



2 Bed Cottage

5 Forge Steps, Makeney, Belper DE56 0RU

Price £350,000 Freehold



2



1



1



Fletcher
& Company

www.fletcherandcompany.co.uk

- Beautifully Presented and Extended End Cottage - South Facing Aspect
- Nicely Tucked Away - Pleasant Location - Conservation Area
- Lounge with Log Burning Stove
- Study with French Doors to Garden
- Living Kitchen/Dining Room with Built-in Appliances
- Utility/Cloakroom
- Two Double Bedrooms - Luxury Shower Room
- Generous Private Garden - Bespoke Pergola - Pizza Oven
- A Range of Useful Outbuildings - Workshop, Storage Shed, Garden/Tool Sheds
- Easy On-Street Car Parking

BEAUTIFUL EXTENDED COTTAGE - Charming three storey-two double bedroom end cottage of style and character with south facing garden located within this sought after conservation area situated between Duffield and Milford.

The property was built in 1750 by Ironmaster Walter Mather for his workers and enjoys an idyllic location with views across countryside towards St Alkmund's church in the distance.

The Location

The village of Makeney is noted for its Holly Bush Inn and Makeney Hall with its splendid grounds. The nearby villages of Milford, Holbrook and Duffield offer an excellent range of amenities including noted primary schools, a varied selection of shops and a regular bus service. Belper, a thriving town is situated only 2 miles away and offers a more comprehensive range of facilities and leisure facilities. Chevin golf course located in Duffield is highly regarded and delightful walks can be found in the neighbouring hills. Other places of interest is Carsington water and the famous market town of Ashbourne known as the gateway to the Peak District. Nearby transport links include the A6 and A38 which leads to the M1 motorway.

Accommodation

Ground Floor

Entrance Porch

6'1" x 4'2" (1.87 x 1.29)

With stable door, two double glazed windows, quarry tiled flooring, radiator, exposed brickwork, wall light and internal stripped latch door.

Lounge

14'0" x 11'9" (4.27 x 3.60)

With exposed brick fireplace with stone lintel incorporating log burning stove with raised quarry tiled hearth, wood effect flooring, character beams to ceiling, column style radiator, staircase leading to first floor, understairs storage cupboard, additional built-in cupboard providing storage with shelving and stripped latch door, sash period style window to front with internal plantation shutters and open square archway with inset oak lintel to study.



Study

7'0" x 5'5" (2.14 x 1.66)

With quarry tiled flooring, column style radiator, window with internal plantation shutters and double glazed French doors opening onto landscaped gardens.



Living Kitchen/Dining Room

16'11" x 11'8" (5.17 x 3.57)



Dining Area

With tile flooring, spotlights to ceiling, radiator, integrated fridge/freezer, a range of fitted cupboards and open space leading to kitchen area.



Kitchen Area

With one and a half inset stainless steel sink unit with mixer tap, wall and base fitted units with attractive matching worktops, built-in five ring gas hob with extractor hood over, built-in electric fan assisted oven, built-in combination microwave oven with warming plate drawer underneath, built-in wine cooler, matching tile flooring, feature double glazed lantern window, spotlights to ceiling, open space leading to dining area and charming stable door giving access to landscaped gardens.



Utility/Cloakroom

8'6" x 5'5" (2.61 x 1.66)

With plumbing for automatic washing machine, tile flooring, radiator, low level WC, pedestal wash handbasin, wall mounted central heating boiler, extractor fan, spotlights to ceiling, sealed unit double glazed window and internal panelled door with chrome fittings.

First Floor Landing

2'5" x 2'3" (0.75 x 0.71)

With decorative beams to ceiling, shelving, staircase leading to second floor and character window to front.

Double Bedroom Two

12'0" x 11'10" (3.66 x 3.61)

With chimney breast incorporating cast iron period display fireplace stone hearth, exposed wood plank flooring, character beams to ceiling, a good range of built-in wardrobes providing storage, radiator, wall light, charming built-in cupboard with stripped pine door, period style sash window to front with internal plantation shutters and internal stripped latch door.



