Fletcher & Company

4 Mill Lane, Belper, DE56 1LG

Offers In The Region Of £245,000

Freehold

- A Characterful Corner Cottage With Charm
- Enviable Location Within Walking Distance Of Belper Town Centre
- Fitted Dining Kitchen With Ample Space For Entertaining
- Lounge With Log Burning Stove
- Vaulted Cellar Providing Additional Use/Storage
- Three Bedrooms To The First Floor
- Bathroom With Three Piece Suite
- South West Facing Courtyard And Additional Garden
- Easy Access To The A6, A38, And Belper Train Station
- No Chain/Vacant Possession

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Summary

Located on Mill Lane in the charming town of Belper, this delightful stone cottage offers a unique blend of character and comfort. The property is conveniently located within walking distance of the vibrant town centre and it's range of shops, restaurants, cafes supermarkets, The Ritz cinema, leisure facilities and schools. It is also well placed for access to the surrounding countryside, making it an ideal choice for those seeking both tranquillity and accessibility.

Upon entering, you are welcomed into a spacious dining kitchen, complete with a stable door that leads to the rear courtyard, perfect for enjoying al fresco dining. The sitting room is a true highlight, featuring a cosy log burning stove that creates a warm and inviting atmosphere and with windows to both front and rear. Ideal for relaxing evenings.

A real feature is the cellar which boasts vaulted ceilings and stone thrawls, providing an intriguing space that could serve various purposes and storage.

The cottage has three well-proportioned bedrooms, offering ample space to work from home or have guests. There is a bathroom with a three piece suite.

Outside, the property features a charming south-west facing courtyard, perfect for enjoying the afternoon/evening sun. In addition, there is a separate garden that overlooks local woodland, providing a peaceful retreat from the hustle and bustle of daily life.

This property is a perfect blend of rustic charm and modern living, making it an excellent opportunity for anyone looking to settle in the picturesque surroundings of Belper. Whether you are a first-time buyer or someone seeking a tranquil getaway, this cottage is sure to capture your heart.

The Location

Located within walking distance of the heart of Belper town centre, Belper has a fabulous range of shops, cafes, restaurants and an independent cinema. Belper bus station provides easy links to local villages, towns and the cities of Derby and Nottingham. Belper also has a railway station providing links to Derby, Nottingham, London St Pancras and other major cities. The A6 enables swift access to The Peak District. The A38 and M1 are a short drive.

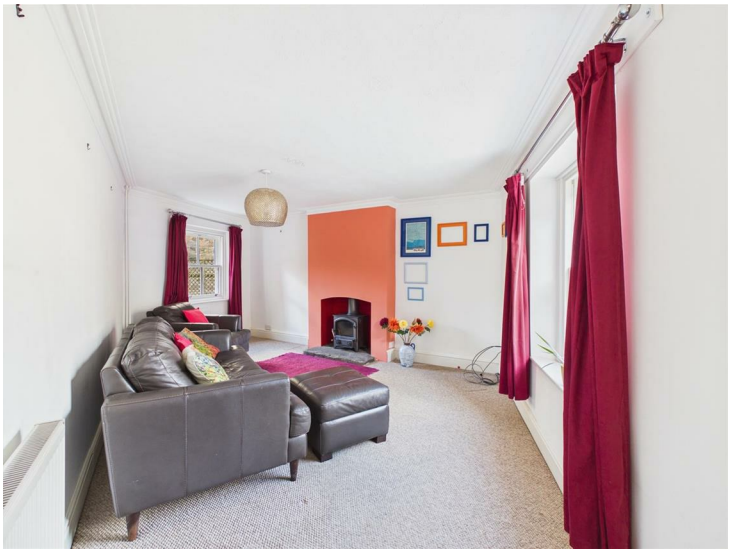
Accommodation

Dining Kitchen

19'5" x 8'9" (5.92 x 2.67)

Approached via a double glazed door with leaded glass insert. Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a complementary roll top work surface over incorporating a stainless steel one and a half bowl sink drainer with mixer tap. Integrated appliances include a double electric oven, hob and extractor fan. There is space for a fridge/freezer and plumbing and space for a dishwasher and washing machine. There is complementary tiling to all splashback areas, a quarry tiled floor, exposed beams to the ceiling and a sash window to the front. A built-in cupboard houses the meters and there is an additional built-in cupboard which provides excellent storage space. Access is provided to the cellar. There is a double glazed window to the rear and a stable door providing access to the rear garden. Stairs lead off to the first floor.

