







Glebe Cottage is a charming detached Victorian country home dating back to the 1870s, tucked away along a private driveway in the highly desirable village of Sudbury. Set on a generous 0.35-acre plot, this character-filled property offers versatile living with a wealth of original features and extensive outbuildings, including a self-contained annexe, large powered and insulated workshop/log cabin, multiple sheds, greenhouses and a car port.

The main house boasts a beautifully presented interior with four bedrooms, two reception rooms, and a well-appointed breakfast kitchen with a wood-fired Rayburn and LPG/Electric range. Period details include exposed beams, cast iron fireplaces, and timber floors, complemented by modern comforts throughout. French doors from the dining room open out to a landscaped rear garden with countryside views and a brick-built pizza oven—ideal for entertaining.

The detached annexe provides an excellent option for guests, multi-generational living, or a home business, featuring a reception room with kitchenette, shower room, and a spacious first-floor studio.

The private, established gardens wrap around the home, offering formal lawns, mature planting, a kitchen garden, and uninterrupted rural views. The large log cabin, workshop/home office, previously used as a woollen mill, provides a rare opportunity for creative or commercial use in a peaceful, scenic setting.

Glebe Cottage combines period charm, modern flexibility, and a stunning location, making it a standout opportunity for those seeking space, privacy, and lifestyle potential in the heart of the Derbyshire countryside.





### Entry Hall

A timber front entry door leads into a welcoming entrance hall with two double glazed windows to the side elevations. An open archway connects through to the main lounge.

### Lounge

A beautifully presented reception room with a double glazed window to the front elevation and central heating radiator. The focal point is a cast iron log burning fireplace with stone mantle, exposed brick backing and hearth. Exposed timber beamwork to the ceiling enhances the character.

### Rear Hallway

This hallway features tiled flooring throughout and includes a glazed timber door leading to a useful pantry and cloaks cupboard. There is a central heating radiator and coat hooks. A double glazed door opens externally, and further internal doors lead to the kitchen, dining room, and cloakroom.

### Dining Room

A generous space ideal for entertaining, with two double glazed windows to the rear and side, as well as double glazed French doors opening onto the patio. The room features a cast iron log burner with back boiler having an exposed brick surround, tiled hearth, and exposed ceiling beams.

### Breakfast Kitchen

Thoughtfully designed with a comprehensive range of units and drawers, a central island with breakfast bar overhang, and ample storage. Appliances include a wood-fired Rayburn (for hot water and heating), and a separate electric range-style cooker with six-ring LPG hob. There is space for an American style fridge/freezer. Windows to both front and rear elevations allow excellent natural light.

### Cloakroom

Accessed from the rear hallway, having coat hanging/hooks and shelving with central heating radiator.



### First Floor Landing

Stairs rise to a spacious landing that leads to four bedrooms and the family bathroom.

### Bedroom One

A spacious principal bedroom with three double glazed windows to the rear and side elevations, offering beautiful views across open agricultural land. Features include timber flooring, two open wardrobes with hanging rails, and a central heating radiator.

### Bedroom Two

With a double glazed window overlooking fields, a central heating radiator, and an over-stairs storage cupboard.











### Bedroom Three

A well-proportioned room with a double glazed window to the frontage, central heating radiator, and views of the surrounding countryside.

### Bedroom Four

A single bedroom with a double glazed window to the side elevation, enjoying rural views. Includes a central heating radiator.

### Family Bathroom

A three-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap, and bath unit with mixer tap. The bathroom also features a chrome heated towel radiator (connected to the Rayburn), ceiling spotlights, and a frosted double glazed window to the rear.

### Detached Annexe

The annexe, formerly a garage, has been converted into a self-contained living or office space with its own fuse board and Glow-worm LPG boiler (installed 2024). Water and electric are metered with the main house.

### Ground Floor - Reception/Living Area

Currently used as a study, this flexible space has the size and layout to function as a living room. Features include a front access door, two double glazed windows, central heating radiator, lighting and power sockets, space for white goods, and a stainless steel sink and drainer with mixer tap. An internal door leads to the shower room.

### Shower Room

Fitted with a three-piece suite including a low-level WC, double shower cubicle with sliding glass door and electric shower, a floating wash basin, central heating radiator, extractor fan, and wall tiling.

