



£279,950

Belper Lane, Belper DE56 2UG

Cottage | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Stone Character Cottage
- Grade II Listed
- high regarded area
- 2 bedrooms
- Private Cottage Garden
- very well presented

## Property Description

Derbyshire Properties are excited to present this superb period Stone cottage situated next to the formally known 'The old Bakery'. Full of character and located in an extremely highly regarded area of Belper. The property is a stunning example of a Grade II listed cottage which has been lovingly renovated.

## Main Particulars

Derbyshire Properties are excited to present this superb period Stone cottage situated next to the formally known 'The old Bakery'. Full of character and located in an extremely highly regarded area of Belper, this property is a stunning example of a Grade II listed cottage which has been lovingly renovate throughout.

Internally the property offers a lounge with feature fireplace, stunning kitchen with panelling and private rear courtyard garden, two double bedrooms to the first floor and superb shower room.

We understand from local historical research that the residence was originally built for the craftsmen and stone masons who rebuilt the Belper bridge over the river Derwent after 1793. Previously the property in the 19th Century appears to have been a thriving bakery. "Neaum Bakery" which developed the Digestive Bread being part of Belper's rich history.

### Living Room

with door leading in from the front elevation, large window with bespoke shutters, exposed stone feature wall, solid floor covering, and internal window looking through to the kitchen.

The feature focal point of the room is an exposed brick chimney breast with inset log burner set upon a stone hearth.

Door leads to:-

### Kitchen

mainly comprising of a range of wall and base mounted shaker units with solid woodwork surfaces incorporating sink with mixer taps and wood splashback. Fitted with spotlights and extractor fan, window to the rear elevation original quarry tile floor covering, wall mounted shelving, under stairs storage cupboard, staircase to 1st floor landing and stable door leading to the rear courtyard garden.

### First Floor

#### Landing

Landing accessed via the kitchen is this superb landing that is currently used as a study area with original sash window to the rear elevation, solid wood floor covering, warm mounted period style radiator and internal doors accessing both bedrooms and the shower room.

#### Bedroom 1

with sash window to front elevation offering superb views over Belper, wall mounted radiator, feature fireplace and space for bedroom furniture

#### Bedroom 2

located to the rear of the property and having sash window and feature fireplace.

#### Bathroom

Stunning shower room- this is well proportioned remodelled room comprises of a WC, pedestal wash hand basin and large walk-in shower enclosure with wall mounted mains fed shower and attachment over with attractive glass shower screen. Spotlights and extractor Fan to ceiling, wood panelling to walls, exposed stone feature wall, obscured glass/window to front elevation and useful alcove with plumbing for washing machine.

#### Outside

The beautiful private rear garden is enclosed on all sides by timber fence and wall boundaries and offers a full width paved patio area, lawn, raise sleeper borders and wooden covered seating 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>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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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