2 Bed Cottage

21 Bank Buildings, Milford, Belper DE56 0QJ
Offers Around £300,000 Freehold

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Fletcher & Company

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- Charming Three-Storey Cottage of Style and Character
- Original Character Features - Exposed Beams & Stonework
- Cosy Lounge With Log-Burning Stove - Stone Fireplace
- Open-Plan Kitchen/Dining Room - Solid Oak Worktops
- Two Double Bedrooms - Character Display Fireplaces
- Characterful Bathroom - Roll-Top Claw-Foot Bath & Separate Shower
- Useful Pantry/Storage Area
- Attractive Front Garden with Stone Wall - Private Landscaped Rear Garden with Pergola
- Two Timber Storage Sheds
- No Chain Involved - Viewing Recommended

NO CHAIN - A charming two double bedroom period cottage brimming with character and original features.

Arranged over three floors, the accommodation comprises a cosy lounge, open-plan kitchen/dining room, two double bedrooms and a characterful bathroom featuring a roll-top bath and separate shower.

Outside, the property enjoys attractive front and rear gardens, with the rear garden offering patio areas, a pergola, vegetable plot, and useful storage sheds.

Located in the highly regarded village of Milford, nestled within the Derwent Valley World Heritage Site, the property enjoys easy access to beautiful countryside walks, local amenities, and the nearby market town of Belper. Excellent transport links include regular bus services, Belper railway station with direct services to Derby and Nottingham, and convenient access to the A6 for commuting further afield.

The Location

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Lounge

13'11" x 12'9" (4.26 x 3.89)

A charming reception room featuring an exposed brick and stone chimney breast incorporating a log-burning stove with raised slate hearth, exposed ceiling beams, matching quarry tile flooring, cast-iron period-style radiator, wall lights, inset doormat, period-style sash window enjoying a pleasant front aspect, Entrance door with inset glazed panel and stripped pine latched door opening onto the staircase leading to the first floor, oak shelving and a display alcove with exposed stone lintel and shelf.

Pantry/Storage

12'5" x 3'11" (3.81 x 1.20)

Useful pantry area with quarry tile flooring, stone thrawl, exposed ceiling beams, wall light, shelving, sealed-unit double-glazed window, internal pine latched door, and stone windowsill.

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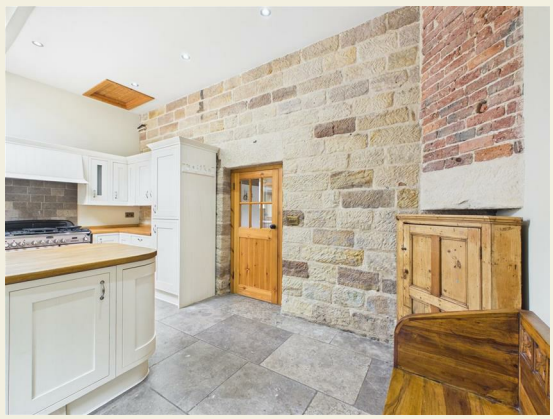
Kitchen/Dining

17'4" x 9'6" (5.29 x 2.91)

Dining Area

Stone flooring, high ceilings, cast-iron period-style radiator, exposed brick and stonework, and door providing access to the private garden with matching sealed-unit double-glazed side windows. Space and plumbing for a washing machine, internal pine half-glazed door, corner stripped freestanding cupboard, and open-plan access to the kitchen.



Kitchen Area

Fitted with a Belfast-style sink and chrome period-style mixer tap, a range of wall and base units with solid oak worktops, Rangemaster cooker with concealed extractor hood, integrated dishwasher, integrated fridge/freezer, and built-in wine rack. Exposed stone wall, high ceilings, spotlights, sealed-unit double-glazed rear window with wooden sill, feature double-glazed Velux-style roof window, and open-plan access to the dining area.

First Floor

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Landing

Staircase rising to the first floor with cupboard housing the central heating boiler. Further staircase leading to the second floor.

Bedroom One

13'6" x 12'9" (4.14 x 3.89)

Featuring an exposed brick chimney breast incorporating a decorative stone fireplace surround with raised slate hearth and inset patterned tiled feature, exposed ceiling beams, wall lights, exposed wooden flooring, column-style radiator, pleasant front aspect, period-style sash window, under-stairs storage cupboard and internal stripped pine latched door.