### First Floor Bedroom

The first floor features two Velux windows in the ceiling and an additional double glazed window to the front elevation. This open-plan space includes a central heating radiator, power points, and lighting—making it ideal for use as a studio or occasional bedroom.

### Outside

Set along a secluded private driveway on the outskirts of the sought-after village of Sudbury, this charming detached Victorian country home dates back to the 1870s and sits on an extensive 0.35-acre plot. The property boasts a wealth of character and versatility, enhanced by a substantial collection of outbuildings, including a self-contained annexe, large workshop/home office, log cabin, multiple storage sheds, greenhouses, and a covered car port.

Approached via a private drive, the house is framed by established gardens offering sweeping views of the surrounding countryside. The grounds are thoughtfully landscaped, with formal lawned areas, mature planting, and a dedicated patio zone perfect for entertaining. A brick-built pizza oven adds rustic charm, while the kitchen garden features fruit trees and two greenhouses.

To the side of the main house sits a detached annexe, formerly a garage, offering independent access and living facilities. It includes a ground floor reception space with kitchenette, shower room, and stairs leading to an upper floor suitable as a bedroom or office. This flexible space is ideal for multigenerational living, home-based business use, or short-term rental. An adjacent self-standing car port offers sheltered parking or storage.

A significant asset of the property is the large log cabin, workshop/home office, measuring nearly 12m x 6m, which is fully powered and insulated. Previously used as a woollen mill, this space now offers potential as a studio, games room, business headquarters, or creative space. Two additional timber storage sheds provide ample external storage solutions.

The setting of this unique home is exceptionally private, backing onto open farmland and enjoying uninterrupted views across the countryside. The combination of period charm, spacious grounds, extensive outbuildings, and flexible living options makes this property a rare and versatile rural retreat, ideal for family life, creative enterprise, or as a lifestyle change opportunity.











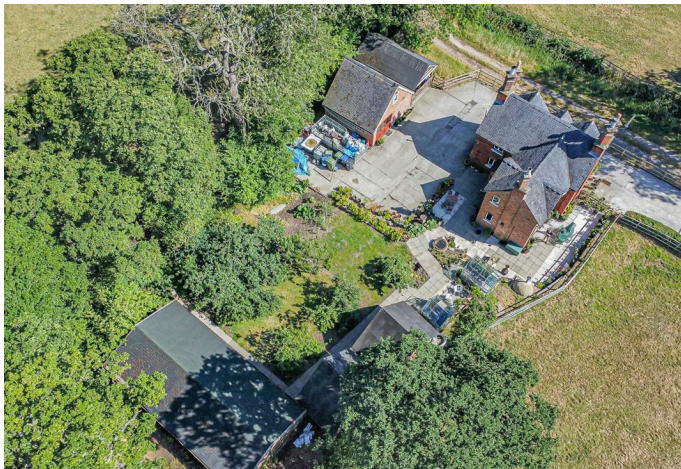
















Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2



Floor 0 Building 3



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

268.4 m<sup>2</sup>

2892 ft<sup>2</sup>

**Reduced headroom**

6.3 m<sup>2</sup>

68 ft<sup>2</sup>

(1) Excluding balconies and terraces

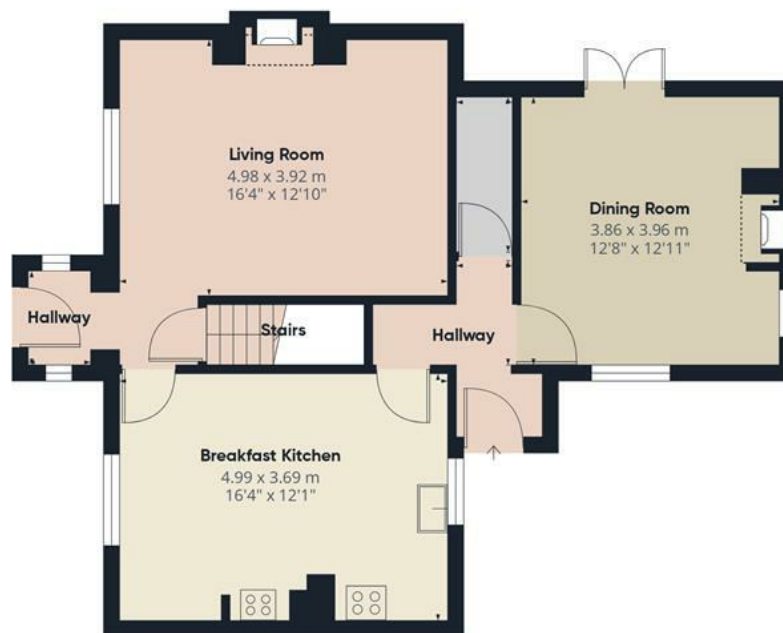
Reduced headroom

..... 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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Floor 0 Building 1