Luxury Shower Room

7'0" x 5'3" (2.15 x 1.62)

With walk-in shower with rainfall shower head with chrome fittings and additional hand shower attachment complete with resin tray, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring with electric underfloor heating, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, wall mounted illuminated mirror, window and internal stripped latch door.



Second Floor

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Double Bedroom One

12'9" x 12'1" (3.90 x 3.70)

With character ceiling, exposed beams, column style radiator, spotlights to ceiling, built-in wardrobes providing storage, character window to side with plantation shutters and character window to front with plantation shutters.



Garden

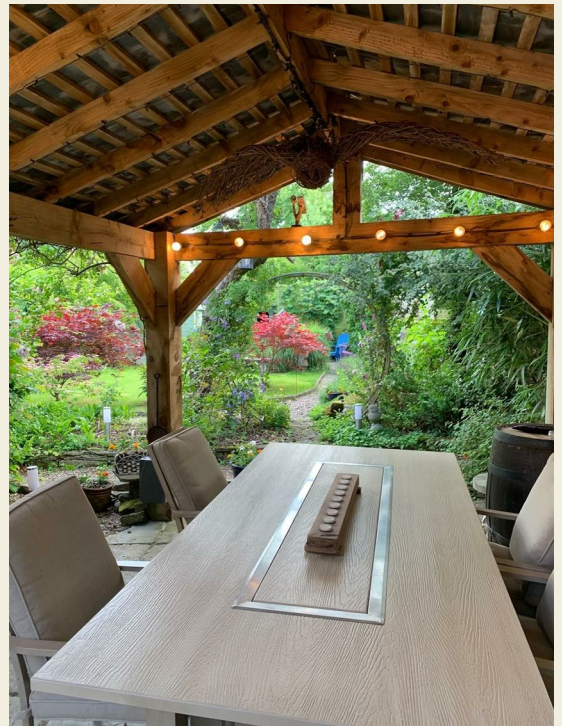
Being of a major asset to the sale of this charming cottage is it's lovely, generous sized, well-established, south facing garden. The garden is laid to lawn with a varied selection of shrubs, plants, raised vegetable bed garden area and seating areas including the charming bespoke pergola.



Bespoke Pergola

11'1" x 8'11" (3.39 x 2.72)

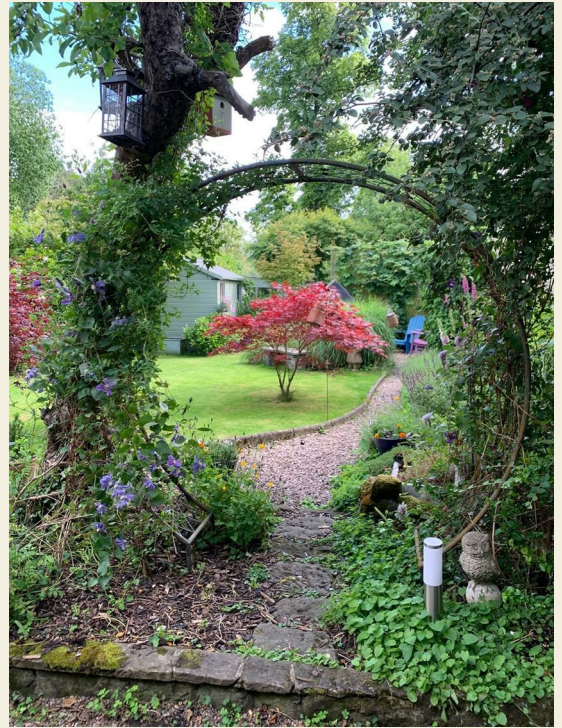
A lovely entertaining area with power, lighting, electric heating and stone flooring. Pizza oven, table and chairs included in the sale.



