



3 Bed Cottage

51 Hopping Hill, Milford, Belper DE56 0RJ
Offers Around £239,950 Freehold



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- Charming Stone Grade II Listed Cottage
- Character Features - Open Aspect
- Lounge/Dining Room with Multi-Burner Stove
- Handcrafted Kitchen & Lean To/Utility
- Two Double Bedrooms
- Study/Dressing Room/Bedroom Three
- First Floor Bathroom with Shower
- Manageable Garden with Natural Stone Wall
- Noted Conservation Area - Easy Access to Duffield & Belper
- Viewing Recommended

Nestled in the picturesque area of Hopping Hill, Milford, this charming Grade II listed cottage offers a delightful blend of character and modern living. Spanning approximately 675 square feet, the property boasts two inviting reception rooms that provide ample space for relaxation and entertaining. The cottage features two/three bedrooms, perfect for a small family or as a cosy retreat.

The property is situated within a noted conservation area, ensuring that the surrounding environment remains beautifully preserved and tranquil.

Additionally, the location offers easy access to the charming village of Duffield and Belper where you can enjoy local amenities, shops, and scenic walks.

This delightful stone cottage is not only a home but a piece of history, with its character features adding to its unique charm. Whether you are looking for a permanent residence or a weekend getaway, this property is sure to impress with its idyllic setting and timeless appeal. Don't miss the opportunity to make this enchanting cottage your own.

The Location

The historic village of Milford has an excellent range of amenities available locally. The City of Derby is approximately seven miles to the South providing a superb range of facilities including leisure centres, schools at all levels and The Derbion modern shopping centre.

The market town of Belper is approximately two miles away and offers a broad range of facilities including a supermarket and a range of quality delis and restaurants. Milford is also noted for its village inns, reputable primary school and is also one mile away from the village of Duffield, again offering a good range of amenities including a railway station.

This superb location offers fast access to the A6 and A38 leading to the M1 motorway and is also in the Derbyshire countryside with the River Derwent providing some delightful country walks.

Accommodation

Ground Floor

Lounge/Dining Room

12'1" x 11'8" (3.69 x 3.57)

With stone fireplace with exposed brickwork incorporating multi-burner stove with raised stone hearth, character beams to ceiling, character quarry tile flooring, entrance door with inset window, period style sash window with aspect to front, column style radiator, stripped latch door opening onto staircase which leads to the first and second floor and pleasant open aspect to front.



Kitchen

9'10" x 6'11" (3.01 x 2.11)

With Belfast style sink with chrome mixer tap, wall and base fitted units with solid wood worktops, gas/electric cooker included in the sale, matching charming quarry tile flooring, column style radiator, decorative beams to ceiling, concealed worktop lights, wine rack, space for fridge, internal window with tiled sill, exposed stone and oak beam.



Lean To/Utility

Providing storage with plumbing for automatic washing machine and door giving access to driveway.

First Floor Landing

2'8" x 2'6" (0.82 x 0.77)

With exposed stonework, decorative beams to ceiling and staircase leading to second floor.

Double Bedroom Two

12'3" x 11'9" (3.74 x 3.60)

With stone display character fireplace with brick hearth, decorative beams to ceiling, stripped wood flooring, column style radiator, sash period style window to front, pleasant open aspect and internal stripped latch door.



Bathroom

8'0" x 7'2" (2.45 x 2.19)

With bath with shower over, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring, exposed stonework, decorative beams to ceiling, spotlights to ceiling, heritage style radiator, extractor fan, built-in cupboard with pine door, obscure window to rear and internal stripped latch door.



Second Floor Landing

2'6" x 2'4" (0.78 x 0.72)

With beam to ceiling, cupboard housing the combination central heating boiler and built-in storage cupboard with shelving and pine latch door.

Double Bedroom One

13'6" x 10'2" (4.12 x 3.11)

With exposed stone brickwork, exposed wood flooring, principle beam to ceiling, column style radiator, character window to front with pleasant views and internal stripped latch door.



Study/Dressing Room/Bedroom Three

8'10" x 8'3" (2.70 x 2.52)

With principle beam to ceiling, column style radiator, character window to rear and internal stripped latch door.