Second Floor

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Bedroom Two

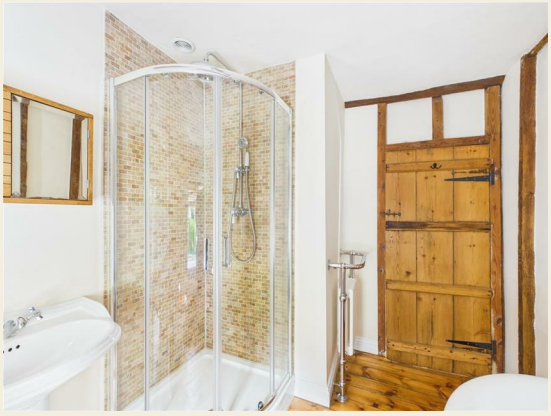
12'9" x 9'4" (3.89 x 2.85)

Characterful room with vaulted ceiling and exposed timbers, fireplace alcove with stone lintel and raised slate hearth, column-style radiator, pleasant front views, character double-opening window and internal stripped pine latched door.

Bathroom

9'10" x 7'4" (3.02 x 2.24)

Comprising a roll-top slipper bath with claw feet and mixer tap with hand shower attachment, pedestal wash hand basin, low-level WC, and corner shower cubicle with chrome shower fittings. Exposed wooden flooring, tiled splashbacks, exposed beams and timbers, heritage-style heated towel rail/radiator, rear-facing window with fitted blind and internal stripped pine latched door.



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Outside - Gardens

The property enjoys attractive gardens to both the front and rear. The front garden is set behind natural stone walling with well-stocked borders and a pathway leading to the entrance, enjoying a pleasant outlook over the country lane. To the rear, a private enclosed garden is arranged over two levels, featuring patio seating areas, an artificial lawn, vegetable plot, raised flower beds, pergola, outside tap, and two useful timber storage sheds.

Council Tax Band B

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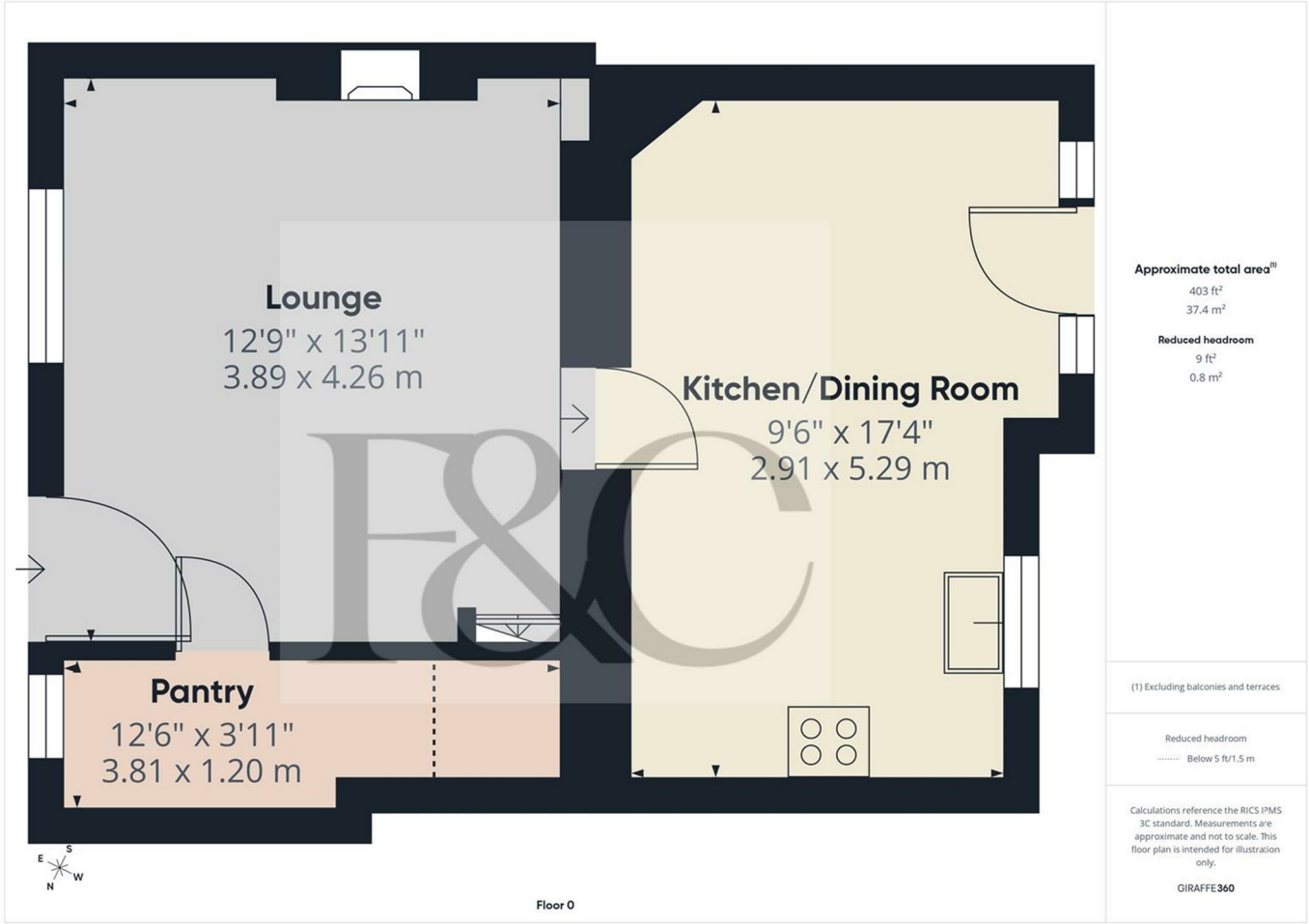

