



## 2 Bed Cottage

16 Hopping Hill, Milford, Belper DE56 0RJ

Price £289,950 Freehold



**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Beautifully Presented Cottage with Breathtaking Countryside Views
- Full Recent Modern Renovation Retaining Many Character Features & Undertaken To The Highest Standard
- Charming Lounge/Dining Room with Stone Inglenook Fireplace & Multi Fuel Log Burner
- Superbly Appointed Fitted Kitchen & Useful Utility/Laundry Room
- Two Genuine Double Bedrooms With Luxury Fitted Shower Room
- Fabulous, Landscaped Garden - The Largest Garden on Hopping Hill - A Real Must See!
- On-Street Car Parking
- Located Between Duffield & Belper
- Pleasant Country Walks & Pubs - Excellent Bus/Train Service
- Viewing Absolutely Essential - A Truly One-Off Cottage

STUNNING COTTAGE & GARDEN - A charming stone mill workers cottage, built by Jedediah Strutt from 1790 and part of the Derwent Valley Mills World Heritage Site, this stunning GRADE II listed three storey cottage offers an abundance of charm and character whilst benefitting from a full recent modern renovation undertaken to the highest of standards.

This wonderful home stands proud from it's elevated position with the longest, most spacious garden on Hopping Hill, boasting awe-inspiring views of the historic Milford Mill to the South and across the valley towards the rolling green hillside of The Chevin to the West.

#### The Location

The historic village of Milford has an excellent range of amenities available locally. The City of Derby is approximately seven miles to the South providing a superb range of facilities including leisure centres, schools at all levels and The Derbion modern shopping centre.

The market town of Belper is approximately two miles away and offers a broad range of facilities including a supermarket and a range of quality delis and restaurants. Milford is also noted for its village inns, reputable primary school and is also one mile away from the village of Duffield, again offering a good range of amenities including a railway station.

This superb location offers fast access to the A6 and A38 leading to the M1 motorway and is also in the Derbyshire countryside with the River Derwent providing some delightful country walks.

#### Accommodation

## Lounge/Dining Room

14'1" x 13'10" (4.30 x 4.22)

With stone fireplace incorporating raised multi-burner stove with raised stone hearth and quarry lower hearth, deep skirting boards and architraves, high ceiling, decorative beams to ceiling, column style radiator, character window to front with internal plantation shutters and panelled entrance door with letterbox.



## Understairs Storage Cupboard

5'5" x 2'9" (1.67 x 0.85)

With light, sliding door and providing storage.

## Kitchen

10'11" x 6'7" (3.35 x 2.02)

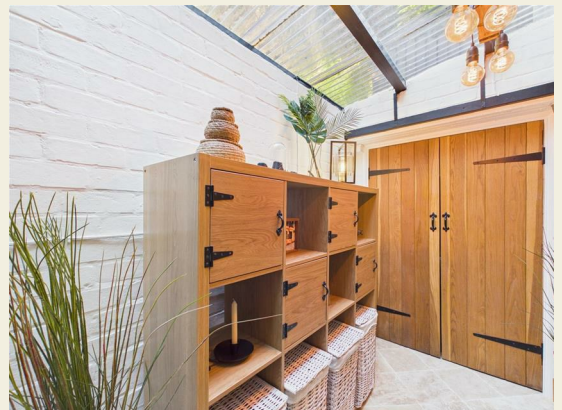
With Belfast sink and chrome period style mixer tap, wall and base fitted units with solid wood worktops, Smeg induction hob with Smeg extractor hood over, Smeg Built In Pyrolytic (Self cleaning) Electric Single Oven, travertine limestone tile flooring, subway style tile splashbacks, exposed chimney breast/fireplace with illuminating light, concealed worktop lights, bespoke fitted shelving, a further range of exposed stonework, decorative beams to ceiling, spotlights to ceiling, column style radiator, internal window with plantation shutters, internal oak veneer glazed door giving access to utility/laundry room, Smeg built-in stainless steel microwave and space for fridge/freezer.



