



3 Bed House - Detached

Hill View, 45a Town Street, Holbrook, Belper DE56 0TA
Offers In The Region Of £550,000 Freehold



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www.fletcherandcompany.co.uk

- Charming Stone Detached Cottage
- Private Position – Located in the Centre of Holbrook Village
- Enjoys Far Reaching Views
- Gas Central Heating and Double Glazing
- Two Reception Rooms
- Open Plan Living Kitchen/Dining Room
- Three Double Bedrooms & Two Bathrooms
- Private Gardens with Studio/Home Office
- off Road Car Parking
- Many Character Features

CHARMING COTTAGE IN HOLBROOK VILLAGE – A three double bedroom stone built detached cottage of style and character located within the very sought after conservation village of Holbrook.

This particular property is set well back from the road and enjoys a private, quiet position with delightful far reaching views across the valley and towards the old charming Horsley village church.

We believe the cottage was built in the early 1800's and extended in 2008, and now provides a characterful light and spacious detached cottage which can only be appreciated when viewed.

It is constructed of stone beneath a Staffordshire blue tiled roof with the front elevation having an attractive double fronted appearance revealed by matching character sash style windows, stone lintels and sills and a central entrance porch with entrance door with inset window with leaded finish.

An internal inspection will reveal gas central heated and double glazed living accommodation and briefly consists on the ground floor; entrance porch, hallway with staircase leading to the first floor, charming lounge, second reception room which could be used as a separate dining room/family room/music room, inner hallway with under-stairs storage cupboard, cloakroom with WC and open plan living kitchen/dining room with built-in appliances, granite worktops and French doors opening onto private rear garden. On the first floor, main bedroom with en-suite leads and a further two double bedrooms and a bathroom.

Immediately to the rear of the property is a private garden with studio/store which is mainly laid to lawn with well stocked flower beds, shrubs and Indian stone patio area providing a pleasant sitting out and entertaining space.

Holbrook

The historic village of Holbrook boasts two village inns, reputable primary school, church and shop/post office. It is highly convenient for local villages including Little Eaton (1 mile) and Duffield (2 miles), both providing a wide range of amenities and recreational facilities including bowling, squash, tennis, football, cricket and golf.

The City of Derby lies approximately 5 miles to the south and the thriving market town of Belper is approximately 3 miles to the north both offering a more comprehensive range of amenities. Excellent transport links are closeby including the A38 leading to the M1 motorway. Local recreational facilities nearby include four noted golf courses at Duffield (Chevin), Breadsall Priory, Horsley Lodge and Morley Hayes.

For those who enjoy leisure pursuits the village of Holbrook is situated on the doorstep of the beautiful Derbyshire countryside which provides some delightful scenery and walks.

Accommodation

Ground Floor

Porch

With entrance door with inset window with leaded finish, tile flooring, radiator, two matching sealed unit double glazed windows and open square archway leading into hallway.

Hallway

7'3" x 2'11" (2.22 x 0.90)

With staircase leading to first floor.

Sitting Room

13'3" x 12'0" (4.04 x 3.68)

With stone fireplace incorporating multi-burner stove and raised granite hearth, beam to ceiling, radiator, double glazed window with deep window sill with aspect to rear and character sealed unit double glazed sash style window with deep window sill with aspect to front.



Dining/Family Room

13'9" x 9'2" (4.20 x 2.80)

(A versatile room that could be used as a separate dining room, family room or music room)

With two beams to ceiling, chimney breast incorporating display fireplace alcove, radiator, two matching double glazed windows to side both having deep window sills and character double glazed sash style window with deep window sill to front.



Inner Hallway

9'10" x 2'10" (3.00 x 0.87)

With tile flooring, understairs storage cupboard and radiator.

Cloakroom

7'6" x 3'4" (2.30 x 1.02)

With low level WC, wash basin, tile flooring, radiator, wall mounted combination boiler, double glazed window to side with tiled sill and spotlights to ceiling.

Living Kitchen/Dining Room

17'8" x 14'7" (5.41 x 4.47)

With inset single sink with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with matching granite worktops, built-in stainless steel four ring gas hob with extractor hood over, built-in stainless steel double electric fan assisted oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, tile flooring, beam to ceiling, spotlights to ceiling, two double glazed matching windows to side, double glazed window to rear, two radiators, half glazed internal door, French glazed doors opening onto private rear garden and matching central island having granite worktops with fitted base cupboards underneath.



