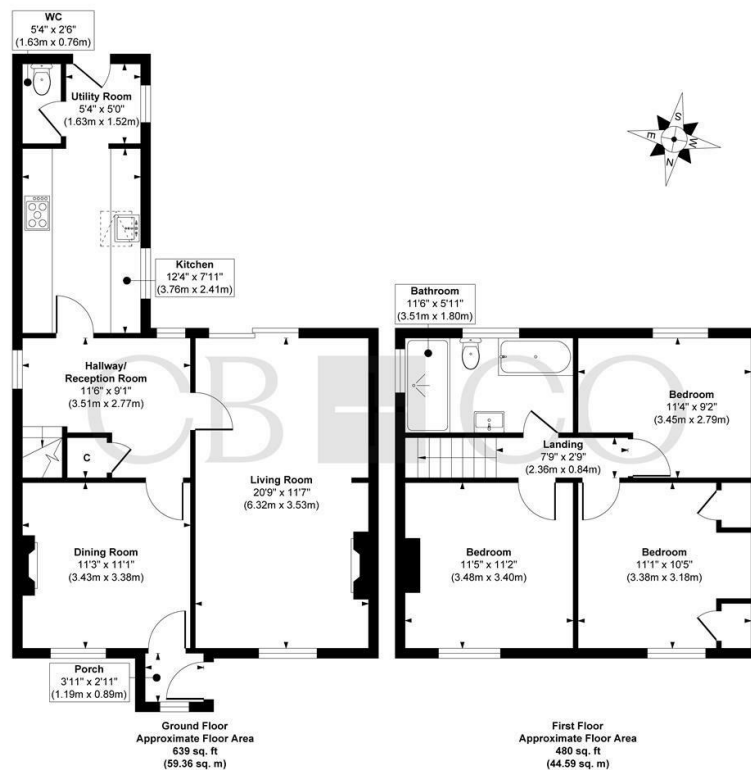
For families, Repton School offers an outstanding reputation, with local state schools also highly regarded. Countryside walks begin just down the lane, yet you're only a few minutes' drive from the A38 and A50, giving quick access to Derby, Burton, and East Midlands Airport. Whether it's commuting, countryside, or quality coffee you're after, Repton delivers.







Lammas Cottage, Monsom Lane, Repton, Derbyshire



Approx. Gross Internal Floor Area 1119 sq. ft / 103.95 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Beautiful Extended Detached Cottage of Style & Character
- Stylish Presentation & Comprehensively Upgraded
- Premier Village Location Near Pubs, Shops And Countryside Walks
- Porch, Dining Room & Spacious Living Room with Log Burner
- Beautifully Appointed Kitchen with Integrated Appliances & Vaulted Ceiling
- Rear Hallway/Reception Room, Utility Room & Downstairs WC
- Three Double Bedrooms & Stylish Four Piece Bathroom
- Delightful Landscaped South Facing Rear Garden
- Additional Land Area with Generous Driveway, Single Garage & Car Port
- Walking Distance to Repton's Historic School

Size

Approx 1119.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

E

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Let's *Talk*

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