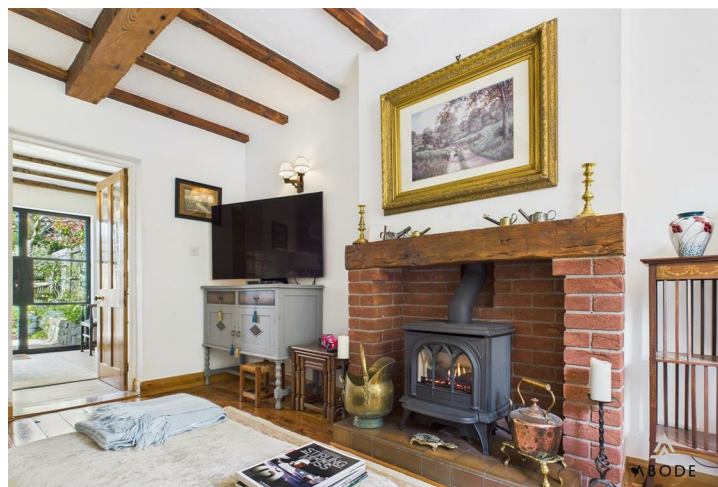
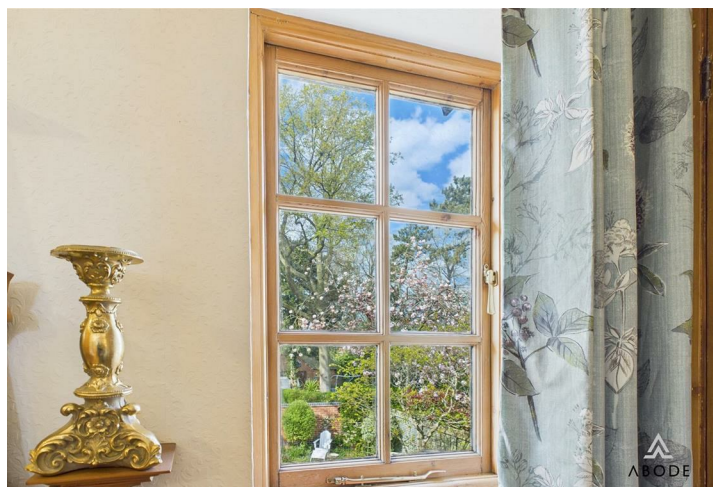








An enchanting character home in an exclusive village setting, blending historic charm with contemporary comfort. Tucked away in the prestigious Hall Grounds of Rolleston-on-Dove, Old Hall Cottage is a picture-perfect, beautifully maintained period home that offers both style and substance. Steeped in history yet thoughtfully updated, this charming property delivers warm character features with all the practicality required for modern living.





## Accommodation

As you enter through the traditional front door, you're greeted by a welcoming entrance hall with timber flooring and original details, giving a taste of what's to come. To the right, the living room is a true focal point featuring exposed ceiling beams, a beautiful brick fireplace with a traditional style gas burning stove, and a large front facing window that floods the room with natural light. On the opposite side, a snug/study offers a second reception space, complete with its own fireplace and a lovely bay window ideal as a quiet reading nook or home office.

To the rear of the ground floor, the property opens into a stunning open-plan kitchen and dining area, finished with solid wood cabinetry and granite worktops. The space features a Rangemaster cooker, integrated appliances, and views across the delightful rear garden through French doors. Whether hosting dinner parties or enjoying a quiet breakfast, this light-filled room is the heart of the home. A rear hallway leads to a well-equipped utility/laundry room with automatic lighting and bespoke storage, along with a WC and door to the rear garden.

Upstairs, the first floor provides two generous double bedrooms. The master bedroom is dual aspect, with fitted wardrobes and wonderful views to both the front and rear. The second bedroom offers front-facing views and a door leading up to a converted loft. This versatile upper-level space includes two sections: a potential office or dressing room and a large storage area housing the hot water cylinder. The first floor is completed by a charming family bathroom, fitted with a traditional suite including a bath with shower over, WC, and a corner vanity unit.

