2 Bed House - Detached

Chapel House Belper Lane End, Belper DE56 2DL
Offers Around £275,000 Freehold

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Fletcher & Company

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- Charming Stone Detached Cottage
- Requires Full Modernisation
- Great Potential to be Improved & Developed (Subject to Planning Permission)
- Beautiful Country Views
- Located on the Edge of Belper
- Delightful Countryside Walks
- Lounge, Kitchen, Dining Room & Utility
- Two Bedrooms, Bathroom & Useful Roof Space
- Gardens to Front, Side & Rear
- Driveway & Garage

LOOKING FOR A PROJECT ! Nestled in the picturesque Belper Lane End, this charming stone detached cottage offers a unique opportunity for those seeking a project with potential. (potential for a three-bedroom, two-bathroom property subject to planning permission).

The cottage, while in need of full modernisation, presents a blank canvas for creative minds to transform it into a dream home. With the right vision, this property can be enhanced to reflect modern living while retaining its rustic charm.

One of the standout features of this home is the stunning country views that surround it, providing a serene backdrop for everyday life.

The Location

Belper Lane End, a very sought after location and has its own pub known as the Bulls Head. It is surrounded by open Derbyshire countryside and enjoys delightful country walks towards Shottle, Alderwasley, Blackbrook and Wirksworth. Belper Town Centre is only one mile away and provides an excellent range of amenities including a supermarket, shops, education at all levels, a railway station, public houses, restaurants and recreational facilities. The village of Duffield is some three miles to the south and the city of Derby is approximately eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park lie approximately ten miles to the west.

Accommodation

Ground Floor

Entrance Porch

4'5" x 3'6" (1.36 x 1.07)
With glazed door and internal glazed door giving access to entrance hall.

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Entrance Hall

15'0" x 8'5" x 5'7" x 2'7" (4.59 x 2.59 x 1.71 x 0.81)

With two radiators, built-in storage cupboard and staircase leading to first floor.

Lounge

18'2" x 10'1" (5.54 x 3.09)

With gas fire, radiator and two sealed unit double glazed windows.

Kitchen/Dining Room

14'11" x 10'1" (4.57 x 3.08)

With single stainless steel sink unit with hot and cold tap, base cupboards, worktops, two radiators and two sealed unit double glazed windows.

Utility Room

11'10" x 8'0" (3.62 x 2.45)

With single stainless steel sink unit with hot and cold tap, plumbing for automatic washing machine, base cupboards, worktop, central heating boiler, storage cupboards and glazed door giving access to rear porch.

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Bedroom One

11'1" x 9'3" (3.40 x 2.84)

With built-in cupboard, radiator and sealed unit double glazed window.

Bedroom Two

8'9" x 8'0" (2.69 x 2.46)

With built-in cupboard, radiator and sealed unit double glazed window.

Bathroom

8'1" x 7'4" (2.47 x 2.25)

With bath, pedestal wash handbasin, low level WC, radiator, built-in cupboard housing the hot water cylinder and sealed unit double glazed window.

Rear Porch

7'5" x 4'0" (2.28 x 1.23)

With sealed unit double glazed windows and half glazed entrance door.

Stairs Leading to Roof Space

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Roof Space

21'10" x 18'9" (6.67 x 5.74)

With exposed truss and beams, radiator, two double glazed dormer windows to front, double glazed dormer window to rear and skylight window to rear.

Front Garden

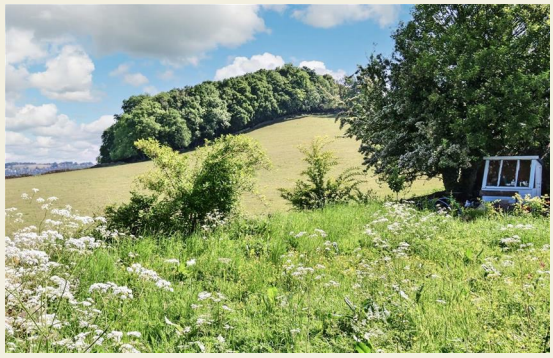
The property is set back from the pavement edge behind a small, gravelled fore-garden with natural stone wall and hand gate.

Side Garden

A lawned garden with natural stone walling, tree and tarmac area leading to garage. Potential further car standing space.

Rear Garden

The rear garden adjoins open fields and countryside with lovely views. The rear garden is grassed.