Floor 1 Building 1

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

120.5 m<sup>2</sup>

1300 ft<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>

11 ft<sup>2</sup>

(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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Floor 0 Building 2



Floor 1 Building 2

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

49.2 m<sup>2</sup>  
530 ft<sup>2</sup>

**Reduced headroom**

5.3 m<sup>2</sup>  
57 ft<sup>2</sup>

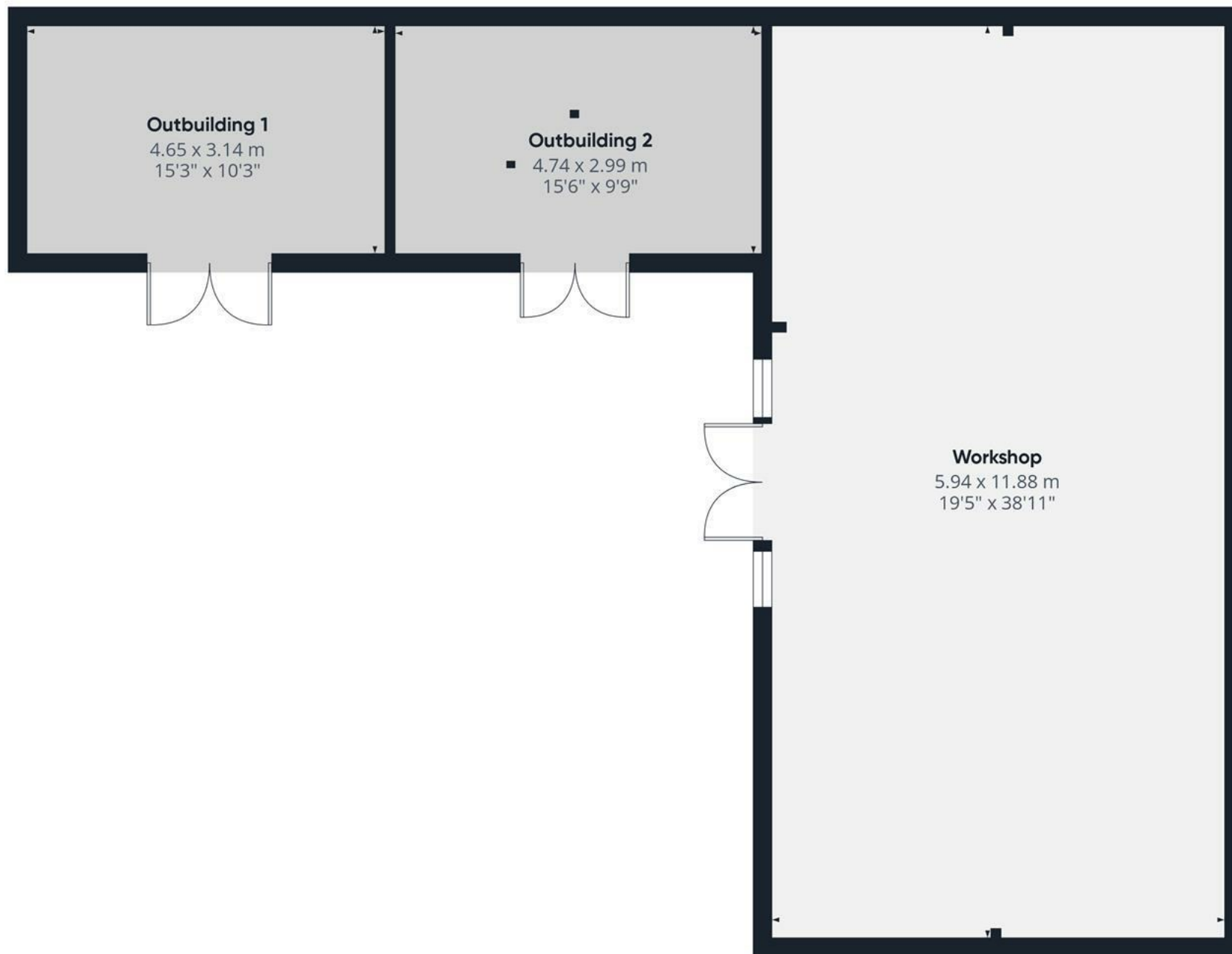
(1) Excluding balconies and terraces

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.

