

# Fletcher & Company

11 Becksitch Lane, Belper, DE56 1UZ

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Offers Over £250,000

Freehold

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- A Superbly Appointed Characterful Cottage
- Having Been Sympathetically And Stylishly Renovated By The Current Owner
- Entrance Porch And Fitted Dining Kitchen
- Living Room With Feature Fireplace And French Doors Providing Views
- Three Bedrooms
- Modern Fitted Shower Room
- Off Road Parking For One Car
- Delightful, Elevated Garden With Far Reaching South And Westerly Views
- Walking Distance Of Belper Town Centre And All Amenities
- Easy Access To A6, A38, The Peak District And Belper Train Station







## Summary

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Nestled on Becksitch Lane in the charming town of Belper, this delightful cottage offers a perfect blend of modern comfort and traditional character.

The cottage has been skilfully and sympathetically modernised by the current owner, ensuring that it retains its original charm while providing all the conveniences of contemporary living. Its elevated position grants far-reaching westerly views over the picturesque Chevin, creating a serene backdrop for everyday life. A timber deck to the front allows full advantage.

Accommodation comprises an entrance porch, a fitted dining kitchen, a cosy living room with feature fireplace and French doors opening to the front. To the first floor are three bedrooms (the third bedroom currently used as an office/study) and a well appointed modern shower room.

It is ideal for buyers seeking a peaceful retreat., yet convenience is at your doorstep, as the property is within walking distance of Belper Town Centre, where you will find a variety of shops, cafes, and local amenities. For those who require easy access to larger cities, the cottage is well-positioned with straightforward routes to Derby, the A6, and the A38. Additionally, Belper Train Station is nearby, offering easy access to London St Pancras and other major cities.

Parking is available for one vehicle, adding to the practicality of this charming home. Whether you are looking to explore the stunning landscapes of the Peak District or enjoy the vibrant community of Belper, this cottage is a wonderful opportunity to embrace a delightful lifestyle in a sought-after location.

# F&C

### **The Location**

The property is within walking distance of Belper Town Centre, where you will find a variety of shops, cafes, and local amenities. For those who require easy access to larger cities, the cottage is well-positioned with straightforward routes to Derby, the A6, and the A38. Additionally, Belper Train Station is nearby, offering easy access to London St Pancras and other major cities.

### **Accommodation**

#### **Ground Floor**

##### **Porch**

6'9" x 2'10" (2.08 x 0.88)

Approached via a feature double glazed door with leaded glass insert and original leaded arched windows to the surround. There was a feature tiled floor and a multipane glass door provides access to the dining kitchen.

## Dining Kitchen

13'5" x 10'2" (4.09 x 3.11)

Comprehensively fitted with a range of modern base cupboards and a larder unit with a wooden worksurface over incorporating a sink unit with brushed steel mixer tap over. Appliances include a Smeg electric oven and induction hob. In addition there is space for a Fridge/freezer and space and plumbing for an automatic washing machine and dishwasher. There is complementary Metro style tiling to all splashback areas, inset spotlighting to the ceiling, open shelving, a column radiator and a luxury vinyl wood effect floor. An Island/Breakfast unit provides an ideal place to dine and additional storage/shelving. Having a UPVC double glazed window to the front elevation providing far each views over The Chevin and stairs lead off to the first floor.





## Living Room

16'5" x 11'5" (5.02 x 3.48)

Having a feature fireplace with Pine and tiled surround together with a tiled hearth, a quality wooden floor laid in a herringbone style, a central heating radiator, inset spotlighting to the ceiling and UPVC double glazed French doors provides access to and views of the garden, decking and far reaching views of The Chevin.



## First Floor

### Landing/Rear Hallway

6'3" x 3'9" (1.91 x 1.15)

Having a feature double glazed door with frosted glass insert, a central heating radiator and stairs lead down to the ground floor

### Bedroom One

11'5" x 10'4" (3.50 x 3.16)

With a column radiator and UPVC double glazed French doors with Juliet balcony providing far each views over The Chevin and surrounding countryside.



### Bedroom Two

10'4" x 8'2" (3.15 x 2.51)

Having a column radiator and a UPVC double glazed window to the front elevation providing for reaching countryside views.