## Utility/Laundry Room

8'3" x 5'5" (2.53 x 1.66)

With travertine limestone tile flooring, power, lighting, exposed stone wall, built-in double storage cupboard housing the plumbing for automatic washing machine and space for tumble dryer, window and half glazed door giving access to private garden.



## First Floor

4'2" x 2'8" (1.29 x 0.83)

With exposed timbers and character multi-pane window.



## Double Bedroom One

14'0" x 13'0" (4.28 x 3.97)

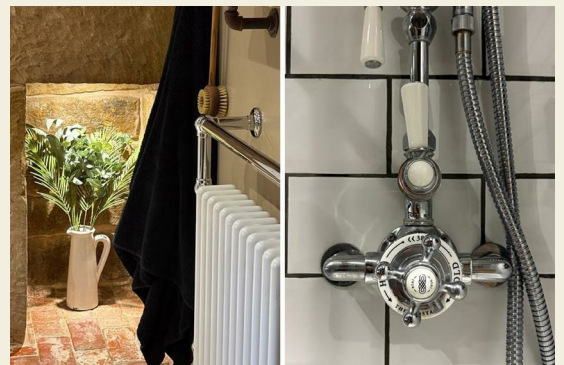
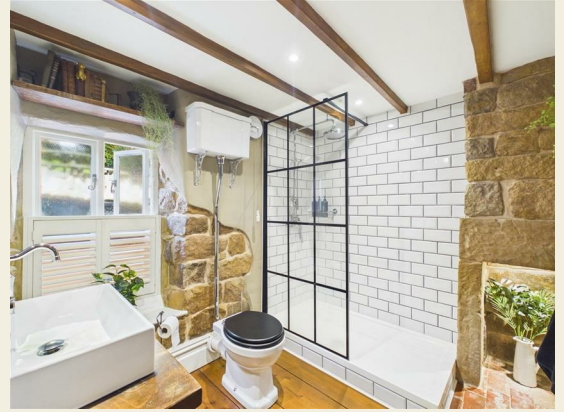
With chimney breast with cast iron period style fireplace with inset brick hearth, decorative beams to ceiling, column style radiator, exposed wood floors, bespoke clothes rail with mirror included in the sale, far-reaching views to front, window with internal plantation shutter blinds and internal stripped latch door.



## Luxury Shower Room

8'3" x 7'1" (2.52 x 2.18)

With walk-in double shower with chrome period style shower with rainfall shower head, fitted wash basin with fitted base cupboard underneath, traditional high cistern toilet, exposed wood floors, deep skirting boards, decorative beams to ceiling, spotlights to ceiling, heritage style towel rail/radiator, exposed chimney breast/fireplace with illuminating light and inset brick hearth, a further range of exposed stone work, shaver point and window to rear with internal plantation shutters.



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## Second Floor



### Double Bedroom Two

21'4" x 14'2" (6.52 x 4.32)

With hot period stove on a raised hearth, exposed wood floors, two principal beams to ceiling, spotlights to ceiling, feature sizeable exposed stone wall, column style radiator, very useful built-in storage cupboard providing storage, window to rear, character metal frame window to front with internal plantation shutters, additional double glazed Velux style window with fitted blind to front and far-reaching views.

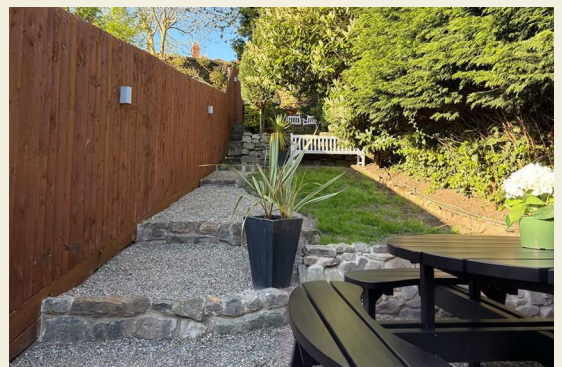


### Front Garden

The property is set back from the pavement edge behind a low maintenance fore-garden with natural stone walling and pathway leading to entrance door. The garden is a pleasant sitting out area nicely screened with bushes, views and useful coal bunker.

