



**GADSBY  
NICHOLS**

Christ Church Vicarage Bridge Street, , Belper, DE56 1BA  
Offers Around £595,000

## Christ Church Vicarage Bridge Street, Belper, DE56 1BA



AN IMPRESSIVE, NINE-BEDROOMED DETACHED FORMER VICARAGE, offering excellent potential for a variety of uses, including the existing residential use, commercial such as company headquarters, and educational purposes, subject to obtaining the usual planning and building regulation approvals. The property is Grade II Listed, and available with IMMEDIATE VACANT POSSESSION. Having the benefit of part-gas central heating, and part-double glazing, the accommodation briefly comprises: -

GROUND FLOOR, outer hall, impressive reception hall, cloaks/WC, three generous reception rooms, dining kitchen, utility room, and extensive five-compartment basement cellarage. FIRST FLOOR, landing, four double bedrooms, one with an ensuite, and family bathroom. SECOND FLOOR, landing, and five double bedrooms. OUTSIDE, extensive mature grounds to the rear, large detached garage, and ample car standing spaces. EPC exempt, Council Tax Band G.

## THE PROPERTY



We understand the property was constructed in approximately 1857, by the architect H J Stevens of Derby. In the Grade-II Listing, the property is described as 'a large stone house with gabled façade to Bridge Street of Ashlar stone, being a three-storey design, under a slate roof'.

The property offers an extremely spacious interior, with many character features, and would provide a fine detached 'Gentlemans residence', or alternatively, would suit a variety of uses to include company headquarters, educational, or conversion to apartments, all subject to obtaining the usual planning and building regulation approvals.

The property is in need of refurbishment, and benefits from gas central heating and part-double glazing, comprising; outer hall, reception hall, cloaks/WC, three reception rooms, dining kitchen, utility room, extensive cellarage, nine double bedrooms, one with ensuite, family bathroom, detached garage, ample car standing, and extensive mature gardens.

## NOTE TO PURCHASERS

The property is the former Vicarage, and as a result, access to the main, side front door will be a shared, purely pedestrian access to the side of the property between the Vicarage and the Church. The original access to gain entry into the rear garden via the side gate has now been removed. However, there is private pedestrian access to the Vicarage from bridge Street, which leads to the rear courtyard, and thereafter, access to the garden.

## LOCATION



The property enjoys an impressive frontage to Bridge Street, within the popular Market Town of Belper, affording a comprehensive range of amenities to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, recreational facilities, and schooling. Belper also benefits from a railway station, and regular bus services throughout the region.

## DIRECTIONS

When leaving Derby city centre by vehicle, proceed

north along the A6 Duffield Road proceeding through Darley Abbey, Allestree, and Milford, then on entering Belper proceed through the town centre into Bridge Street, to find the property on the left-hand side next to the Church.

## VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13423.

## ACCOMMODATION

Having the benefit of gas central heating, and part-double glazing, the detailed accommodation comprises: -

## GROUND FLOOR

### OUTER HALL

Having front door, central heating radiator, ceiling cornice, and glazed door and side panels opening to the: -

### IMPRESSIVE RECEPTION HALL

Having stairs to the first floor, two central heating radiators, and door providing access to the: -

### BASEMENT CELLAR

Providing extensive five-compartment cellarage, having throwls, and electric light.

### CLOAKS/WC

Having white suite comprising; WC with high-level cistern, and wash and basin, together with double glazed window, and central heating radiator.

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## LOUNGE

6.10m x 4.55m (20'0" x 14'11")



Having impressive ornate carved-oak fire surround with tiled back and hearth, and open fire-grate (NOT TESTED), part-panelled walls, two central heating radiators, two wall light points, and double glazed windows with views towards the football ground and beyond.

## SITTING ROOM

4.52m x 4.01m max (14'10" x 13'2" max)

Having double glazed window to the front, built-in cupboards, walk-in cloaks cupboard, and central heating radiator.