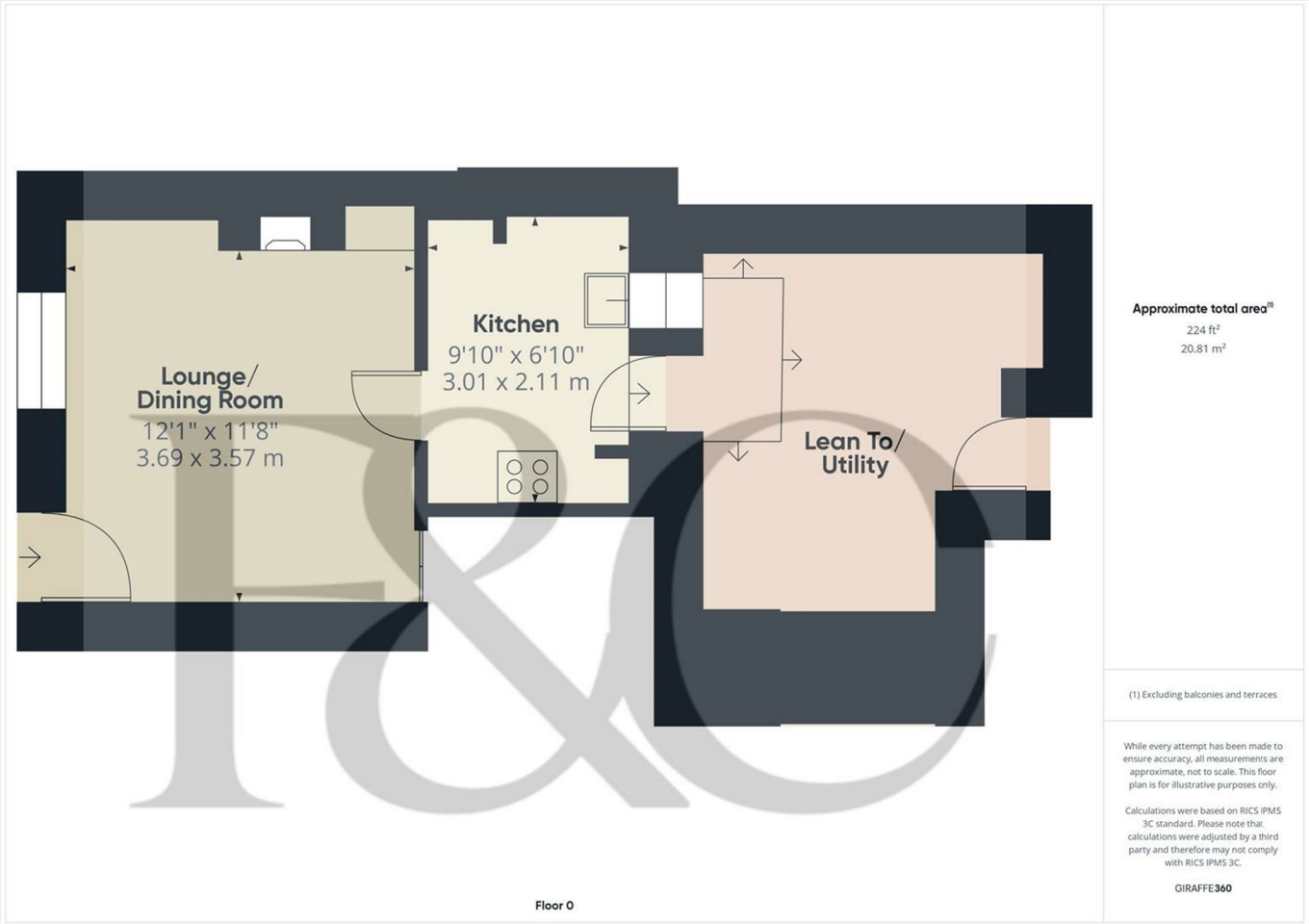


Garden

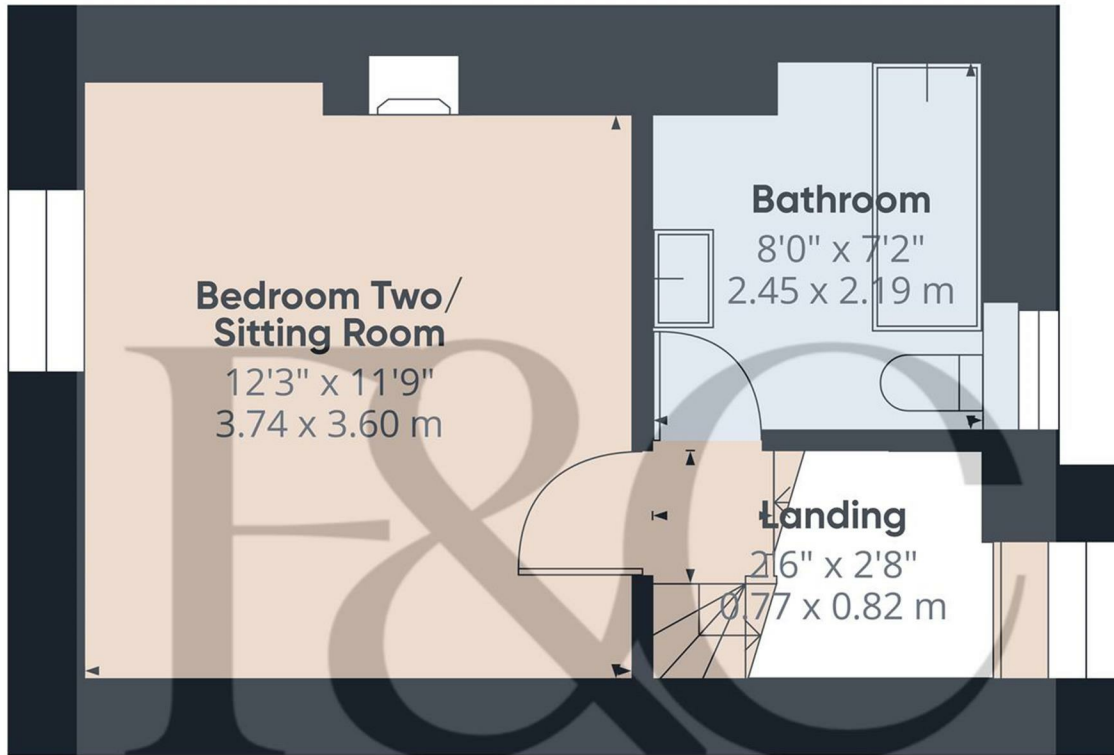
To the front of the property is a small fore-garden enjoying a pleasant, warm, sunny aspect and enjoys a pleasant sitting out space complemented by natural stonewalling and an open aspect.