## Rear Garden

Being of a major asset to the sale of this particular property is it's quite superb, landscaped and tiered garden enjoying several pleasant sitting out and entertaining spaces complemented by gravel pathways and natural stone walling. At the top of the garden is a private area for chilling out with far-reaching views to the front. Fencing with illuminated lights adds to the ambiance of the garden.



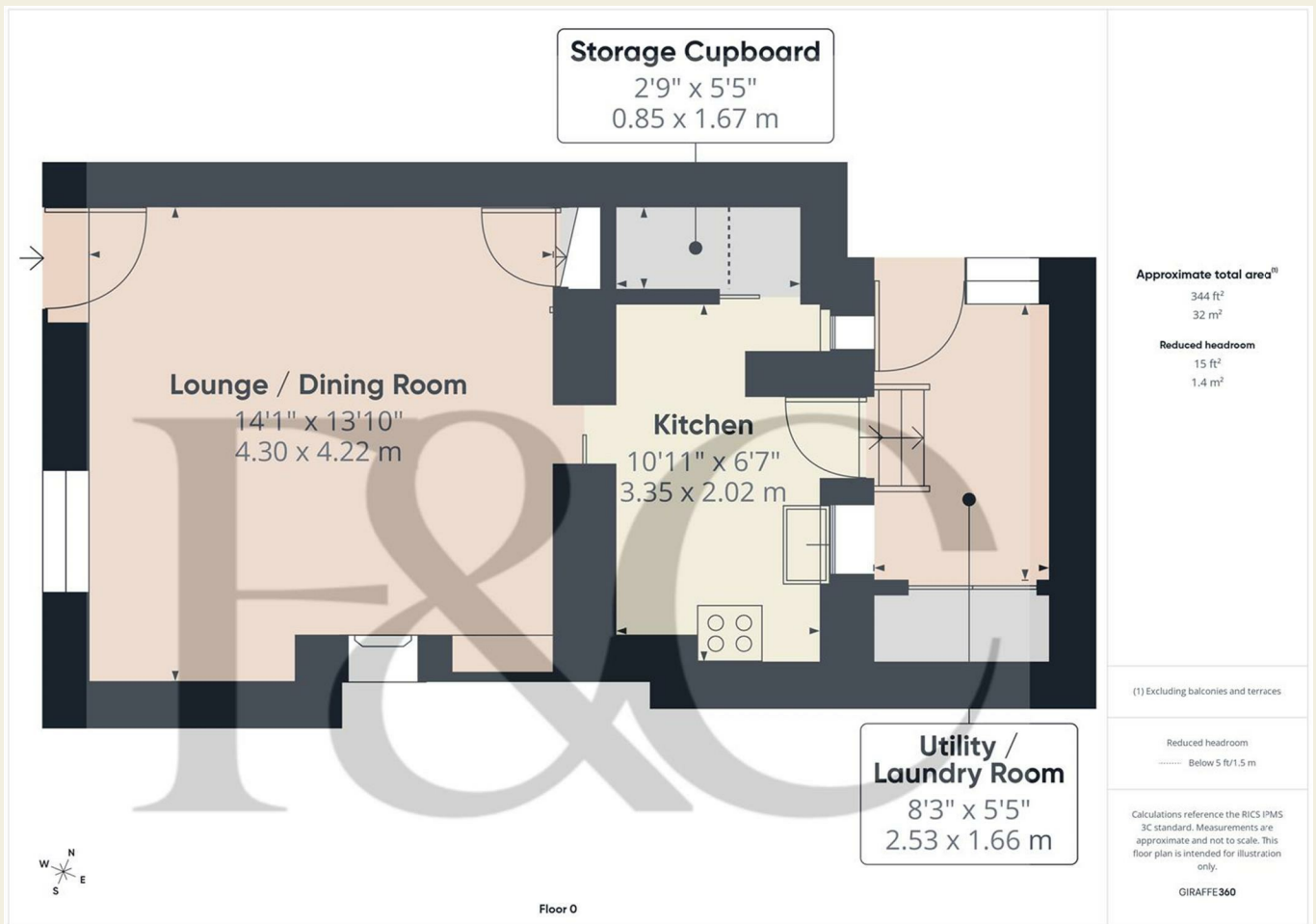
Council Tax Band B



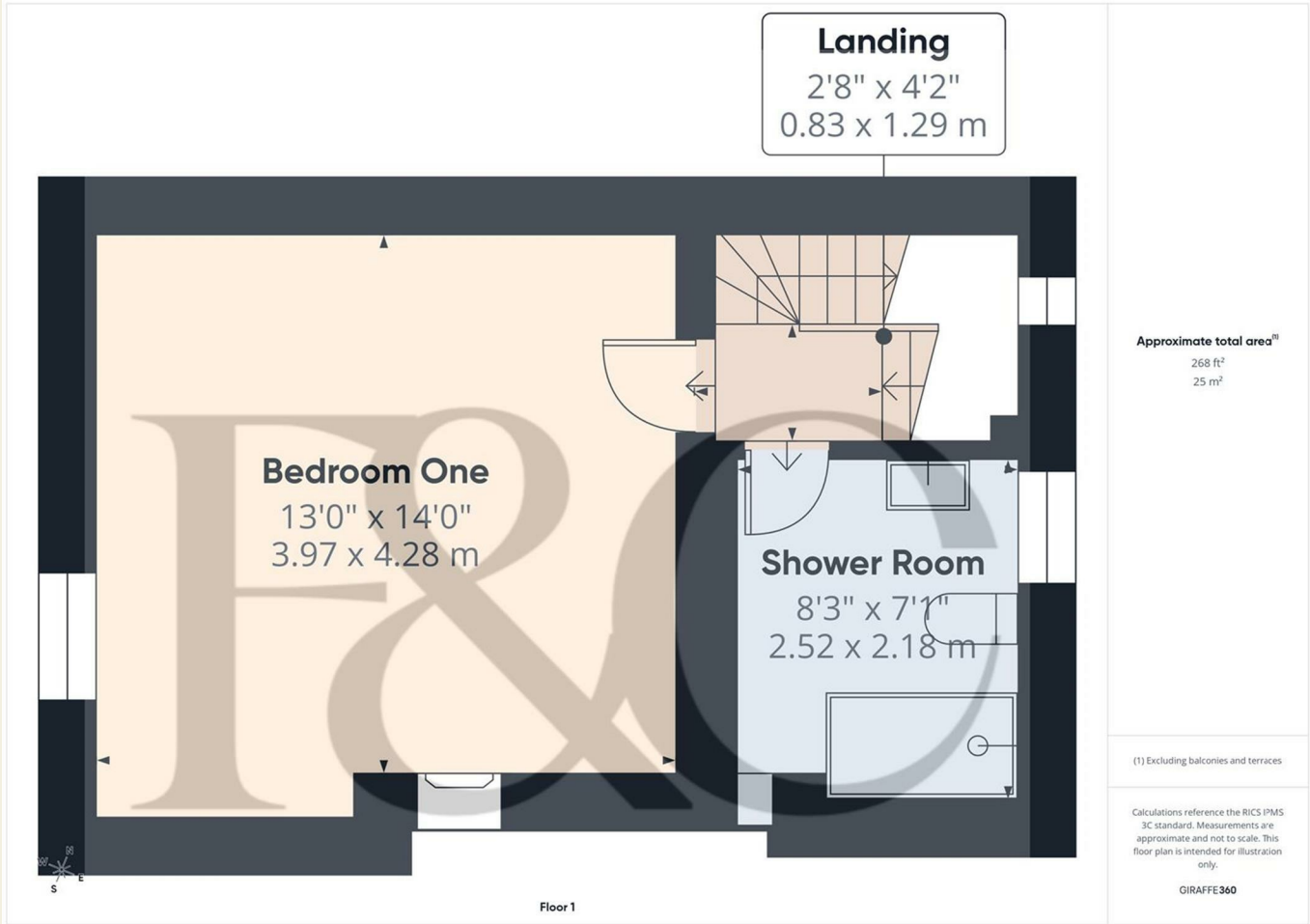
Map



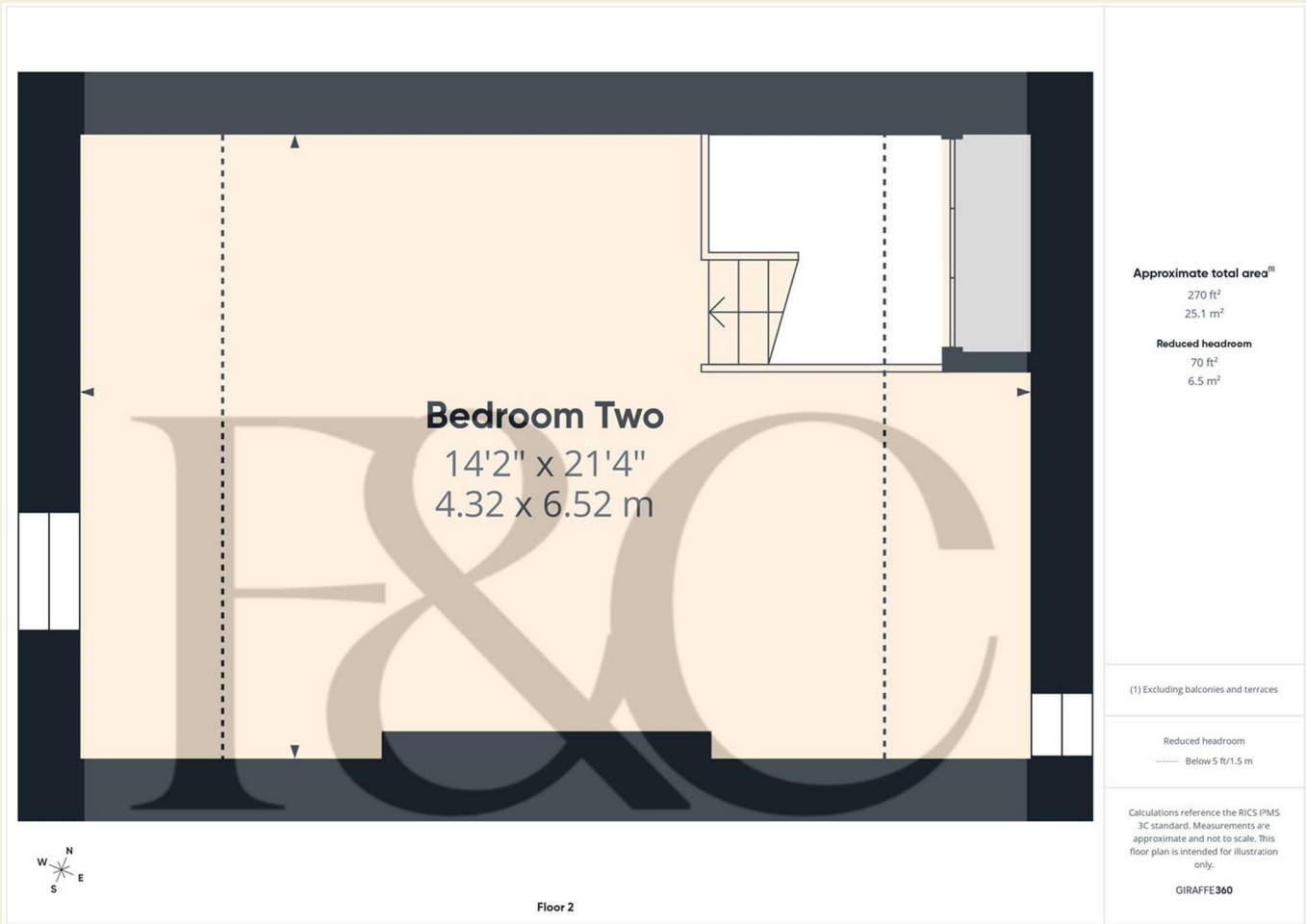
No.16 benefits from the longest garden on Hopping Hill