Timber Shed

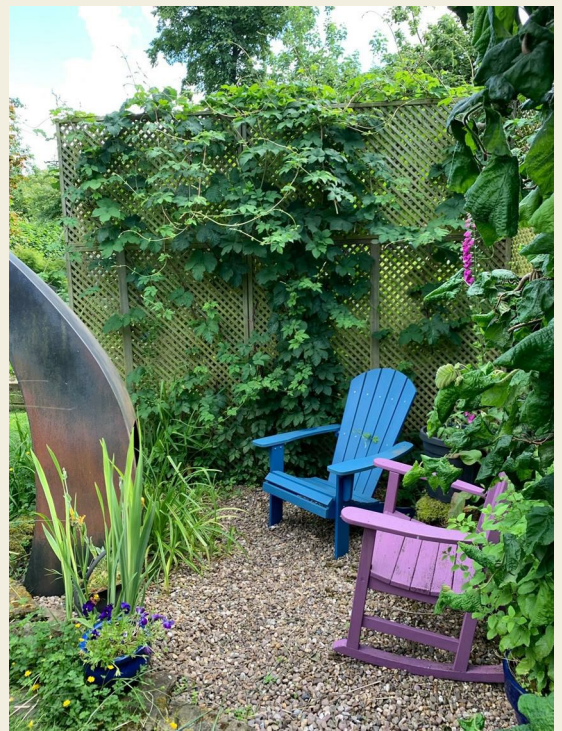
7'6" x 7'6" (2.30 x 2.30)

Providing storage with power and lighting.



Potting Shed

4'11" x 2'4" (1.50 x 0.72)



Tool Shed

6'9" x 4'1" (2.08 x 1.25)

Workshop

10'9" x 6'9" (3.30 x 2.08)

With power and lighting.

Storage Shed

10'7" x 7'1" (3.24 x 2.18)

With power and lighting.

