



£280,000

Field Row, Belper DE56 1DH

Cottage | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Character Cottage Built In 1788
- 3 bedrooms, 1 Reception Room
- Courtyard And Garden
- Conservation Area
- Close To Belper Town Centre
- Original Character Features Throughout
- Feature Vaulted Ceilings
- Viewing Essential
- Grade II\* Listed

## Property Description

Derbyshire Properties Belper are pleased to offer for sale this very unique three-storey stone Grade II\* listed cottage built in 1788. The property is conveniently positioned and setback from Field Row giving it a high degree of privacy with neat courtyard to the front elevation and usable family garden to the side elevation. Offered for sale with no upward chain.

## Main Particulars

Derbyshire Properties Belper are pleased to offer for sale this very unique three-storey stone Grade II\* listed cottage built in 1788. The property is conveniently positioned and setback from Field Row giving a high degree of privacy with neat courtyard to the front elevation and usable family garden to the side elevation. Internally the property is positioned over three floors with a ground floor offering lounge, kitchen, utility and downstairs bathroom with the most impressive vaulted ceilings (located beneath the adjoining Chapel alter next door). To The first floor there is a master bedroom and two further bedrooms to the second floor. The property oozes character features throughout and early internal inspection should be undertaken without delay. The property is offered for sale with no upward chain.

### Lounge

4.52m x 3.84m (14' 10" x 12' 7") With door leading from the front elevation, single glazed windows to the front and side elevations elevations. The feature focal point of the room is an inset log burning fire with exposed stone surround and raised hearth. Exposed painted beams to ceiling and utility cupboard housing electrics. Internal door accesses the kitchen.

### Kitchen

5.84m x 1.87m (19' 2" x 6' 2") This recently installed kitchen comprises of a range of wall and base mounted matching units with roll-top work surfaces incorporating a 1/2 bowl stainless steel sink drainer unit with mixer taps and complimentary splash-back areas. Integrated electric oven, hob and extractor hood, tiled floor covering and an amazing vaulted ceiling providing a high level of character and situated beneath the chapel alter. Two windows to the side elevation and internal door accessing utility room.

### Utility Room

1.84m x 1.57m (6' 0" x 5' 2") With space and plumbing for automatic washing machine or dishwasher and internal door leading to bathroom.

### Bathroom/Wc

2.39m x 1.75m (7' 10" x 5' 9") This modern three-piece suite that has been recently fitted comprises of a panelled bath, WC and pedestal wash hand basin with tiled splash backs. Wall mounted extractor fan, single glaze to the side elevation and tiled floor covering.

### First Floor Landing

Accessed from the main lounge with internal door leading to the master bedroom with secondary staircase leading to bedrooms two and three.

### Master Bedroom

4.44m x 3.62m (14' 7" x 11' 11") With single glazed window to the front elevation, expose beans to ceiling and official focal point of the room is a open fire with

decorative surround.

## Second Floor

### Bedroom 2

2.68m x 2.01m (8' 10" x 6' 7") With Single glazed window to the front elevation.

### Bedroom 3

3.65m x 2.38m (12' 0" x 7' 10") With single glazed window to the rear elevation.

## Outside

To the front of the property is an attractive courtyard area with stone pathway dividing two areas of slate chippings with inset planting. The path leads from the front of the property to the side elevation will you access the side garden via a stone archway. The pathway extend the length of the property and a stone retaining wall with steps lead to a raised lawn area with stone wall boundaries.





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

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