



£299,950

The Scotches, Belper DE56 2UE

Cottage | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Charming Character Cottage
- Rear Cottage Garden
- Accomodation Over 3 Floors
- Extended Kitchen/Dining Room
- Highly Sought After Location
- Two Bedrooms and Bathroom
- Beautiful Original Features
- Close To Belper Town
- Grade II listed and part of the UNESCO World heritage site
- Council Tax Band A

## Property Description

Nestled within the idyllic setting of The Scotches, part of Belper's World Heritage Site, is this beautiful stone Grade II listed character cottage. Offering accommodation over three floors and having a delightful rear extension.

## Main Particulars

Derbyshire Properties are delighted to present this truly beautiful and charming, three story stone cottage nestled in the idyllic setting of The Scotches, Belper, within the noted World Heritage Site. This charming Grade II listed home offers a unique blend of character and modern comfort, providing a tranquil haven for peaceful living.

The property offers a wealth of original features throughout, including; exposed beams, feature fireplaces and a delightful cottage garden. The property benefits from a superb rear extension, creating a light and airy kitchen/dining area with feature pitched roof ceiling and large skylight. The location is highly regarded locally and offers beautiful views across Belper. The rear garden has been landscaped to a high standard with feature stone boundaries.

The property is close to the centre of Belper, which provides an excellent range of amenities including shops, train station, schools, cafes, restaurants and recreational facilities. Straddling the River Derwent, Belper is surrounded by picturesque countryside and the stunning Derwent Valley.

Early internally inspection is essential to avoid disappointment.

### Living Room

3.57m x 3.31m (11' 9" x 10' 10") Entered via a hardwood door from the front elevation, there is a sash window with Thomas Sanderson bespoke shutters, wall mounted radiator, exposed beams and trusses to ceiling, wood floor covering, TV point, staircase to first floor landing and useful under stairs storage cupboard. The feature focal point of the room is an original fireplace with exposed brick chimney breast and stone lintel with inset multi fuel burning fire set upon a stone hearth. Access via a door into a storage cupboard and latched door leading to :-

### Extended Open Plan Dining Kitchen

4.40m x 2.75m (14' 5" x 9' 0")

### Dining Area

This beautiful light and airy room benefits from a high pitch ceiling with two Velux skylights, creating high levels of natural light, with modern spotlighting. Feature part-plastered wall with exposed areas of Stone make an attractive feature, wall mounted radiator and beautifully crafted floor to ceiling shaker ladder cupboards, providing useful storage space.

### Kitchen Area

This beautifully crafted bespoke kitchen comprises of a range of wall and base mounted shaker units with Quartz worksurfaces. Incorporating a sink drainer unit with mixer taps and complementary tiled splashback areas. Freestanding cooker with stainless steel extractor canopy over integrated microwave oven, dishwasher and washing machine, fridge freezer, the continuation of the tile floor covering from the dining area, wall mounted vertical radiator, large skylight creating high levels of

natural light with additional window and stable door to the rear elevation. Cottage latch door leads to:-

#### Cloakroom/WC

0.83m x 1.58m (2' 9" x 5' 2") With encased WC with wall mounted push flush, part wall tiling, slimline vanity unit, tiled floor covering, wall mounted radiator and obscured window to the rear elevation

#### First floor

##### Landing

Accessed from the living room via carpeted staircase that leads to the first and second floor landings with feature exposed brick wall. Wall mounted radiator, exposed beams to ceiling and cottage doors lead to the second bedroom and bathroom.

##### Bedroom Two

2.82m x 1.84m (9' 3" x 6' 0") With window to the front elevation with Thomas Sanderson bespoke shutters, wall mounted radiator, wood floor covering, exposed beams to ceiling and fitted double wardrobe, providing ample storage hanging space. The feature focal point of the room is an exposed brick chimney breast with original feature cast-iron fire with stone lintel.

##### Bathroom

2.74m x 1.21m (9' 0" x 4' 0") Comprising of a three-piece suite to include WC, vanity unit and wood panelled bath with shower over and wall tiling, double glazed obscured window, exposed beams to ceiling, ceramic tile floor covering and wall mounted heater towel rail.

#### Second floor

##### Landing

Accessed from the first floor landing with the continuation of the feature exposed brick wall and small feature window to the front elevation. Original cottage door leads to the master bedroom.

##### Bedroom One

3.63m x 3.12m (11' 11" x 10' 3") This beautiful master suite benefits from dual aspect windows to the front and rear elevations, both with Thomas Sanderson bespoke shutters, wall mounted radiator, exposed beams, Sharps fitted wardrobe and small chest of drawers and original feature fireplace with exposed brick chimney breast.

#### Exterior

## Outside

The wonderful garden has been landscaped to a high standard and the first part offers a paved patio entertaining terrace with wall and fence boundaries leading to a small area of lawn with knee-high rockery with a range of inset planting. The middle part of the garden is a newly constructed pergola with timber decking terrace. Then on to a smaller patio area with large flower bed and exposed brick winding paved pathway, lead through areas of planting with timber fenced and hedge boundaries, garden, shed and storage area.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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