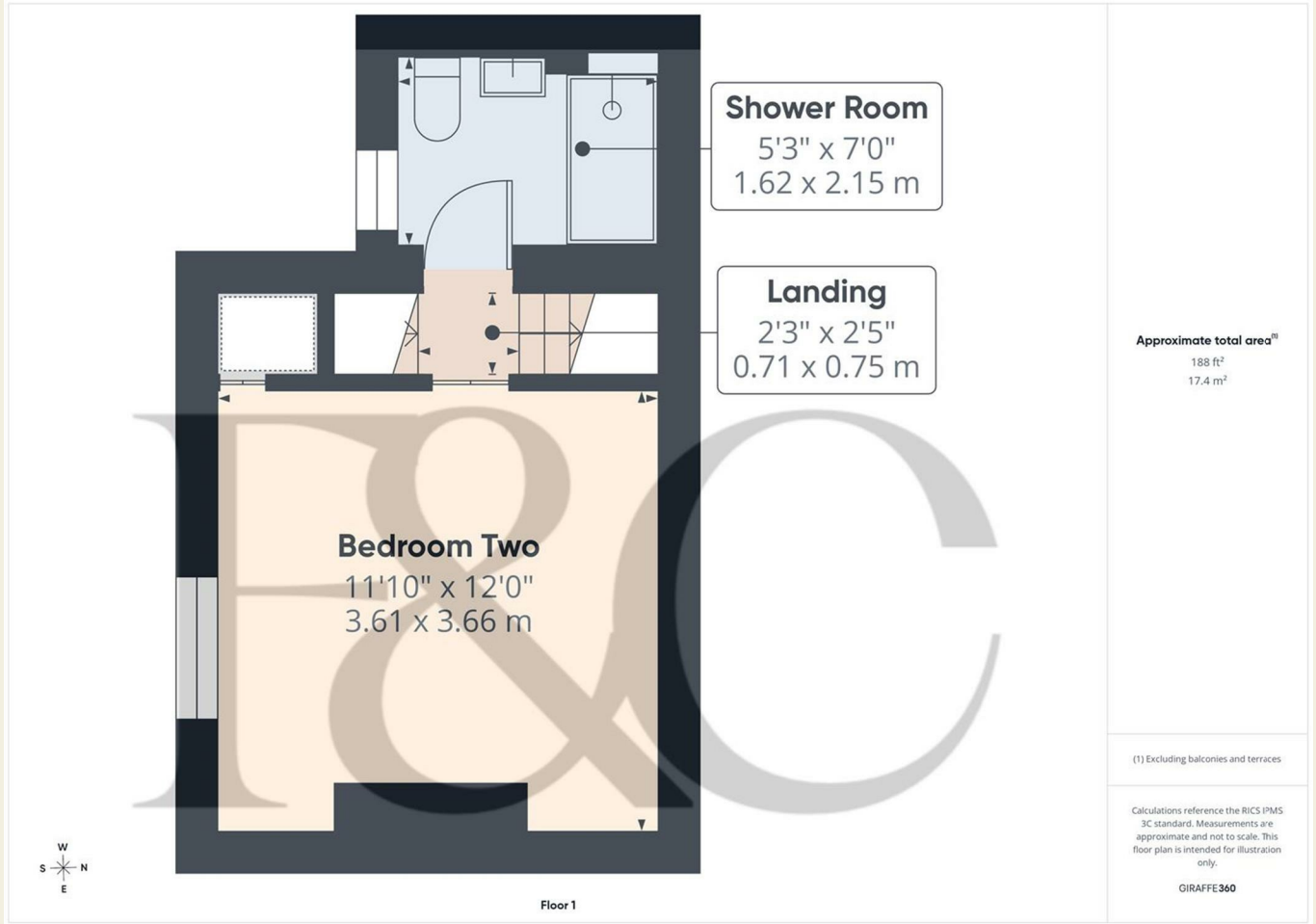
Septic Tank

Please note we have been informed that there is a shared septic tank at a neighbouring property. For further information, please contact the office.