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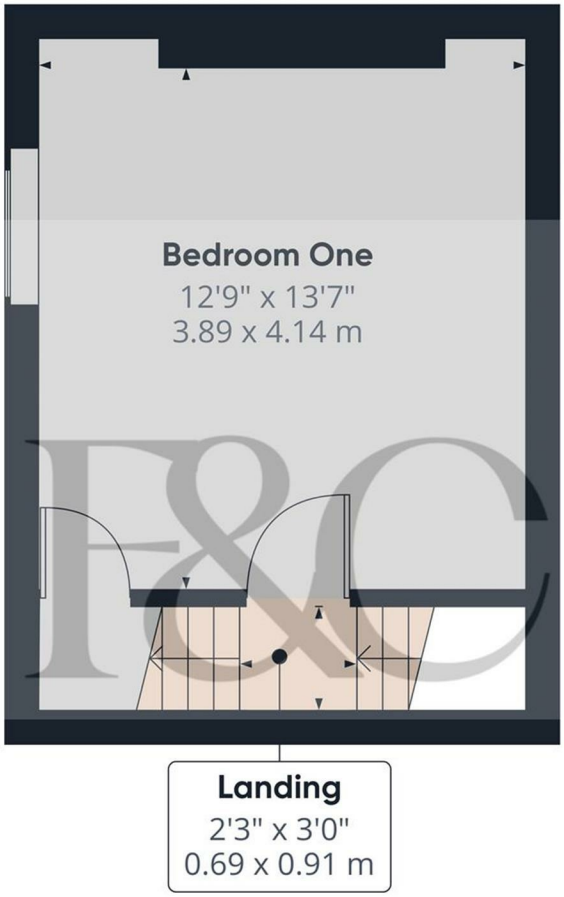

Floor 1

Approximate total area(1)

