



£399,950

Dalley Lane, Belper DE56 2DJ

Cottage | 3 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Character Cottage
- Charm & Original features Throughout
- 3 Bedrooms
- Beautiful Landscaped Gardens
- Rural Location
- In need of modernisation
- Large Driveway & Double Garage
- Outbuildings
- COUNCIL TAX BAND C

Property Description

An opportunity to acquire this characterful and charming stone cottage located in Belper most premium address of Dalley Lane.

Main Particulars

Derbyshire Properties are delighted to introduced for sale this charming stone cottage located on a sizable plot surrounded by stunning countryside. The location of Dalley Lane is considered Belper's premium address.

The property has been owned by the same family for numerous years and does require some degree of modernisation. The property briefly comprises of:- Farmhouse kitchen, inner hallway, WC and spacious lounge. To the first floor a landing provides access to 2 double bedrooms, en-suite and bathroom. The second floor offers a further double bedroom. Outside the property is surrounded by stunning Derbyshire countryside and has a large garden with double garage and outbuildings.

Viewings are essential to appreciate the accommodation and location.

Farmhouse Kitchen

Entered via a stable door from the side elevation, double glaze windows, wall mounted radiator and original exposed beams to ceiling. The kitchen comprises of a range of matching wall and base mounted units incorporating a stainless steel sink drainer unit with mixer taps. Under counter space and plumbing for washing machine, feature alcove with timber lintel and fitted extractor. Internal original latch doors give access to the WC and inner hallway.

WC

With low-level WC, wood panelling walls, tiled floor covering, double glazed obscured window and under stairs storage cupboard.

Inner Hallway

With double glazed door to the rear elevation, tiled floor covering, staircase to 1st floor landing had original door leads to:-

Living Room

With dual aspect windows to front and rear elevations, TV point, add wall mounted radiators. The feature focal point of the room is an original stone fireplace withinsect cast-iron log burner set upon a raised hearth.

First Floor

Landing

Accessed via the inner hallway with cottage style latch doors providing access to bedrooms and bathroom.

Bedroom 1

With double glazed windows to the rear and side elevations, exposed beams to ceiling, fitted wardrobe and wall mounted radiator. Internal door leads to:-

En-Suite

With low-level WC, pedestal wash hand basin and double glazed obscured window.

Bedroom 2

Double glazed window to the rear elevation, wall mounted radiator, exposed beams to ceiling and stunning original stone fireplace.

Bathroom

Comprising of a three-piece bathroom suite to include WC, pedestal wash hand basin and wood panelled bath with tiled splashback. Vinyl floor covering, wall mounted radiator, double glazed window and separate large shower enclosure with wall mounted electric shower and attachment.

Second Floor

Bedroom 3

With double glazed window to the rear elevation, wall mounted radiator, ceiling mounted loft access point, exposed beams and space for bedroom furniture.

Outside

The property is located via a beautiful country lane that provides access to a stunningly beautiful landscaped garden offering pictures rural views over Belper. The property offers numerous parking spaces, double garage and attached workshop that could be potentially developed (subject to planning permissions) the garden is enclosed by hedgerow, trellising and Drystone walling or providing high levels of privacy from neighbouring properties.

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.
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- 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+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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