



£385,000

Joseph Street, Belper DE56 1DP

Character Property | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Historic Quarter/Cluster House Situated In A Conservation Area In Belper
- One Bedroom Annex With Earning Potential
- Sympathetically Modernised With A Rustic Charm
- Situated In The Heart Of Belper/Within The Conservation Area
- Three Bedroom, 3 Storeys
- Ideal For Families With Dependent Relatives
- Good Sized Driveway And Outdoor Space
- Charm & Character Throughout
- Private Cottage Garden & Driveway
- COUNCIL TAX BAND C

## Property Description

New to the market is this unique and beautiful GRADE II LISTED COTTAGE with THREE BEDROOMS plus an ANNEX situated in the sort after 'The Clusters'. Close to BELPER TOWN CENTRE.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this beautiful example of a period historic quarter/cluster house situated in a conservation area in Belper. This house comprises of an entrance hall, utility room with gas central heating boiler, kitchen with freestanding units including central island, dresser unit, sink unit with Belfast sink and mixer tap, space for range cooker and space for fridge freezer, stone floors and sash windows, there is a beautiful reception area, currently used as a dining room and a cosy lounge with log burner.

To the first floor there are two bedrooms and the bathroom, the bathroom is modernised with a rustic charm with stone feature wash hand basin and roll top bath with a shower over the bath and low level flush wc.

The master bedroom is a fantastic space situated on its own level on the second floor, with stunning views over the Chevin.

To the outside is a SOUTH FACING private patio area, an original pig sty now used for storage and ample off road parking for several vehicles on the double gated driveway (a rarity for cottage properties).

The property also has an Annex which includes a kitchen, sitting area, a bedroom and a bathroom. This annex has earning potential as it has previously been a holiday let on websites such as air BnB and booking.com.

This stunning character property offers everything you would want from a cottage, modernised sympathetically throughout, it will not be around for long! Arrange a viewing to avoid missing out.

### Entrance Hall

Entered via a hardwood door from the front elevation, sash window to the side elevation, tiled floor covering, warm mounted radiator and cottage door leading to:-

### Boiler Room

With sash window to the rear elevation, coat storage, shelving and wall mounted gas combination boiler.

### Kitchen

11' 11" x 10' 4" (3.63m x 3.15m)

Comprising of a range of bespoke base storage cupboards with solid wood work surface incorporating Belfast sink with mixer taps and tiled splashback areas. Space for a slimline dishwasher, space for fridge/freezer and gas range with stainless steel splashback and extractor canopy over. Wall mounted storage cupboards and central island with Solid wood work surface and seating space beneath. Flagstone floor coverings, two sash windows to the front elevation and wall mounted radiator. Door opening leads to:-

### Dining Area

11' 4" x 11' 2" (3.45m x 3.40m)

With the continuation of the Flagstone floor covering from the kitchen, painted beams to ceiling, sash window to front elevation and bespoke seating area. Door opening lead to :-

#### Living Room

13' 10" x 13' 0" (4.22m x 3.96m)

Access via the front porch or dining room is this spacious and cosy lounge with wood floor covering, wall mounted radiator and sash window to the front elevation. Door leads to the entrance porch that again leads out onto the front garden terrace. The focal point of the room is an exposed original stone fireplace with log burner set upon a raised stone and having an exposed brick backdrop. Cottage door leads to:-

#### First Floor

##### Landing

Access by the living room with secondary staircase to 2nd floor landing and internal doors accessing two bedrooms and bathroom.

##### Bedroom Three

11' 3" x 6' 9" (3.43m x 2.06m)

(Currently used as an office) With sash window to front elevation, wall mounted radiator and TV point

##### Bedroom Two

12' 8" x 10' 5" (3.86m x 3.17m)

With sash window to front elevation, painted beams to ceiling, feature exposed wall with fitted storage cupboards, wall mounted radiator and TV point

##### Bathroom

7' 3" x 6' 5" (2.21m x 1.96m)

Beautifully appointed period Three-piece suite comprises of an encased WC, retro vanity unit and ended rolltop bath with centrally mounted taps and shower over. Attractive tiled backdrop feature wall, extractor fan, tiled floor covering, spotlighting, electrical shaver point, wall mounted black heated towel rail and obscured window to different elevation.

#### Second Floor

##### Bedroom One

17' 9" x 12' 9" (5.41m x 3.89m)

Master suite enjoys windows to front and side elevations with framing views over Belper and The Chevin. Wall mounted radiator, wall lighting and space for furniture.

##### Outside

The property is located on a sizeable plot and offers parking for 2 to 3 vehicles via timber garden gates. This leads to a detached annex with light power and living space (this would be an ideal Airbnb or holiday opportunity.) Stocked borders and flowerbeds, mature planting to boundaries, Stone storage shed, outside lighting and vegetable garden. To the front elevation is a fully private large entertaining patio area with mature planted boundaries, timber fencing and wood storage.

## Disclaimer

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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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