### **Bedroom Three/Office**

9'2" x 6'7" (2.80 x 2.02)

Currently used as an office and having a column radiator and a UPVC double glazed window to the rear elevation.



### **Shower Room**

8'7" x 7'1" (2.62 x 2.17)

Appointed with a modern White suite comprising a walk-in double shower unit with glass shower screen and mains fed rainfall shower over, a vanity wash hand basin with useful cupboards beneath and a low flush WC. Having Metro style tiling to the shower enclosure and splashback, a luxury vinyl patterned floor, exposed upcycled timber shelving, inset spotlighting and extractor fan. There is a wall mounted heated towel rail and a UPVC double glazed window to the rear with obscure glass.



## Outside

To the front of property is a hard standing driveway which provides off-road parking for one vehicle.

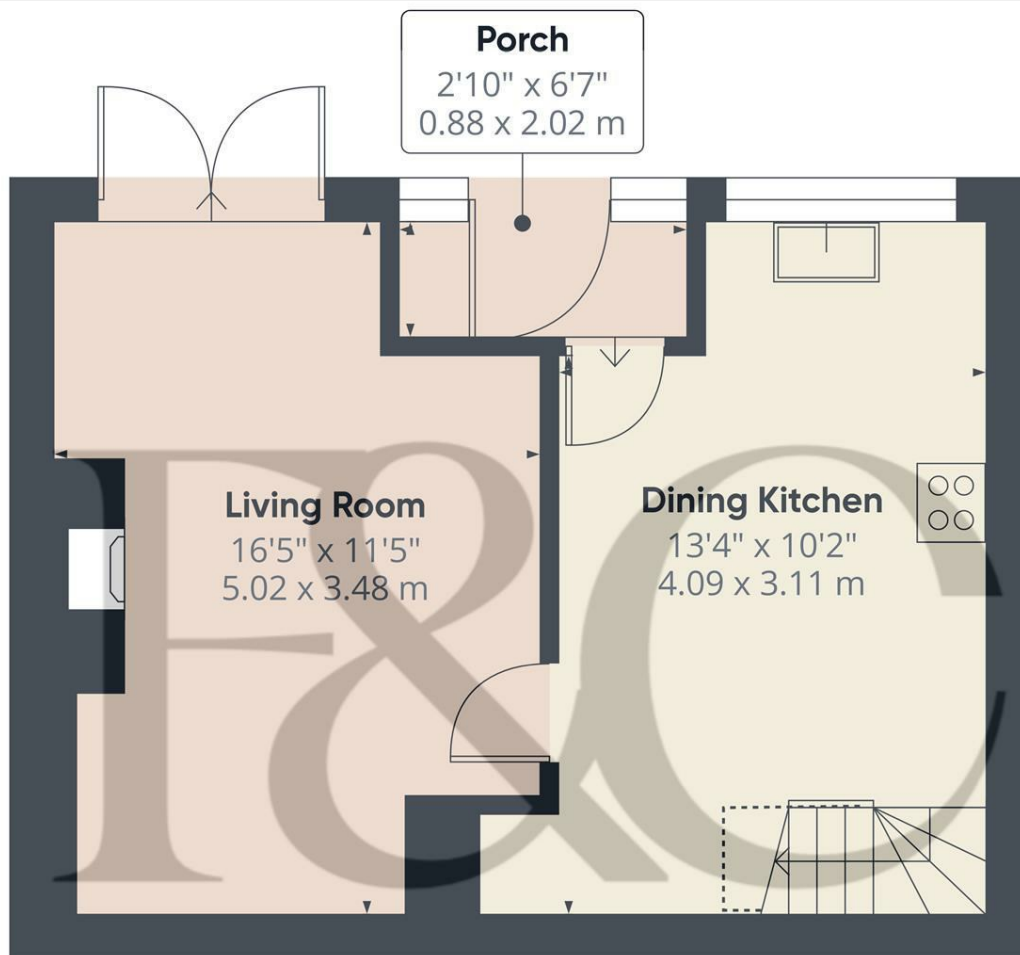
A path and steps lead through a tiered front garden eventually reaching an extensive decked terrace which enjoys far reaching West facing panoramic views of The Chevin and surrounding countryside. A gate provides access.