## DINING ROOM

6.12m x 4.57m (20'1" x 15'0")



Having fire surround with tiled back and hearth, and fitted gas fire (NOT TESTED), part-panelled walls, deep ceiling cornice, two central heating radiators, and double glazed French doors and side windows to the rear garden enjoying views beyond.

## DINING KITCHEN

4.80m x 4.32m (15'9" x 14'2")



Having fitments comprising; two double base units, three single base units, drawers, one double wall unit, and three single wall units, together with one-and-a-half bowl stainless steel sink unit with single drainer, double glazed windows, two central heating radiators, double glazed window to the rear, door providing access to the rear courtyard, and Vaillant gas central heating boiler providing domestic hot water and central heating.

## LARGE UTILITY ROOM

4.34m x 2.39m (14'3" x 7'10")

Having fitments comprising; one double base unit, and two single base units, together with stainless steel sink unit with single drainer, double glazed window, plumbing for automatic washing machine, central heating radiator, and two walk-in pantries.

## FIRST FLOOR

### HALF-LANDING

Having double glazed window.

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## MAIN LANDING

Having central heating radiator, and door to the stairs to the second floor.

## BEDROOM ONE

6.15m x 4.55m (20'2" x 14'11")

Having central heating radiator, and double glazed window to the rear enjoying views beyond.

## BEDROOM TWO

6.12m x 4.55m max (20'1" x 14'11" max)



Having fitted wardrobes, central heating radiator, and double glazed window enjoying views to the rear over the football ground and beyond.

## BEDROOM THREE

4.52m x 4.01m plus (14'10" x 13'2" plus)



Measurements are 'plus the bay window'.

Having double glazed bay window to the front, and central heating radiator.

## ENSUITE SHOWER ROOM

3.10m x 2.90m (10'2" x 9'6")

Having white suite comprising; wash hand basin, low-level WC, and corner shower cubicle with electric shower unit, together with double glazed window, central heating radiator, and door to the inner landing.

## BEDROOM FOUR

4.60m x 4.32m (15'1" x 14'2")

Having double glazed window, central heating radiator, and fitted double wardrobes.

## INNER LANDING

Having built-in store cupboard.

## FAMILY BATHROOM

2.34m x 2.11m (7'8" x 6'11")

Having white suite comprising; low-level WC,

pedestal wash hand basin, and panelled bath with electric shower unit over, together with double glazed window, and central heating radiator.

## SECOND FLOOR

### LANDING

Having fitted cupboards, and access to eaves storage.

## BEDROOM FIVE

6.15m x 3.78m max (20'2" x 12'5" max)

Having period cast-iron fire-grate, and windows enjoying views over the football ground to countryside beyond.

## BEDROOM SIX

6.12m x 3.78m (20'1" x 12'5")

Having period cast-iron fire-grate, and windows enjoying the views beyond.

## BEDROOM SEVEN

4.60m 4.32m max (15'1" 14'2" max)

Measurements are 'maximum into eaves'. Having period cast-iron fire-grate, and glazed windows.

## BEDROOM EIGHT

4.52m x 4.04m max (14'10" x 13'3" max)

Measurements are 'maximum into eaves'. Having feature window to the front.

## BEDROOM NINE

3.07m x 2.92m max (10'1" x 9'7" max)

Measurements are 'maximum into eaves'. Having glazed rooflight.

## OUTSIDE

## COURTYARD

Situated to the side and can be accessed from the dining kitchen.

## DETACHED WORKSHOP

Situated within the courtyard area.

## PARKING

The rear driveway provides ample parking, and leads to the: -

## EXTENSIVE REAR GARDEN



Having paved patio, stone walling to two sides, lawn, numerous borders, and incorporates the: -

## LARGE DETACHED GARAGE

Of stone construction.