Sitting Room
18'7" x 12'0" (5.68 x 3.67)
A characterful room with feature open chimney breast housing a cast iron log burner sat upon a stone hearth. Having two central heating radiators, ornate plaster coving and double glazed sash windows to the front and rear.



First Floor Accommodation

Landing
2'5" x 2'3" (0.76 x 0.69)
With exposed painted floorboards and inset spotlighting.

Bedroom One

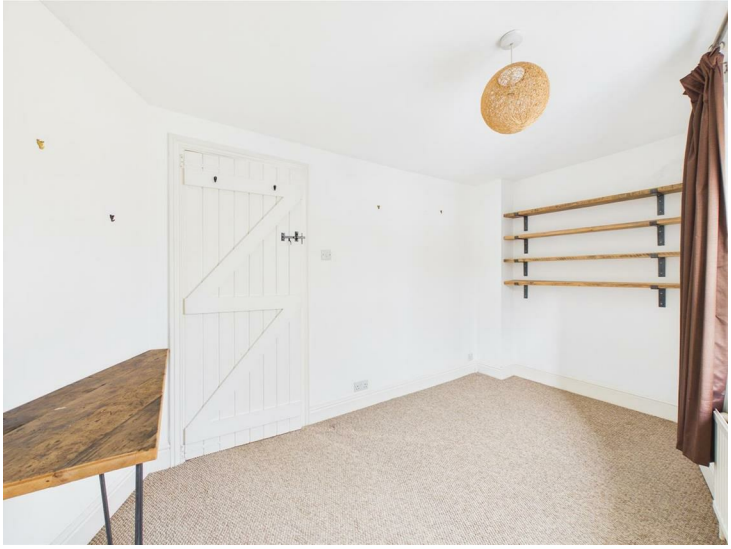
11'9" x 11'9" (3.60 x 3.59)

Having a feature exposed stone wall, a timber shelf, central heating radiator and a double glazed sash style window to the front.

Bedroom Two

12'2" x 8'4" (3.72 x 2.56)

Having a double fitted wardrobe with overhead cupboards providing excellent storage space, a fitted desk and exposed timber shelving. There is a central heating radiator and a double glazed sash window to the front elevation.



Bedroom Three
9'6" x 8'1" (2.92 x 2.48)
With a central heating radiator, timber shelving and a double glazed sash window to the front.

Bathroom
8'9" x 7'6" (2.68 x 2.31)
Appointed with a modern three piece white suite comprising a panelled bath with mains fed shower over and glass shower screen, a pedestal wash handbasin and a low flush WC. There is tiling to the shower area and splashback to the sink, a tiled floor, a central heating radiator, extractor fan, painted beams to the ceiling and inset spotlighting. Having a UPVC double glazed sash window with obscure glass, a useful over stairs cupboard providing storage space and an additional built-in cupboard housing the boiler (serving domestic hot water and central heating system).

