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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 29th September 2026



THE VILLAGE, DALE ABBEY, ILKESTON, DE7

Hannells

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Useful Information:

- > Attractive Grade II Listed Stone Cottage With Views Over Remains Of The Former Abbey
- > Sought After Village Location Steeped In History, No Upward Chain
- > Sympathetically Extended And Dating Back To The 1800's
- > EPC Rating D, Stone Built Construction
- > Council Tax Band D, Freehold, No Upward Chain

Property Description

Situated within the sought-after Derbyshire village of Dale Abbey, Manor House is an attractive Grade II Listed stone cottage occupying a particularly pleasant position, with established gardens enjoying views towards the remains of the former Abbey and across the idyllic surrounding countryside. The accommodation briefly comprises:- entrance hallway, fitted dining kitchen, having an Inglenook incorporating a range cooker, living room having original beams and a wood burning stove, study/playroom, rear hallway, dining room and bathroom with a three piece suite. To the first floor the landing provides access to three good size bedrooms and shower room. Outside, Manor House lies down a peaceful lane which ends leading to the village church and private residence. From the lane, gated access opens into the driveway where there is parking for a number of vehicles and access to the detached garage 5.37 x 2.77m (approx. 17'1" x 9'1") having double entrance doors, power, lighting and a window to the side. The loft is also boarded to provide storage. There are extensive and mature gardens which we believe extend to approximately 0.2 acre and has a pleasant aspect overlooking the original remains of the Abbey and has various lawned areas, well stocked flowers, shrubs and trees. There is a well which has now been filled in and also lies within the garden. An archway from the lawns leads to a wooded area also owned by the vendors, which houses a small garden pond, a second summer house and mature trees.

Room Measurement & Details

Hallway: (5'7" x 2'11") 1.70 x 0.89

Dining Kitchen: (15'10" x 13'10") 4.83 x 4.22

Living Room: (13'6" x 12'10") 4.11 x 3.91

Study/Playroom: (7'9" x 6'4") 2.36 x 1.93

Rear Hallway: (7'9" x 2'9") 2.36 x 0.84

Dining Room: (15'8" x 7'9") 4.78 x 2.36

Bathroom: (7'9" x 5'9") 2.36 x 1.75

Landing: (5'5" x 4'8") 1.65 x 1.42

Bedroom One: (14'4" x 13'10") 4.37 x 4.22

Bedroom Two: (14'10" x 8'6") 4.52 x 2.59

Bedroom Three: (15'10" x 10'0") 4.83 x 3.05

Shower Room: (7'6" x 6'3") 2.29 x 1.91

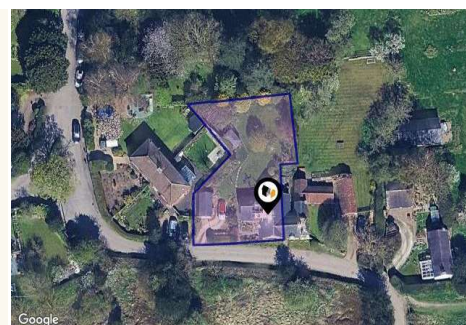
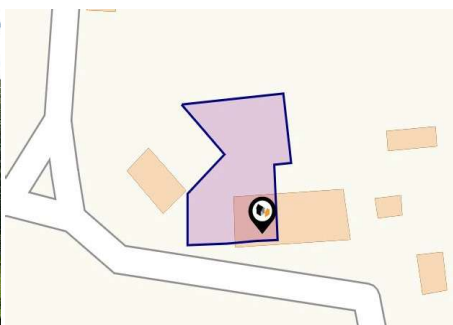
Garage: (17'1" x 9'2") 5.21 x 2.79

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Property Overview

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,248 ft ² / 116 m ²
Plot Area:	0.17 acres
Year Built :	Before 1900
Council Tax :	Band D
Annual Estimate:	£2,361
Title Number:	DY135099

Tenure: Freehold

Local Area

Local Authority:	Erewash
Conservation Area:	Dale Abbey
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

1 mb/s 1800 mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

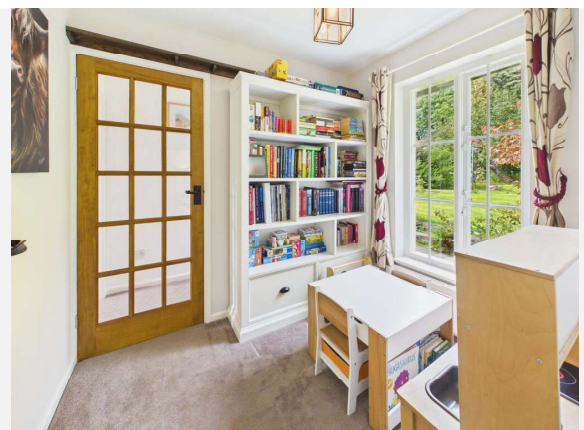


Planning records for: *The Village, Dale Abbey, Ilkeston, DE7*

Reference - 0123/0043	
Decision:	Determined
Date:	26th January 2023
Description:	TG1 - Cypress - Crown lift by 0.5 meters; T1 - Leyland Cypress - Fell to ground level and grind out the stump