Garage

16'11" x 9'4" (5.18 x 2.86)

With double opening doors. There is potential for a further off road car parking close to the garage.

Driveway

To the side of the property is a tarmac driveway for one vehicle (left hand side).

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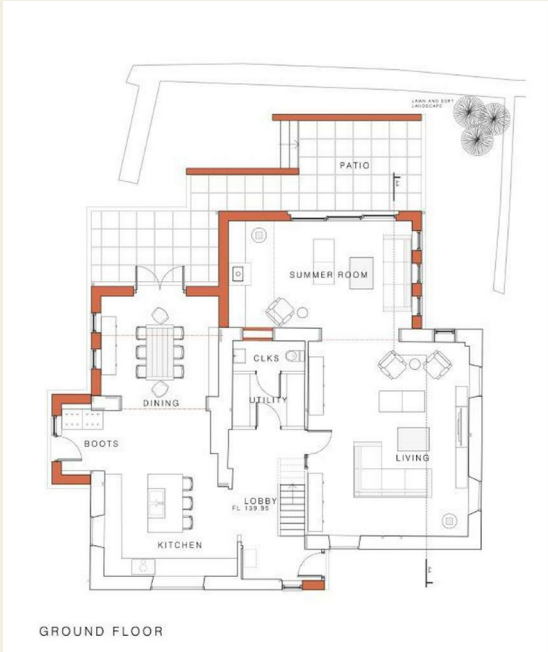
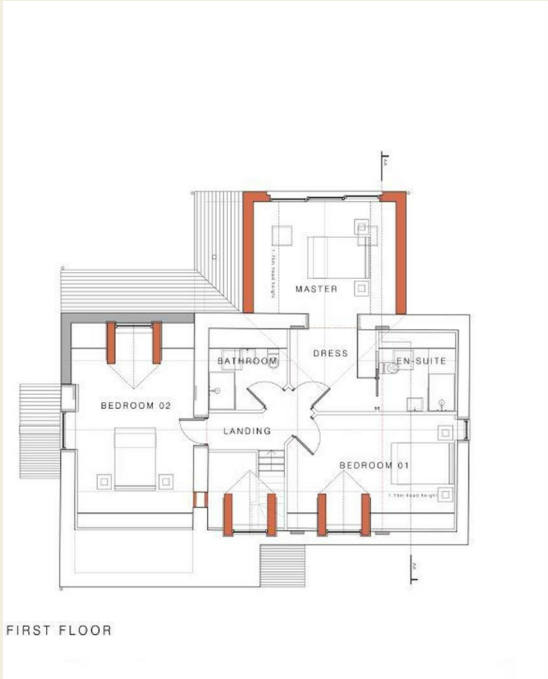
Council Tax Band D