Externally, Old Hall Cottage delights at every turn. The

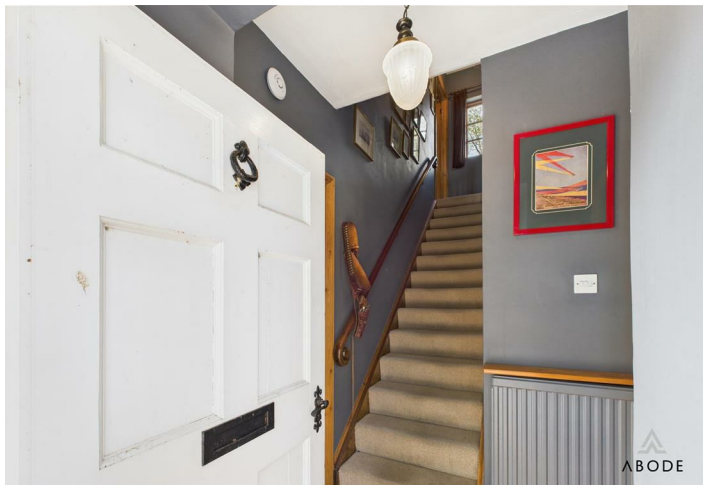
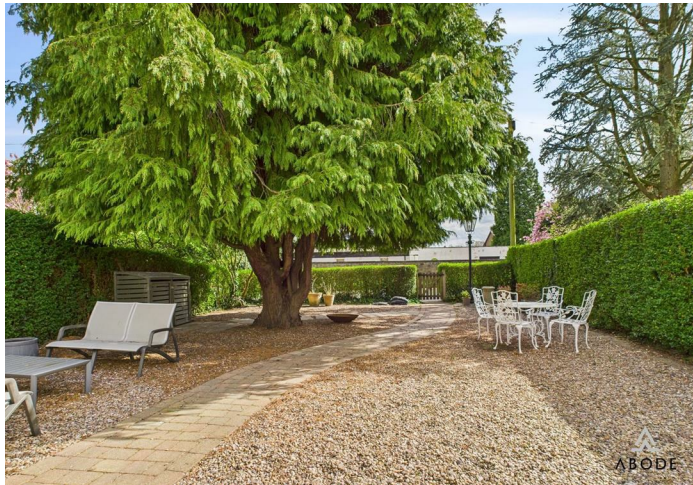


front of the home is framed by a gravelled garden and brick pathway, creating a pretty and low-maintenance entrance. The private rear garden is a truly peaceful haven—thoughtfully landscaped with a shaped lawn, well-stocked borders, and a paved patio area perfect for entertaining. A summer house, currently used as a tranquil retreat, sits quietly in the garden offering further versatility. A secure gated path leads to the rear driveway, where there is off-street parking and a detached garage with power, lighting, and an electric up-and-over door.

Old Hall Cottage is nestled in the heart of Rolleston-on-Dove, a sought-after village renowned for its welcoming











community, scenic walks along the River Dove, and excellent local amenities. With charming pubs, independent shops, cafés, and well-regarded schools all within easy reach, it offers a fantastic quality of life. For those commuting, the A38 and A50 are close by, providing easy access to Derby, Birmingham, and the surrounding areas.

This is a rare opportunity to own a unique home filled with warmth, character, and modern comfort in a truly special location. Early viewings are highly recommended.



