206 ft²

19.1 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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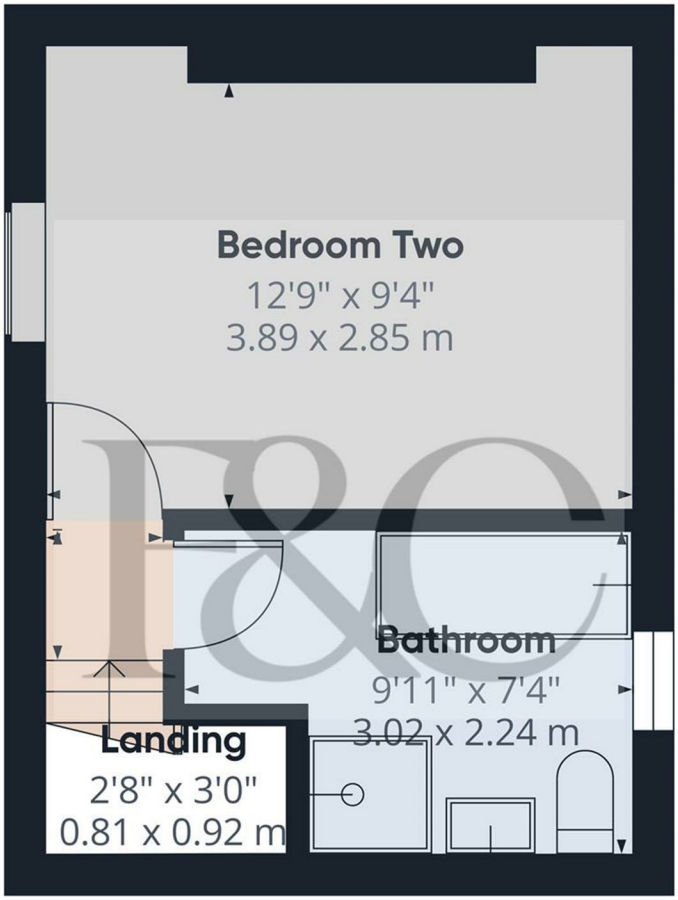

Floor 2

Approximate total area(1)
199 ft²
18.4 m²

(1) Excluding balconies and terraces

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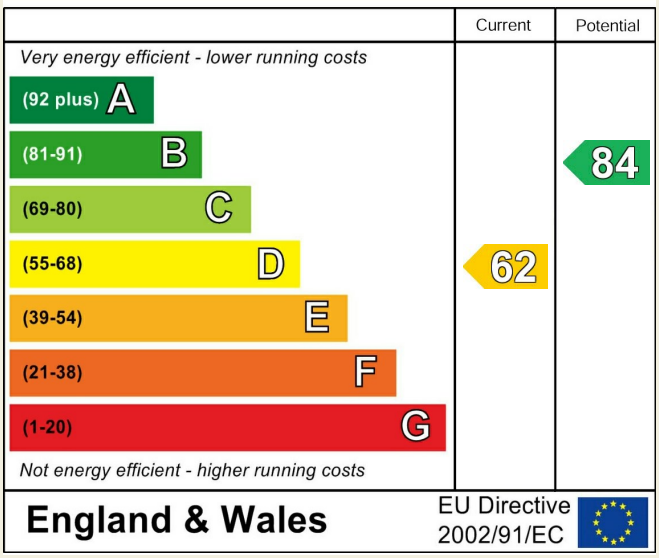
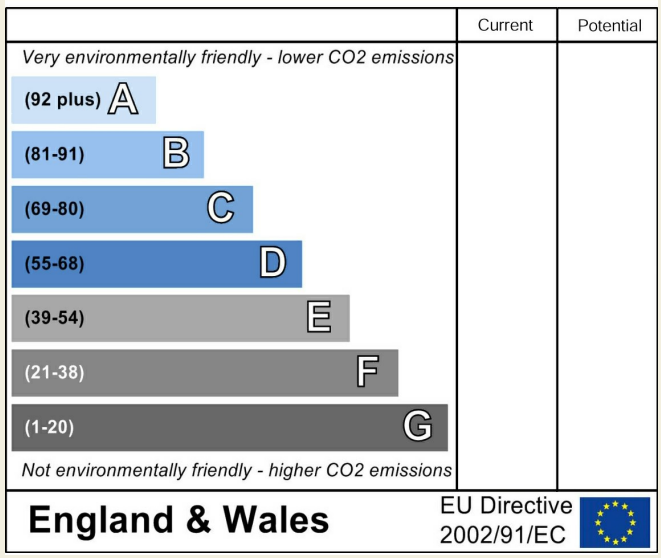
Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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