



£210,000

Hopping Hill, Belper DE56 0RJ

Cottage | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Charming Stone Grade II Listed Cottage
- Located in the historic village of Milford
- 2/3 Bedrooms
- set over 3 floors
- large master bedroom
- views across Milford
- in need of some modernisation
- Conservation Area
- Easy access to Belper and Duffield

## Property Description

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## Main Particulars

Nestled in the heart of the picturesque village of Milford, Derbyshire, this charming 18th-century, grade II listed cottage offered by Derbyshire Properties presents a unique opportunity for those with a vision to create their dream home.

Set within the boundaries of a highly-regarded conservation area, Hopping Hill exudes a sense of history and character, promising to maintain the area's serene and timeless appeal. The quaint exterior belies the potential that lies within, awaiting the touch of a dedicated restorer.

This delightful property boasts a spacious lounge, a kitchen equipped with a convenient pantry, and a conservatory, all of which provide a solid foundation for a modern yet sympathetic renovation. The first floor reveals a recently installed bathroom and a generously sized master bedroom. Ascend to the second floor to discover an adaptable space, currently configured as three compact rooms, offering the potential to reimagine as either a single expansive bedroom or two individual bedrooms tailored to your needs.

Externally, the property features an intimate, walled front garden, providing a private retreat from the outside world. Meanwhile, the tiered rear garden benefits from scenic views over the village of Milford, perfect for relaxation or entertainment.

Ideal for those seeking a project, this house offers the rare chance to own a piece of Derbyshire's heritage. With its excellent location and boundless possibilities, this property is not just a house, but a canvas for your imagination and a gateway to crafting your legacy in a home steeped in history

### Living Room

13.10m x 12.9m (43' 0" x 42' 4") This charming room is entered by a hardwood door from the front elevation into this light and airy living space with sash window to the front elevation, gas wall mounted heater, wood floor covering and TV point. Original exposed beams to ceiling, staircase to 1st floor landing, doorway leading into the kitchen. The feature focal point of the room is an open fire with raised tiled hearth.

### Kitchen

9.8m x 8m (32' 2" x 26' 3") Comprising of a range of wall and base mounted units with wrought top work surfaces incorporating a single stainless steel sink drainer unit with tiled splashback's. Space for gas cooker point with stainless steel extractor canopy over, exposed beams to ceiling, , half wall wood panelling, wood floor covering, window and door to the rear elevation. Door opening leading to:-

### Utility Area

6.4m x 2.5m (21' 0" x 8' 2") With wood panelling to walls, window to the rear elevation, space for fridge/freezer, useful larder cupboard, wall mounted open storage cupboard and wood floor covering.

### Garden Room

6.4m x 6.5m (21' 0" x 21' 4") Tiled floor covering, exposed original stone wall, obscured glass roof, light and power. Stable door provides access to the garden.

## First Floor

### Landing

Accessed via the living room with feature exposed stone wall with obscured glass window to side elevation, original cottage latched doors, access to master bedroom and bathroom.

### Bedroom 1

13.10m x 11.1m (43' 0" x 36' 5") With sash window to the front elevation, exposed beams to ceiling, feature fireplace and fitted wardrobes.

### Modern Shower Room

6.9m x 7.9m (22' 8" x 25' 11") This recently remodelled shower suite comprises of a encased WC with attached vanity unit with inset sink with mixer taps. Large shower enclosure with wall mounted electric shower attachment over, floor to ceiling storage cupboard housing the continuous hot water heater, vinyl wood effect floor covering, window and extractor fan to rear elevation and wall mounted heated towel rail.

## Second Floor

Accessed from the first floor of landing with exposed beam to ceiling, useful storage cupboards and internal cottage doors leading to the study and further bedrooms.

### Study

8.11m x 8.3m (26' 7" x 27' 3") With Velux skylight to the rear elevation and exposed beam to ceiling.

### Bedroom 2

11.6m x 6.10m (38' 1" x 20' 0") With Velux skylight to the front elevation, exposed beam to ceiling, TV point, shelving and eaves storage. Sliding door leads to.

### Storage/Office

11.7m x 6.6m (38' 5" x 21' 8") 0m x 0m (0' 0" x 0' 0") With window to front elevation, exposed beam and space for wardrobes.

## Outside

The property is located on an elevated plot with a charming stone frontage with steps leading to a private courtyard garden to the front elevation which is a fantastic place for morning coffee.

The superb rear garden has been landscaped over a number of years and offers tiered levels that provide different viewing points throughout the garden. The first tiered level has a paved pathway, raised stocked borders and timber fenced boundaries. The second tier level has a lawn with privacy fencing, mature hedgerow, and a range of stocked flowerbeds and borders. The upper part of the garden offers high degrees of privacy and fantastic elevated views over the surrounding countryside. This area also lends itself to outside entertaining and eating.

## Disclaimer

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- 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.









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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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