Council Tax Band B



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Floor 1

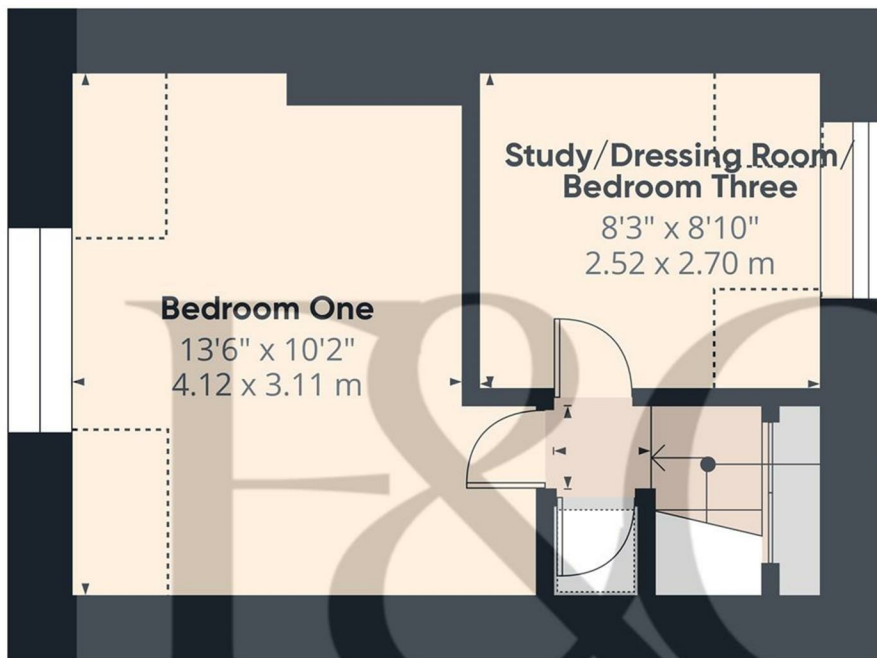
Approximate total area⁽¹⁾
218.4 ft²
20.29 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 2

Approximate total area⁽¹⁾

232.5 ft²
21.6 m²

Reduced headroom

33.15 ft²
3.08 m²

(1) Excluding balconies and terraces

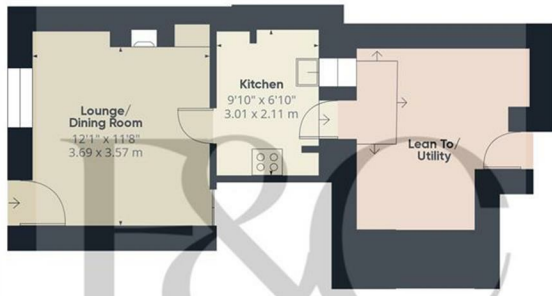
Reduced headroom

..... Below 5 ft/1.5 m

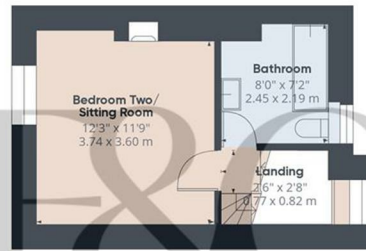
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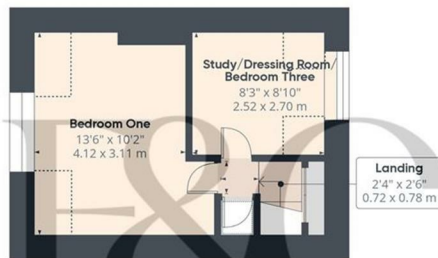
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Floor 0



Floor 1



Floor 2

Approximate total area¹⁾

674.9 ft²
62.7 m²

Reduced headroom

33.15 ft²
3.08 m²

(1) Excluding balconies and terraces

Reduced headroom


Below 5 ft/1.5 m

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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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