**GIRAFFE360**





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

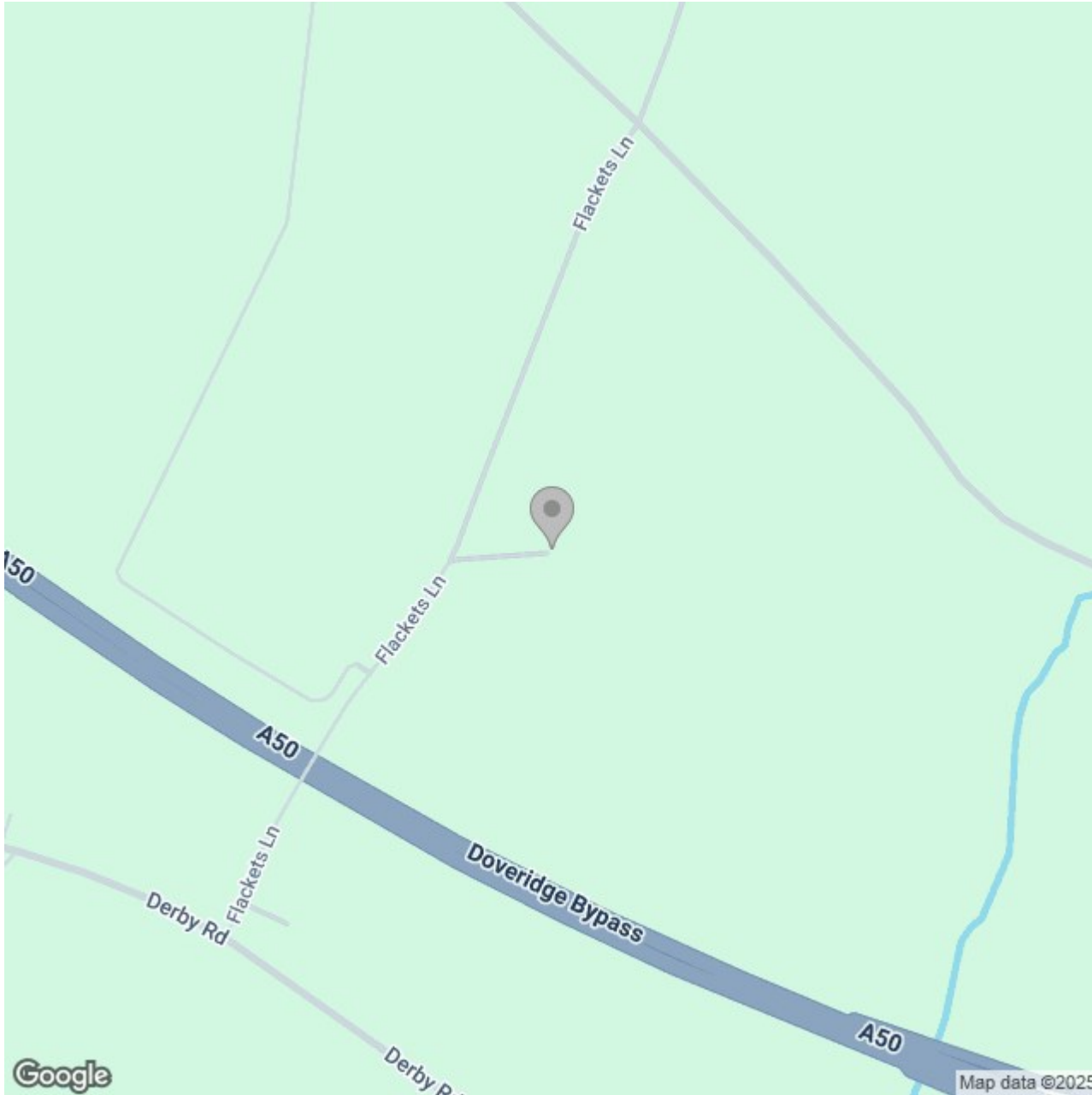
98.7 m<sup>2</sup>  
1062 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>38</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 