Potential Architect Drawings





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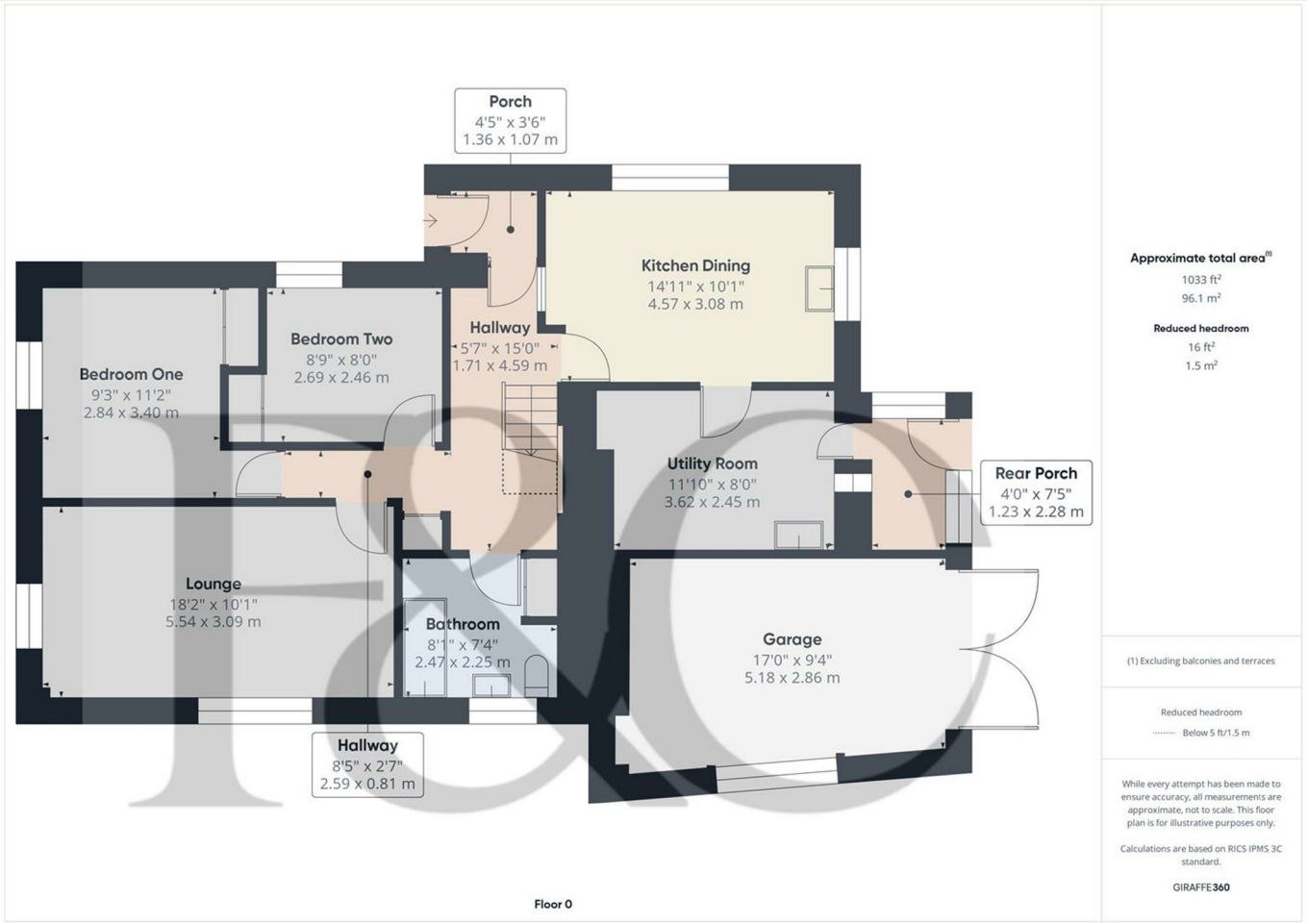