## ADDITIONAL INFORMATION

### TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

### DO YOU NEED A SURVEY?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

## ANTI-MONEY LAUNDERING (AML)

### REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

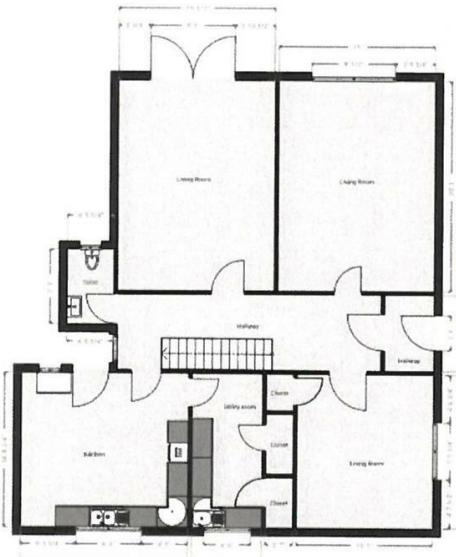
In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

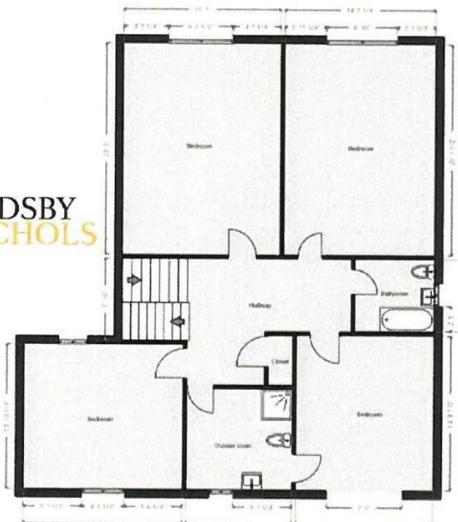
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13423**

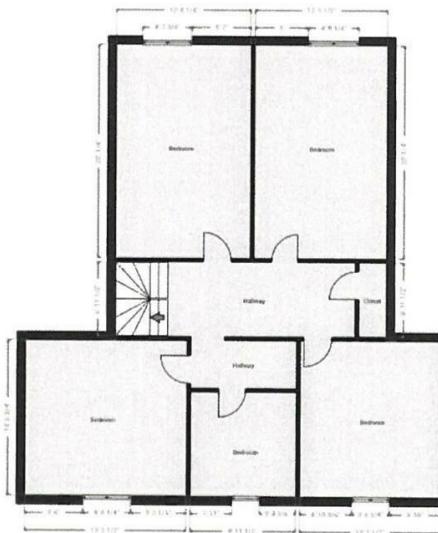
▼ Ground Floor



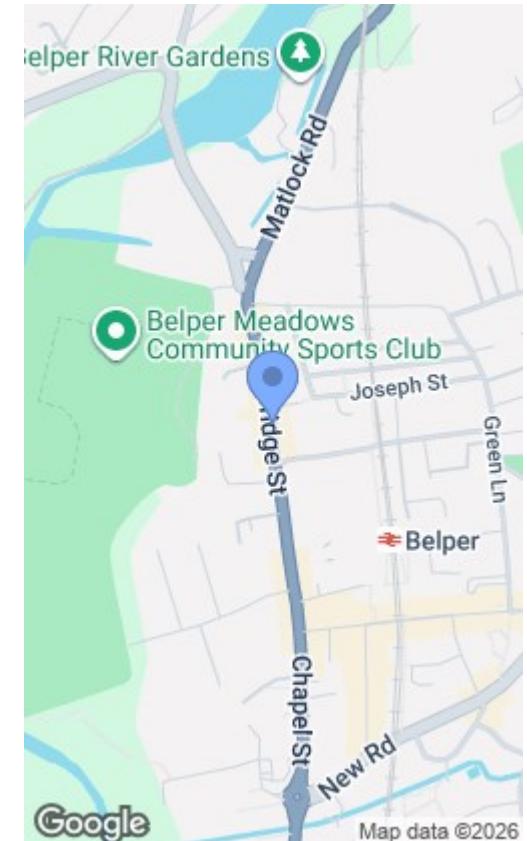
▼ 1st Floor



▼ 2nd Floor



It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



## PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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