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PROPERTIES  
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£210,000

West Terrace, Belper DE56 0RF

Terraced House | 2 Bedrooms | 1 Bathroom

01773 820983

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# Step Inside

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## Property Description

\*\*\*GUIDE PRICE £210,000 - £230,000\*\*\* Charming Grade II Listed Stone Cottage Nestled in the picturesque and historic area of West Terrace, Milford, this delightful Grade II listed stone cottage is a true hidden gem. Brimming with character and original features, the property effortlessly blends period charm with timeless appeal, making it a rare and enchanting find.

## Main Particulars

\*\*\*GUIDE PRICE £210,000 - £230,000\*\*\* Derbyshire Properties are delighted to introduce for sale this truly charming and characterful stone cottage, situated in the highly regarded village of Milford — ideally located between Belper and Duffield.

The property is brimming with charm, offering a wealth of original features including quarry-tiled flooring, exposed beams, and a beautiful original stove in the kitchen. Its elevated position provides spectacular views across the picturesque Derwent Valley. We believe this lovely home will appeal to first-time buyers, downsizers, and even small families. An internal inspection is essential to fully appreciate the accommodation on offer.

### Lower Ground Floor

#### Cellar

Two cellar rooms are located off the main bathroom and offer storage potential.

#### Bathroom

Featuring a period-style three-piece suite comprising a WC, pedestal wash hand basin, and a roll-top bath with shower attachment over. The room benefits from part-tiled walls, exposed ceiling beams, a wall-mounted chrome heated towel rail, and a quarry-tiled floor. An original window offers stunning views. An internal folding door provides access to a cellar room with light and power, ideal for additional storage.

#### Kitchen/Diner

Entered via a hardwood door from the rear elevation enter this beautifully crafted bespoke kitchen with a range of base mounted storage units with granite worksurfaces incorporating a one and a half bowl moulded sink drainer unit. A window provides spectacular views across the Derwent Valley, exposed beams to ceiling, shelving, quarry tiled floor covering, wall mounted radiator, staircase to the 1st floor landing and exposed stone wall with decorative lighting. The focal point of the room is in an original cast-iron stove with exposed timber lintel and raised hearth.

## First Floor

### Living Room

Accessed via the kitchen, this magnificent living room boasts two original front-facing windows that beautifully frame countryside views. The space features a wall-mounted radiator, decorative wall lighting, and a wooden staircase leading to the second floor. The focal point of the room is a cast iron log burner, set within an exposed brick backdrop with a stone lintel and raised hearth — adding warmth and character to this charming space.

## Second Floor

### Landing

Accessed via the living room with cottage style latched doors providing access into both bedrooms.

### Bedroom 1

Window to the front elevation with superb countryside views, exposed Stone lintel and window sill. Wall mounted radiator and bespoke storage cupboards provided storage and hanging spaces.

### Bedroom 2

Window to front elevation with exposed lintel and windowsill, wall mounted radiator cottage latched door and internal feature window.

### Outside

#### Garden

The property benefits from a double plot garden that has been professionally landscaped over a number of years, creating a stunning and tranquil outdoor space arranged over two tiers.

#### Tier 1:

A flagstone patio area with stone wall boundary provides an ideal outdoor entertaining space to enjoy the magnificent elevated views. Stocked flowerbeds and borders are thoughtfully planted along a stone retaining wall, complemented by a large lawn with inset planting and a hedgerow boundary — perfect for relaxing and enjoying the surroundings.

#### Tier 2:

The upper tier also enjoys spectacular views and features a variety of mature planting, a summer house with a decked terrace, and a wildlife pond — all set within well-established hedgerow boundaries. This area offers a peaceful and private setting, ideal for nature lovers and those seeking a quiet retreat.

### 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.

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.



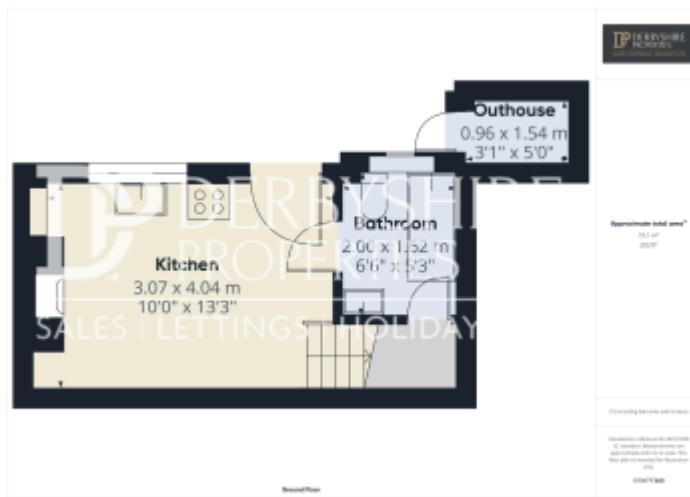
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	80
(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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