To the rear access is provided via Holbrook Road. A gate leads to a an enclosed courtyard with useful outbuilding



**Council Tax Band B**





Floor 0

**Approximate total area<sup>(1)</sup>**  
348.64 ft<sup>2</sup>  
32.39 m<sup>2</sup>

**Reduced headroom**  
8.16 ft<sup>2</sup>  
0.76 m<sup>2</sup>

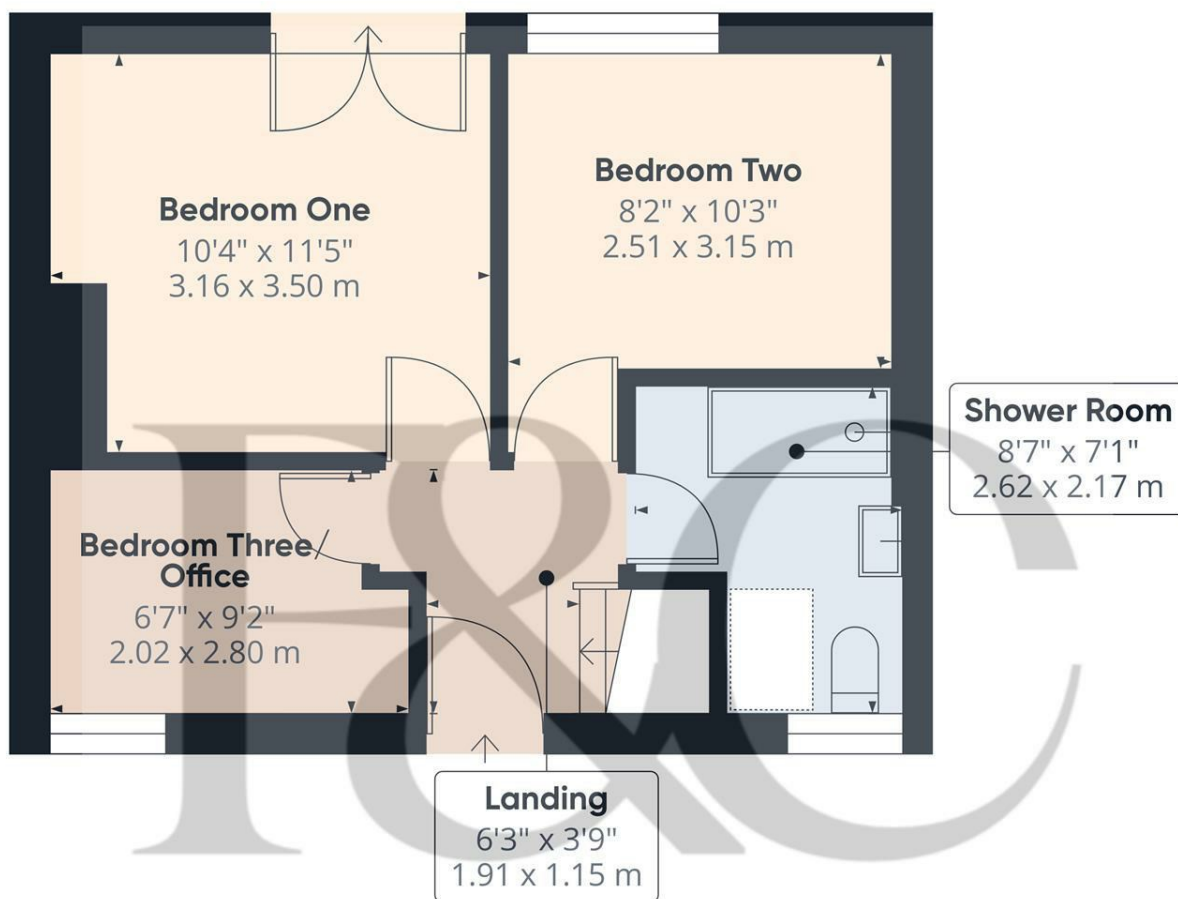
(1) Excluding balconies and terraces

**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 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 1

**Approximate total area<sup>(1)</sup>**  
337.45 ft<sup>2</sup>  
31.35 m<sup>2</sup>

(1) Excluding balconies and terraces

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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	

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11 Becksitch Lane  
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Council Tax Band: B  
Tenure: Freehold