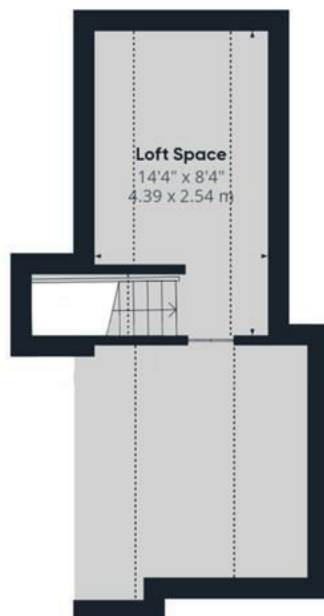




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1391.87 ft<sup>2</sup>

129.31 m<sup>2</sup>

**Reduced headroom**

640.67 ft<sup>2</sup>

5.53 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

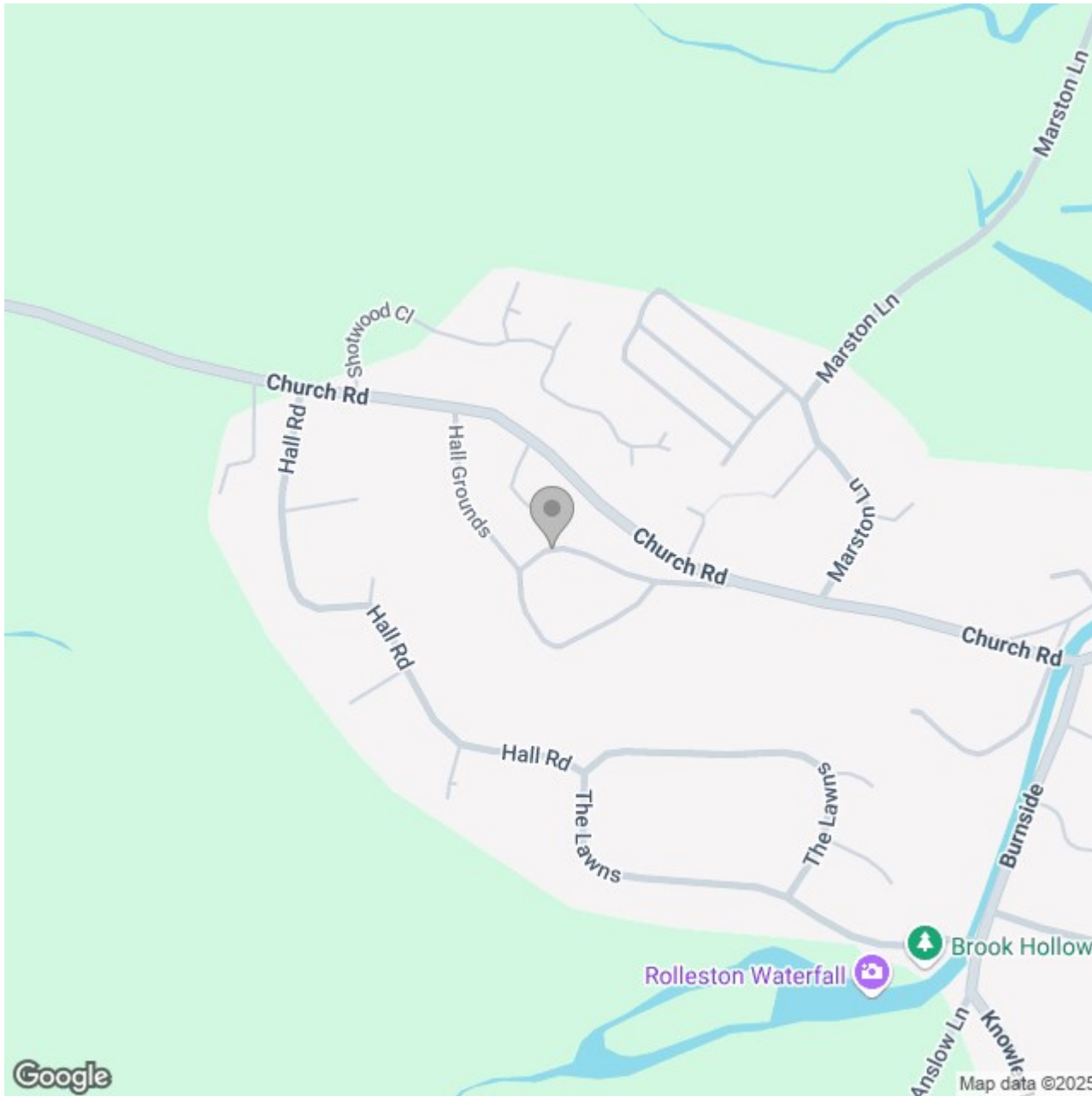
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 