



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -
FOR SALE
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X2 PARKING SPACES

BOROUGH OF AMBER VALLEY
THE LANE

DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

DERBYSHIRE



Lane House, Heage Road, Ripley, Derbyshire DE5 3GE
£375,000 - Freehold



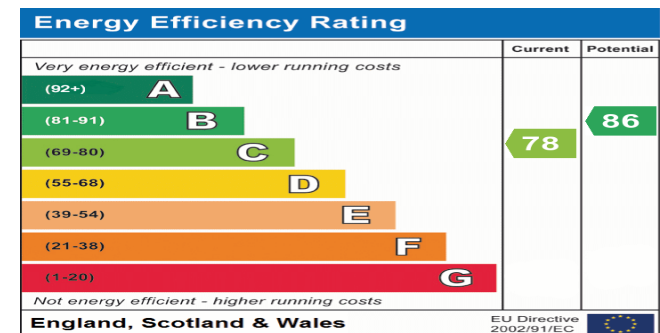
PROPERTY DESCRIPTION

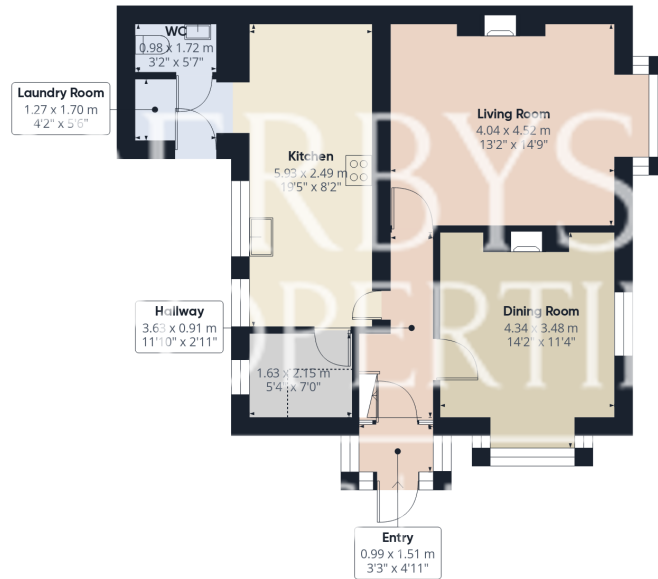
Derbyshire Properties are delighted to present for sale this magnificent example of a period home, offering an abundance of original features, character, and charm throughout. Accessed via a side entrance porch, the property opens into a beautiful, light-filled entrance hallway featuring the original door and stunning stained-glass windows. The hallway leads to two generously sized reception rooms, an open-plan living kitchen, pantry, rear hallway, and guest cloakroom/WC. Upstairs, a galleried landing provides access to three double bedrooms and a truly stunning bathroom suite. Externally, the property occupies a substantial corner plot with a beautifully landscaped garden offering a high degree of privacy, along with off-road parking for two vehicles and Solar panels.

This is a rare opportunity to acquire such a unique and characterful home — early viewing is strongly recommended to avoid disappointment

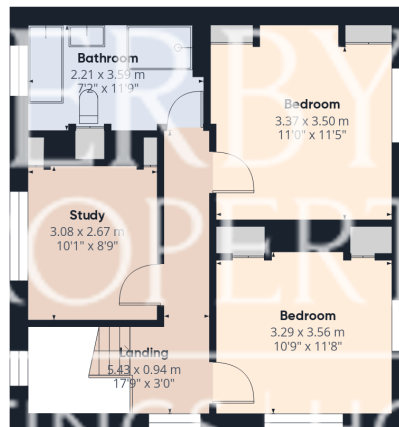
POINTS OF INTEREST

- Stunning Character Property
- 3 Double Bedrms
- Period Charm Throughout
- Spacious Living Accommodation
- Private Landscaped Gardens
- Off Street Parking
- Superb Bathroom
- Open-Plan Kitchen/Dining
- Ideal Family Purchase
- View Absolutely Essential!
- Council Tax Band C
- underfloor heating to the kitchen and bathroom
- Solar panels





Ground Floor



Floor 1

Approximate total area⁽¹⁾

111.2 m²

1195 ft²

Reduced headroom

1 m²

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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