First Floor Landing

7'9" x 2'10" (2.38 x 0.87)

With access to roof space.

Double Bedroom One

14'6" x 11'10" (4.42 x 3.63)

With radiator, two double glazed windows and stripped internal panelled door.



En-Suite

5'11" x 5'7" (1.81 x 1.71)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring, radiator, double glazed window and stripped internal door.



Double Bedroom Two

13'8" x 11'10" (4.18 x 3.63)

With built-in cupboard, radiator, double glazed sash style window with deep window sill to front and stripped internal panelled door.



Double Bedroom Three

13'7" x 9'7" (4.15 x 2.93)

With radiator, double glazed sash style window with deep window sill with aspect to front and stripped internal panelled door.



Bathroom

8'2" x 5'7" (2.51 x 1.71)

With roll edge topped with claw feet and mixer tap/shower attachment, pedestal wash hand basin, low level WC, tiled walls, tile flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed window and stripped internal panelled door.



Front Garden

To the front of the property is a low maintenance fore-garden with attractive stone wall with flower beds, shrubs and paved pathway leading to the entrance door.

Side Access

To the side of the property is a continuation of the paved pathway, again with attractive stone dressed wall and also enjoying pleasant views across the valley and beyond.

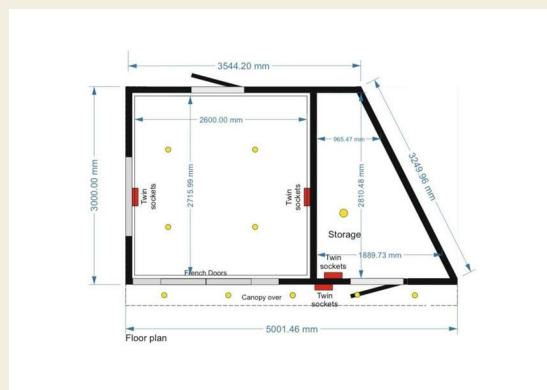
Private Rear Garden

The garden is mainly laid to lawn with well-stocked flower beds, shrubs, trees, stone walling, Indian stone patio providing a pleasant sitting out and entertaining space and attractive studio/home office with garden store.



Studio/Home Office with Garden Store

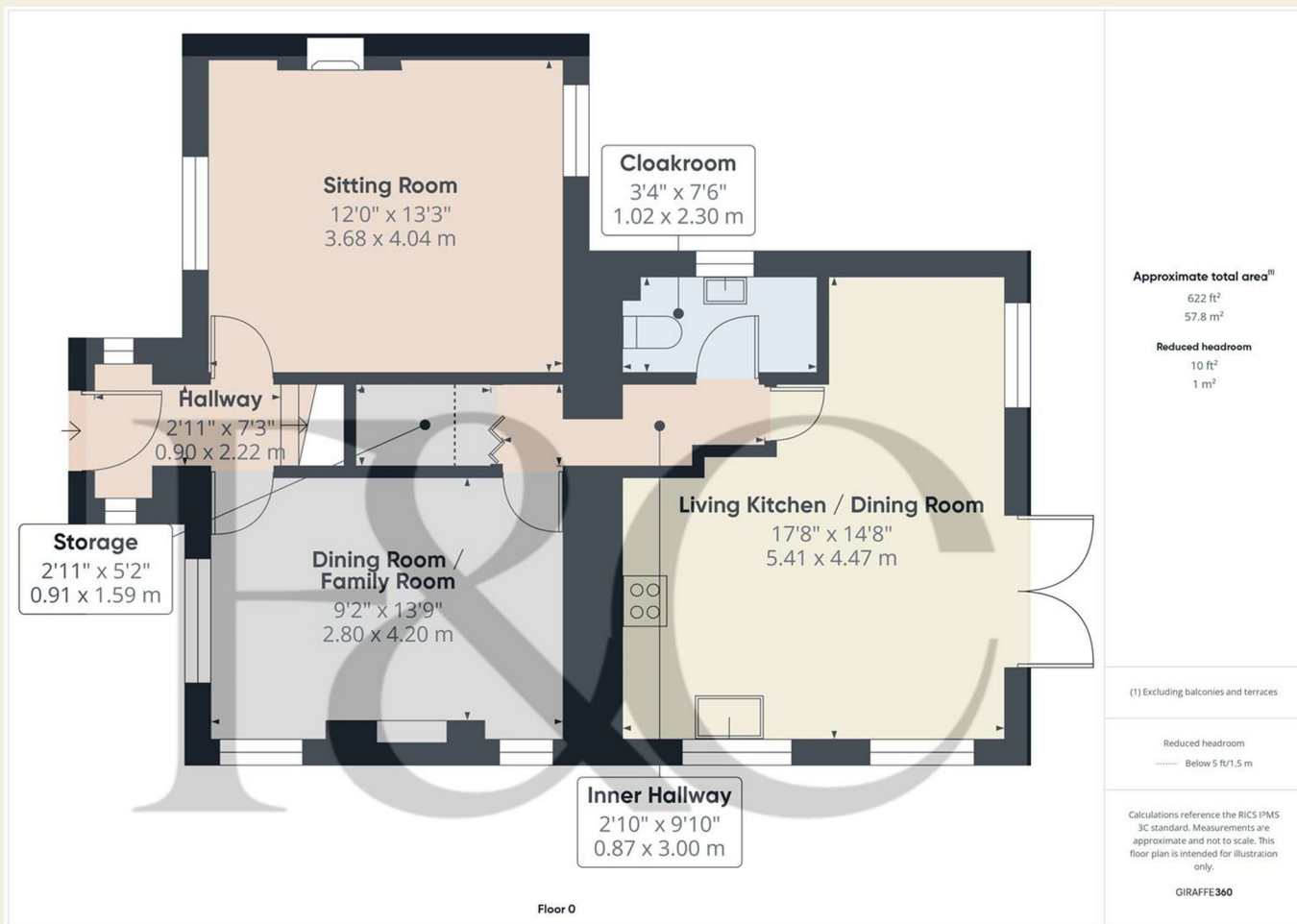
16'4" x 11'5" x 9'10" (5 x 3.5 x 3)