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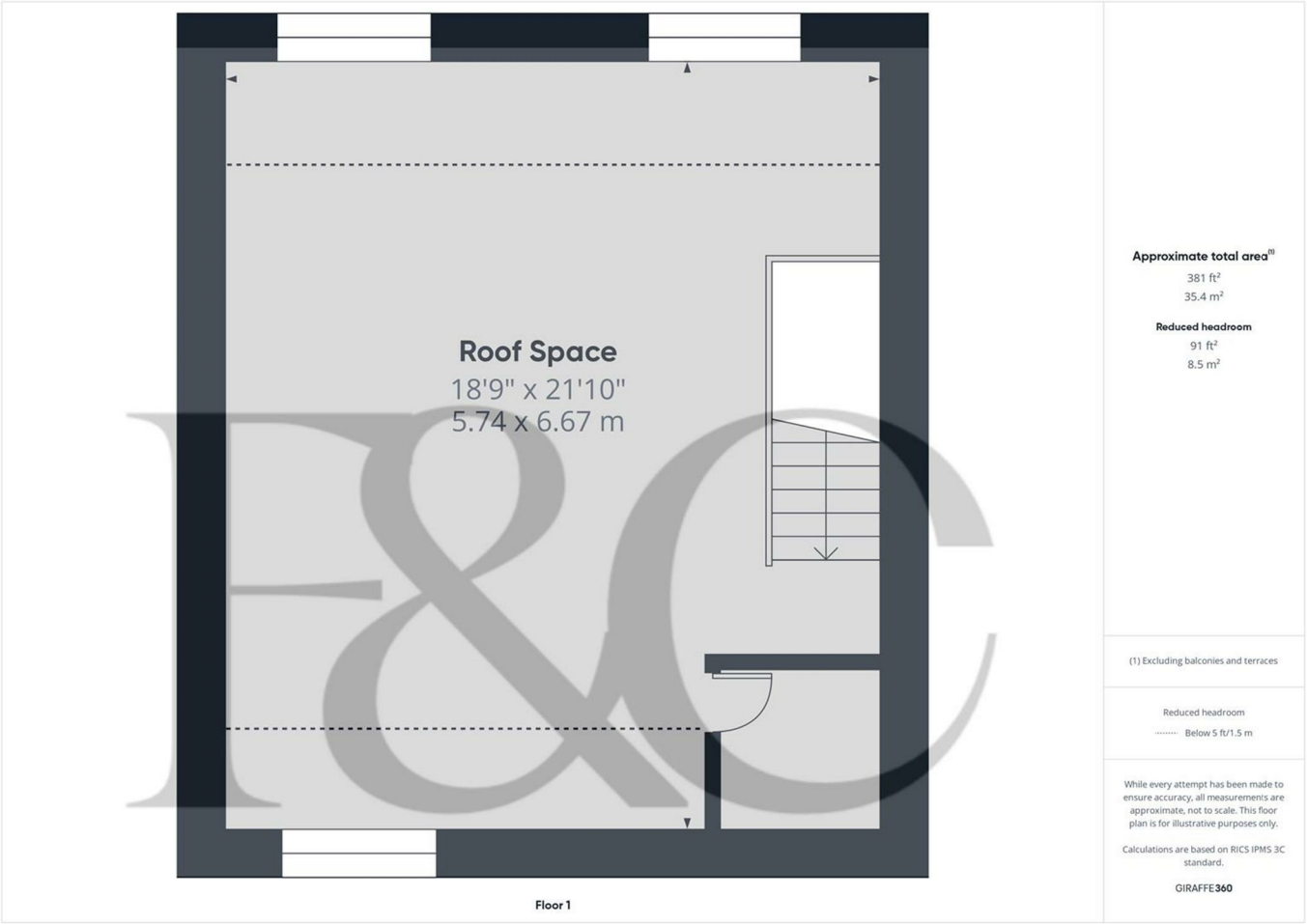
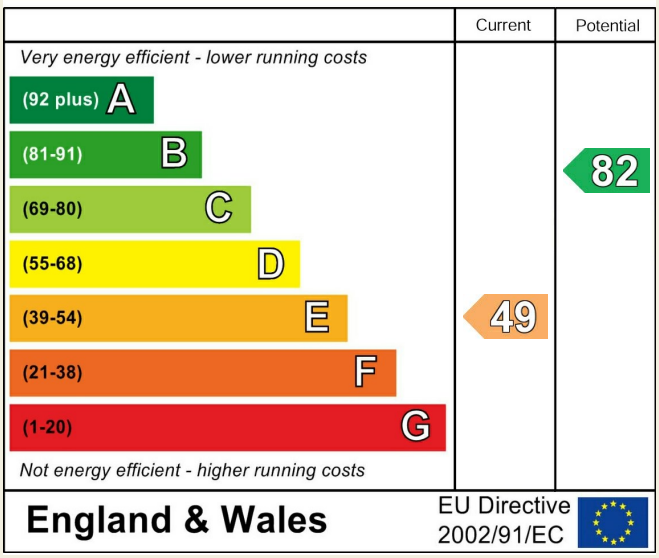
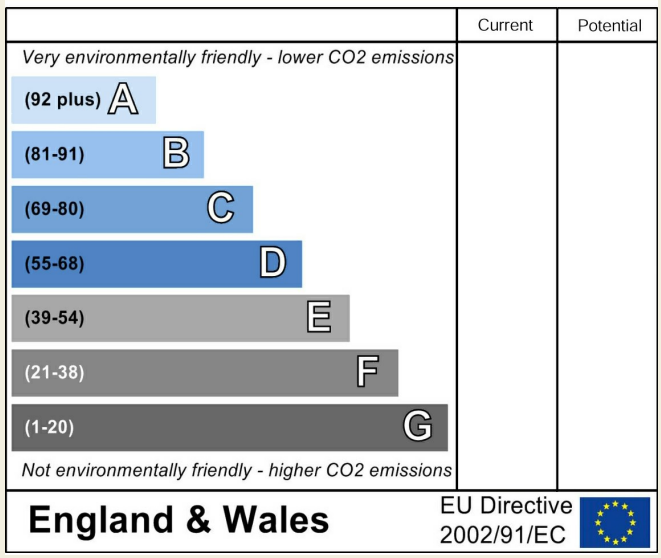


Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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