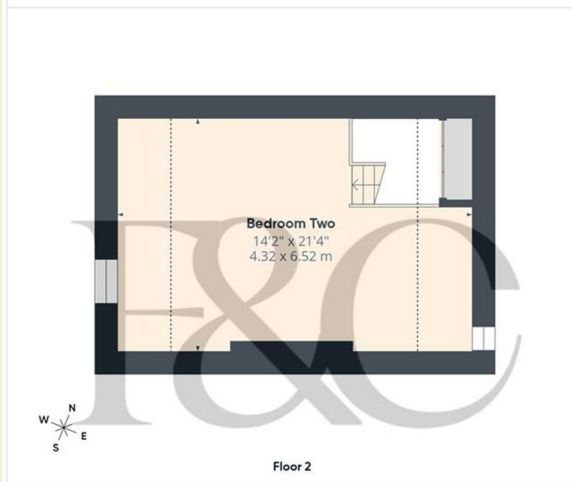
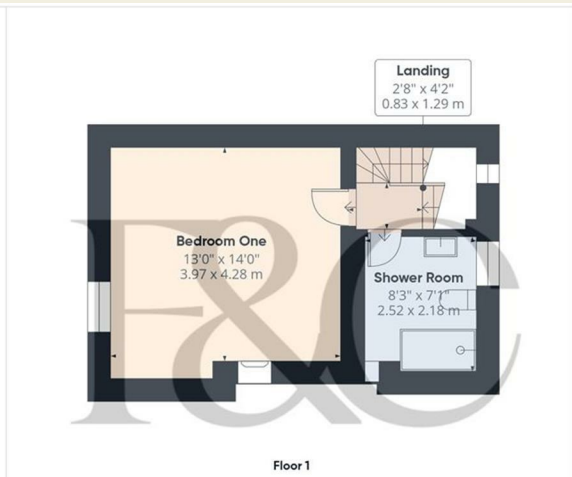
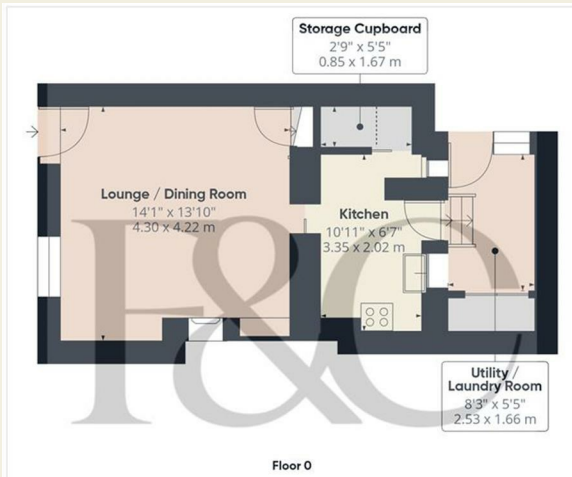
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<p><b>Approximate total area<sup>(1)</sup></b></p> <p>882 ft<sup>2</sup> 82.1 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>86 ft<sup>2</sup> 8 m<sup>2</sup></p>
<p>(1) Excluding balconies and terraces</p>
<p>Reduced headroom</p> <p>----- Below 5 ft/1.5 m</p>
<p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p><b>GIRAFFE360</b></p>

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