

Fletcher & Company

21 Hopping Hill, Milford, Belper, DE56 0RJ

Offers Around £239,950

Freehold



- A Superbly Presented Stone Cottage
- Located In The Desirable Village Of Milford
- Sitting Room With Inglenook Fireplace And Log Burning Stove
- Bespoke Kitchen With Open Pantry/Larder
- Two Double Bedrooms
- Bathroom With A Three Piece Suite
- Elevated Garden With far Reaching Views Of The Derwent Valley
- Easy Access To Open Countryside
- Convenient For A6, Belper Town Centre And Train Station
- Internal Inspection Highly Recommended.





Summary

Nestled in the charming area of Hopping Hill, Milford, Belper, this delightful Grade II listed historic cottage offers a unique opportunity to own a piece of history and is perfect for those seeking a quaint yet functional living space.

The cottage is rich in character yet offers light and contemporary style throughout. The property is situated in the heart of a World Heritage Site, ensuring that you are surrounded by stunning landscapes and a sense of community steeped in heritage.

The accommodation includes a cosy sitting room with an Inglenook fireplace housing a quality log burning stove and a bespoke kitchen and open pantry area. To the first floor is a double bedroom with fitted wardrobes and a bathroom with a three piece suite. Stairs lead to the second floor which opens to a generous second double room with windows to both front and rear aspect. This room could easily be split to provide a further bedroom or office/study for those working from home.

Outside is a useful outbuilding with plumbing and space for a washing machine and tumble drier.

The rear garden rises and is tiered with a substantial shed providing great storage space. One of the most captivating aspects of this garden are the breathtaking views of the Derwent Valley. Whether you are enjoying a morning coffee or unwinding after a long day, the picturesque scenery will provide a serene backdrop to your daily life.

This historic cottage is not just a home; it is a lifestyle choice, offering a blend of modern living with the charm of yesteryear. If you are looking for a property that combines character, history, and stunning natural beauty, this cottage in Milford is an opportunity not to be missed.

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The Location

Located on a highly desirable, historic road of similar cottages, within the sought after village of Milford, which is a World Heritage Site. Within walking distance of the River Derwent and picturesque open countryside yet within easy reach of Belper Town Centre, which has a good range of amenities. Conveniently positioned for access to the A6, Duffield, Derby and The Peak District. Railway stations in Belper and Duffield provide train access to London St Pancras and other major cities.

Accommodation

On The Ground Floor

Sitting Room

12'9" x 11'9" (3.89m x 3.58m)

Accessed via a timber door and having an original Inglenook fireplace with exposed stone, stone lintel and tiled hearth housing a quality log burning stove. There are beams to the ceiling, feature exposed brickwork, two radiators and a sealed unit double glazed window to the front. A latch door provides access to the kitchen and a second latch door provides access to the stairs which lead off to the first floor.



Kitchen

13'7" x 6'3" (4.15 x 1.92)

Fitted with a range of modern base cupboards and drawers with a stainless steel worksurface over incorporating a stainless steel sink/drainer unit with mixer tap over. With open stainless steel shelving to the walls and pantry area, a free standing cooker with gas hob, space for a fridge/freezer, understairs wooden shelving and a modern vertical chrome column radiator. Exposed original timber lintels and stonework. Having two sealed unit double glazed window to the rear and a stable door providing access.



First Floor Landing

With painted staircase leading off to the second floor, a built in bookcase and a sealed unit double glazed window to the rear garden. Timber doors lead to the bedroom and bathroom.

Bedroom One

11'10" x 11'2" (3.61 x 3.42)

Appointed with a range of fitted wardrobes with sliding mirrored doors which provide excellent hanging, shelving and storage space. There are original wooden floor boards, a radiator with shelf over and a sealed unit double glazed window to the front elevation.



Bathroom

8'6" x 6'11" (2.61 x 2.11)

Appointed with a three piece white suite comprising a panelled bath with mains fed shower over, a pedestal wash hand basin and a low flush Wc. Feature timber panelling, a wall mounted mirror, painted floorboards, a modern chrome column radiator and a sealed unit double glazed window to the rear.



Second Floor Landing

With painted stairs rising from the first floor.

Bedroom Two

19'3" x 13'8" (5.89 x 4.18)

Having a range of built in shelving and a desk, a radiator and sealed unit double glazed windows to the front and rear. There is a wall mounted combination boiler(serving domestic hot water and central heating)** please note this bedroom could be divided to provide an extra bedroom or office/study.



Outside

The cottage is nicely set back from the road behind a stone wall and has a foregarden and path to the front door.

To the rear there is a courtyard with steps leading to the rear garden and a brick built outbuilding which has light, power, plumbing for a washing machine and space for a tumble drier.

The rear garden is tiered and mainly laid to lawn with a path providing access. At the top there is a timber shed which provides excellent storage.

The garden enjoys far reaching views of the Derwent Valley and surrounding countryside.



View From Sitting Room



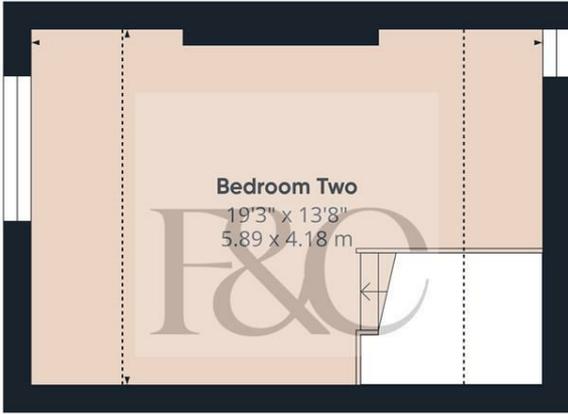
Council Tax Band B



Floor 0



Floor 1



Floor 2

Approximate total area^m
726 ft ² 67.5 m ²
Reduced headroom
90 ft ² 8.4 m ²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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21 Hopping Hill
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Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

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