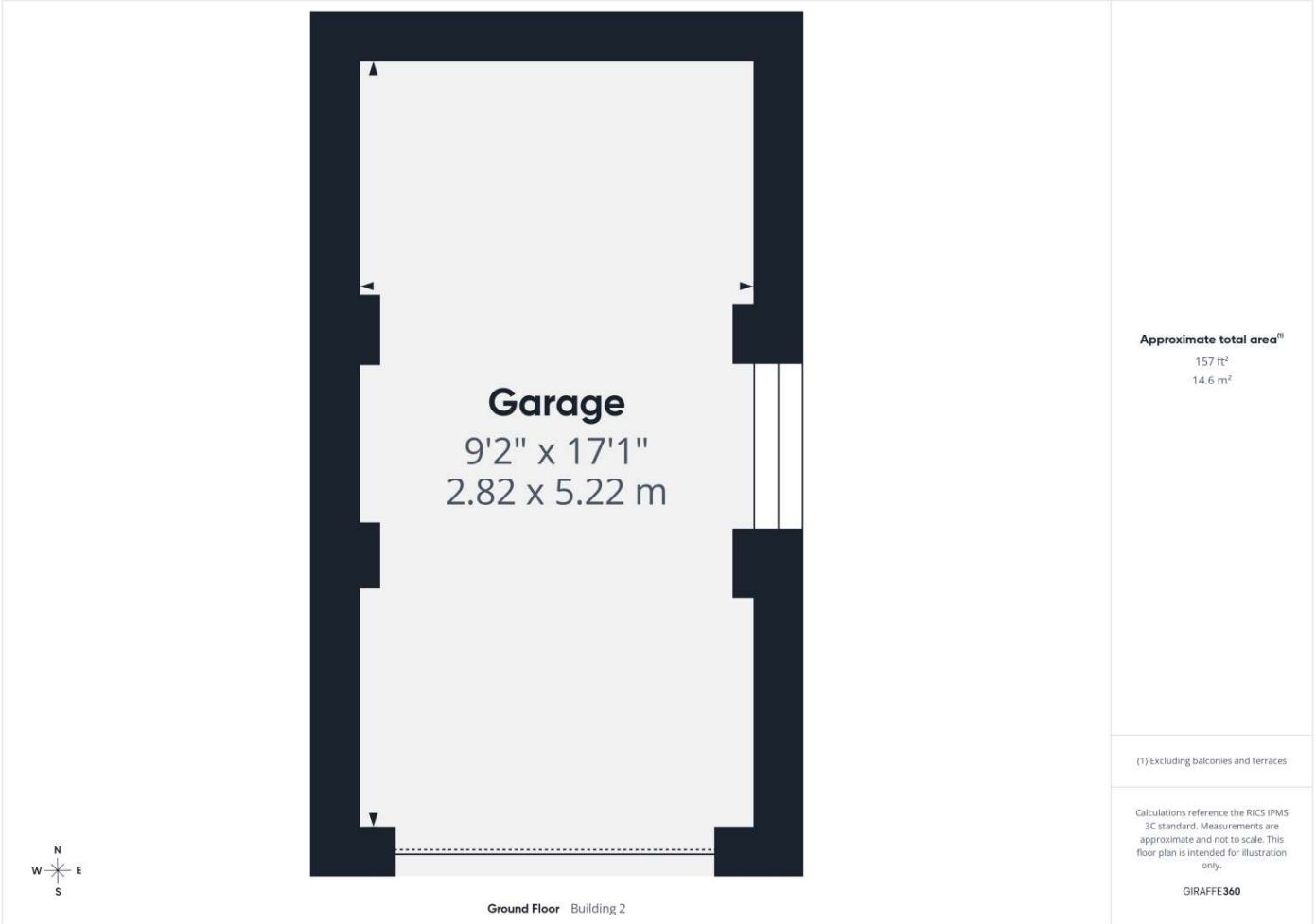
Reference - 0319/0023	
Decision:	Determined
Date:	05th March 2019
Description:	Felling of three Leylandii trees in Dale Abbey Conservation Area







THE VILLAGE, DALE ABBEY, ILKESTON, DE7



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Property EPC - Certificate



Dale Abbey, DE7

Energy rating

E

Valid until 20.09.2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Sandstone, as built, no insulation (assumed)
Walls Energy:	Sandstone, as built, no insulation (assumed)
Roof:	Pitched, 175 mm loft insulation
Roof Energy:	Pitched, 175 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	98 m ²



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Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3



Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



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