Council Tax Band B



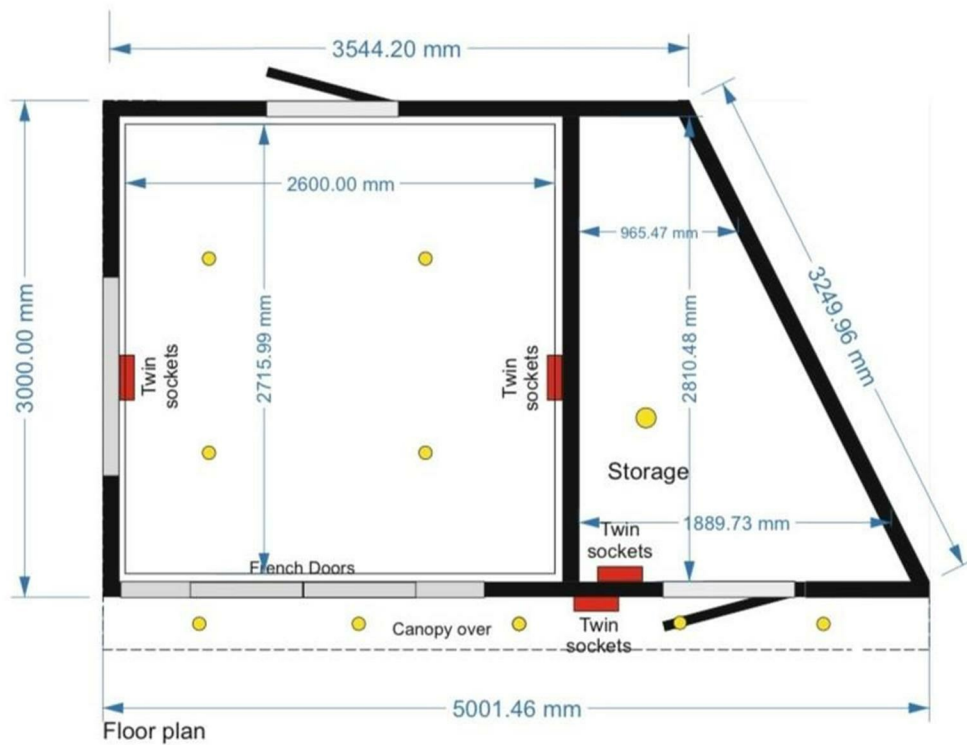
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	