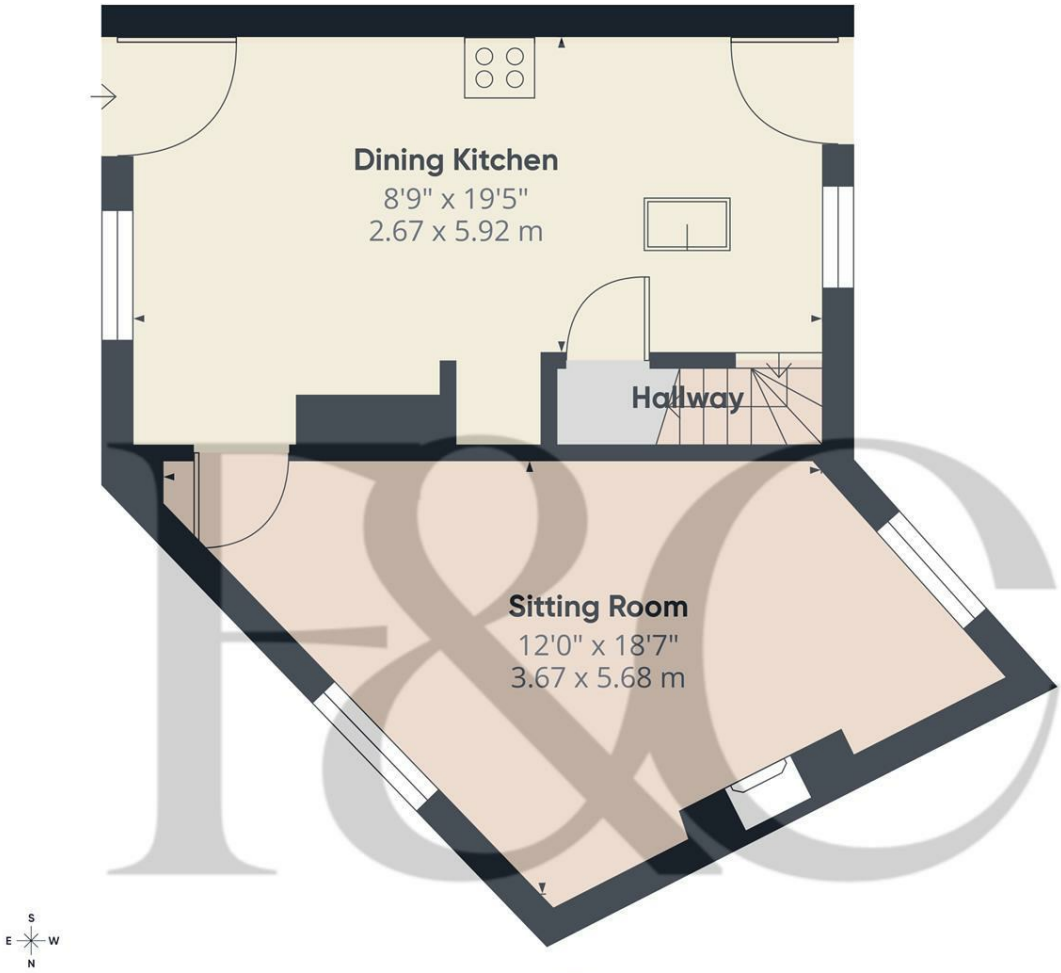
Cellar

Approached via steps from the kitchen and having light and power. There is a double glazed window and a real feature are the vaulted brick ceilings and stone trawls.

Outside

Steps lead down to a delightful, paved patio which enjoys a south westerly facing aspect. Having raised beds, trellis and picket fencing to the surround. There is a timber log and wheely bin store. A path leads to an outbuilding which provides excellent storage space. A further walkway leads to delightful garden which is detached from the house and includes two, lawned terraced areas with exposed stone walling dividing. The garden enjoys outlook over open woodland.

Council Tax Band A



Floor 0

Approximate total area(1)

