



£225,000

Short Row, Belper DE56 1DJ

Cottage | 1 Bedroom | 1 Bathroom

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# Step Inside

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## Key Features

- Delightful Character Cottage
- Unusually Large Country Garden
- Stunning Bespoke Fitted Kitchen
- Fabulous 4 Piece Bathroom Suite
- Ideal Downsize or First Time Buy
- View Essential!
- Character and Original Features Throughout
- Grade II listed and part of the UNESCO World heritage site
- COUNCIL TAX BAND A

## Property Description

An opportunity to acquire this superbly renovated and beautifully presented character cottage, located within close proximity to Belper town centre and benefitting from an unusually large south-facing landscaped garden, providing high degrees of privacy and views across Belper and the Chevin.

## Main Particulars

Derbyshire Properties are delighted to present this truly stunning this renovated period cottage, offering beautifully presented living spaces with unusually large gardens surrounding. The cottage is grade II listed and part of the UNESCO World heritage site. Built in 1788, as part of the first wave of industrial housing ever in the world.

Both internally and externally the cottage oozes charm and character and benefits from all the features expected in a property of this period. These include original fireplaces with log burner, exposed beams, quarry tiled floor covering, exposed timbers and brickwork. To enhance this even further the property offers beautifully appointed kitchen and bathroom with useful garden room to rear. We recommend the property would ideally suit first time buyers and those looking to downsize and an early internal inspection is essential!

### Lounge

3.48m x 3.45m (11' 5" x 11' 4") With hardwood door leading in from the front elevation, quarry tiled floor covering, sash windows to the front and side elevations, exposed beams to ceiling, TV point. The feature focal point of the room is an attractive log burning 'cast-iron' fire set within a chimney recess with exposed brick backdrop and raised stone hearth. Internal door opening with quarry tiled floor covering leads to the kitchen with useful under stairs storage cupboard.

### Kitchen

2.10m x 4.43m (6' 11" x 14' 6") This beautiful bespoke 'Devon' kitchen comprises of a range of base mounted storage units with Carrara marble worksurfaces incorporating a sink with hot and cold water taps and Carrara marble splashback's. Space for electric oven, quarry tiled floor covering, exposed brick feature wall, attractive copper light fittings, period radiator, space for fridge/freezer, windows to the rear elevation, wall mounted extractor fan and door leading into garden room.

### Garden Room

2.45m x 1.96m (8' 0" x 6' 5") Constructed from brick and UPVC units with wall mounted radiator, tiled floor covering, pitched roof and internal cottage door leading to a downstairs WC with useful storage alcove.

### WC

1.41m x 0.77m (4' 8" x 2' 6") With the continuation of the tiled floor covering from the garden room, WC and wall mounted wash hand basin with tiled splashback's.

### First Floor

#### Landing

Accessed from the lounge area via a beautifully carpeted staircase with exposed beams to ceiling and original doors leading into both bedroom and bathroom.

#### Bedroom

3.50m x 3.43m (11' 6" x 11' 3") With original exposed floorboards, wall mounted radiator, sash window to the front elevation offering stunning views over the front and side gardens and useful storage alcove located over stairs. The focal point of the room is an original feature fireplace with Stone lintel.

#### Superb Bathroom

2.10m x 4.41m (6' 11" x 14' 6") This truly stunning bathroom suite with pitched roof offers windows to the rear elevation and 'Velux' skylight providing high degrees of natural light. The attractive, four piece bathroom suite comprises of a WC, large shower enclosure with mains fed shower and attachment, beautiful vanity unit with marble top and splashback tiling. The feature focal point of the room is a freestanding 'claw-footed' roll-top bath with taps and shower attachment. Wood floor covering, spot lighting and wall mounted extractor fan.

#### Outside

The property benefits from a south-facing garden, the garden is to the front and side elevations and have been beautifully planted over a number of years with an array of stocked flower beds and borders. Dry stone wall, mature planting boundaries and flagstone pathways. The focal point of the garden is an arched trellis with mature creeping planters that leads to a hidden garden that is mainly laid to lawn with additional stock flowerbeds and borders. An attractive timber summerhouse with light and power provides a pleasant place to sit, entertaining or work. The garden then continues to the side elevation where more attractive flower beds and borders, drystone walls and mature planting can be found.

#### Disclaimer

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.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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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