Council Tax Band C



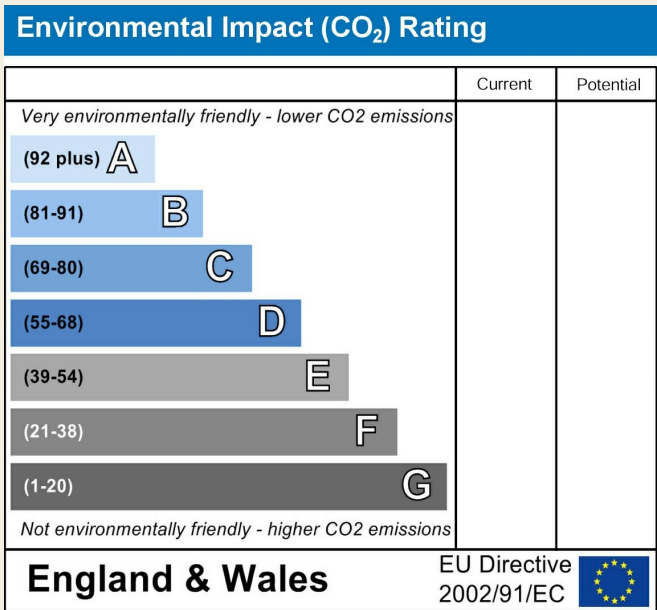
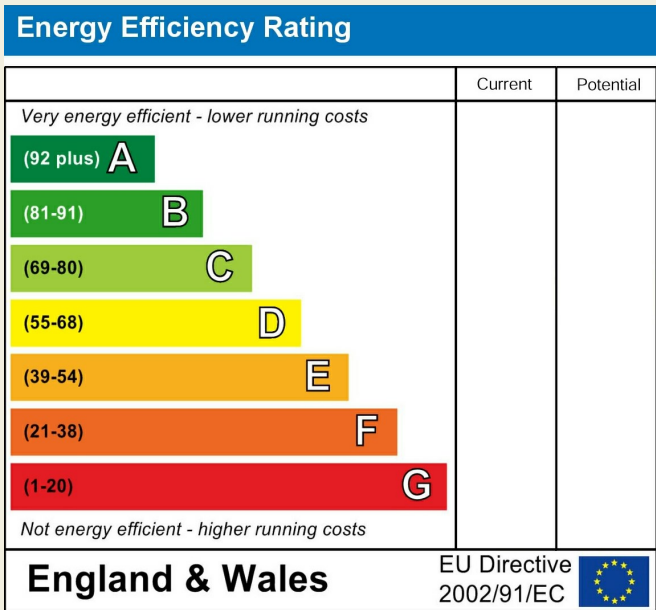
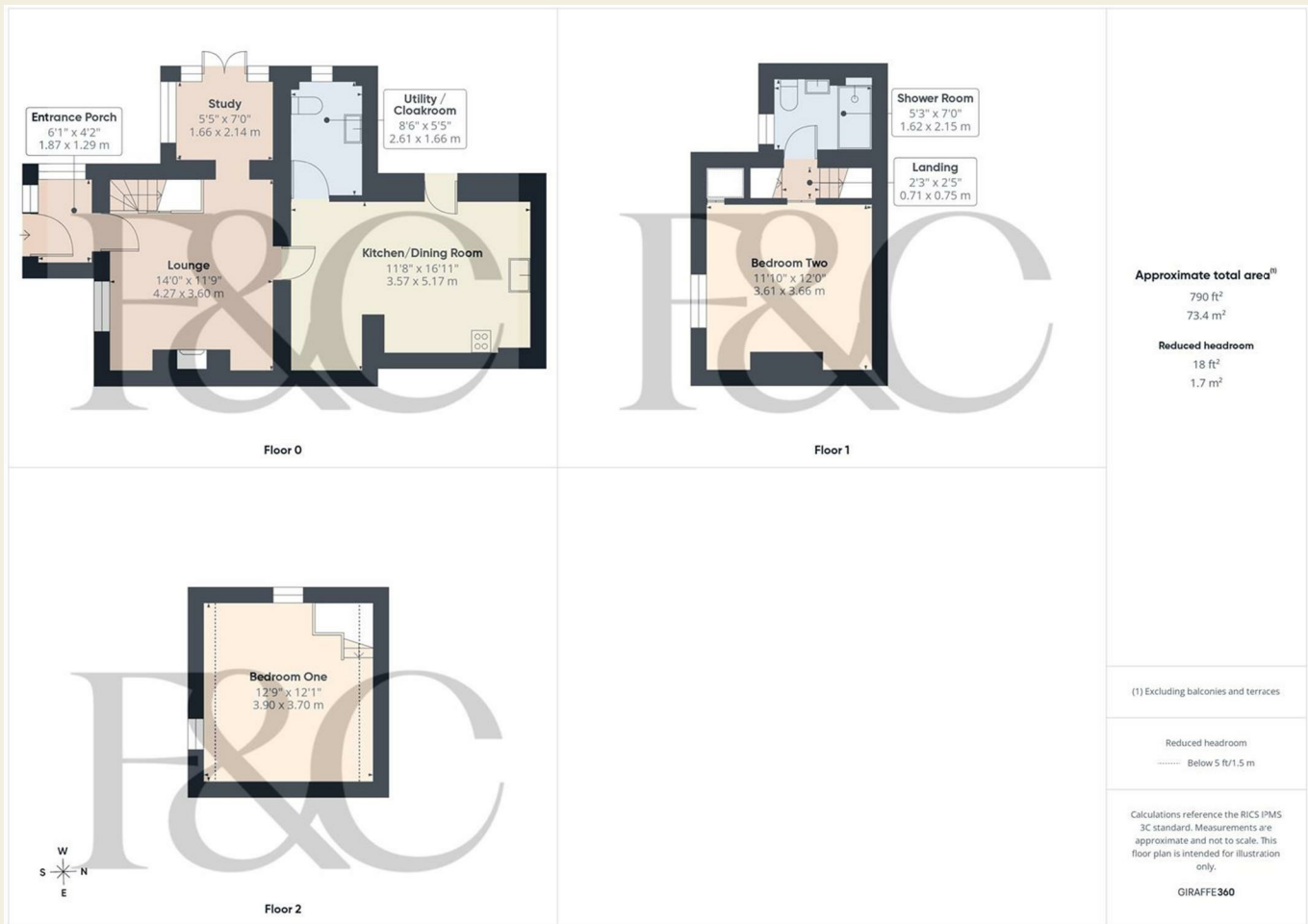
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.