399 ft²

37 m²

(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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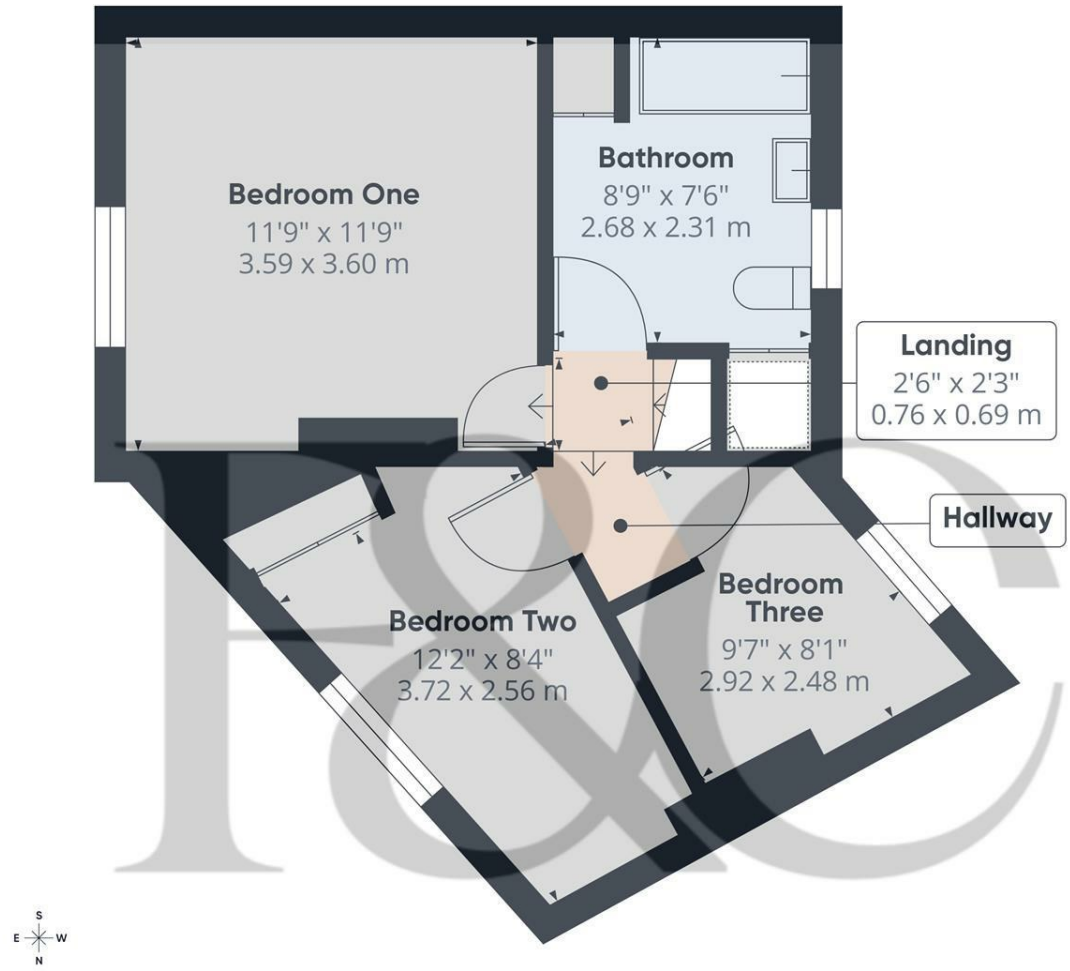

Approximate total area(1)

368 ft²

34.3 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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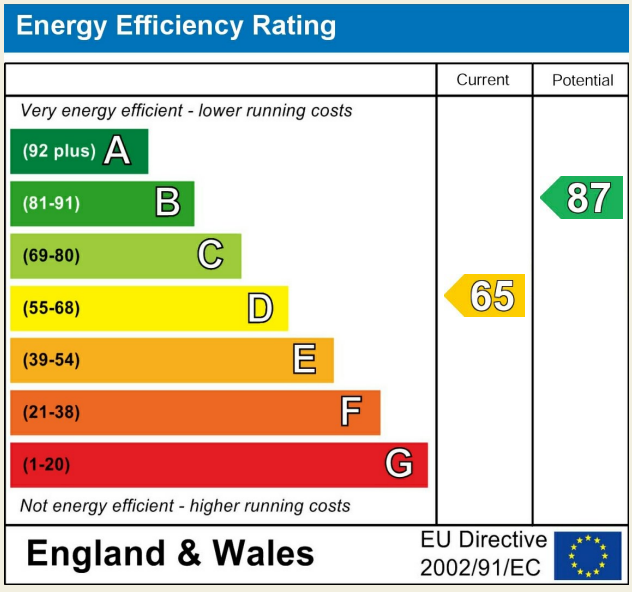

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Council Tax Band: A
Tenure: Freehold