



£475,000

Shaw Lane, BELPER DE56 0RE

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

01773 820983

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- Located in Milford's conservation area
- Countryside Views Of The Derwent Valley
- Magnificent Lounge/Dining/Study/Kitchen
- Four Bedrooms, En Suite, Bathroom
- Useful Road Links
- Charm & Character Throughout

Property Description

The Old Chapel, Shaw Lane is a 4 bedroom semi-detached house spread over 1,701 square feet,

Main Particulars

A charming stone-built converted former chapel offering a magnificent open-plan lounge, dining, study, and kitchen area.

Situated within a highly sought-after conservation area between Duffield and Belper, this property combines period character with convenient location. Believed to have been constructed around 1825, this unique brick and stone-built period home offers style and character rarely found in this desirable conservation setting.

This link-detached property is only partially attached to one wall, providing a greater sense of privacy and space. We strongly recommend a viewing to fully appreciate the accommodation on offer. Constructed of brick and stone beneath a tiled roof, the main elevation presents an attractive double-fronted facade, complemented by sealed unit character sash-style double glazed windows, stone lintels and sills.

The property is set back behind a foregarden featuring flowerbeds and a retaining wall. Inside, you'll find light, spacious, and characterful living accommodation with gas central heating throughout. An internal inspection is essential to fully appreciate all this charming home has to offer

Accommodation

Porch - 1.93m x 1.83m (6'4" x 6') - With double opening entrance door, tiled flooring, inset doormat, two side windows and half glazed door opening into entrance hall.

Entrance Hall - 6.05m x 1.93m (19'10" x 6'4") - With oak effect laminated flooring, radiator, high ceilings, revealed ceiling beams, staircase leading to superb open plan living lounge/dining room/study/kitchen, attractive pine balustrade and radiator.

Bedroom One - 4.22m x 3.40m (13'10" x 11'2") - With high ceiling, picture rail, radiator, double glazed window with deep window sill with aspect over rear garden, open archway leading into dressing room and en-suite and internal pine panelled door.

Walk-In Dressing Room - 3.78m x 1.50m (12'5" x 4'11") - With fitted shelving, storage and radiator.

Fitted En-Suite - 2.21m x 1.50m (7'3" x 4'11") - In white with double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with fitted storage cupboard beneath, low level WC, heated towel rail/radiator, attractive tiled splash-backs with matching tiled flooring, fitted mirror medicine cabinet, featured high ceiling, extractor fan, underfloor heating, double glazed window and internal pine panelled door.

Bedroom Two - 3.20m x 3.10m (10'6" x 10'2") - With fitted double wardrobe with stripped pine doors, high ceiling, radiator, double glazed window with deep window sill with aspect over rear garden and internal pine panelled door.

Bedroom Three - 3.63m x 3.40m (11'11" x 11'2") - With oak effect laminated flooring, high ceiling, picture rail, radiator, double glazed sash style period window with deep window sill, delightful views to front and internal pine panelled door.

Bedroom Four - 3.15m x 2.82m (10'4" x 9'3") - With oak effect laminated flooring, high ceiling, picture rail, radiator, double glazed sash style window with deep window sill, delightful open views and internal pine panelled door.

Fitted Bathroom - 3.20m x 1.75m (10'6" x 5'9") - In white with bath with mixer tap/shower attachment, pedestal wash hand basin, low level WC, separate shower cubicle with shower, tiled splash-backs, tiled flooring (under-floor heating), high ceilings, extractor fan, fitted mirror, fluorescent light, heated towel rail/radiator and internal pine panelled door.

Utility Room - 1.93m x 1.83m (6'4" x 6') - With single stainless steel sink unit with mixer tap and fitted base cupboard beneath, fitted worktop, plumbing for automatic washing machine, space for tumble dryer, tiled flooring, wall mounted Baxi combination boiler, heated towel rail/radiator and half glazed door giving access to private rear garden.

First Floor -

Magnificent Lounge/Dining/Study/Kitchen - 10.97m into alcove x 8.89m x 8.03m (36' into alcov -

Lounge Area - With featured Karndean flooring, high ceiling, two radiators, display alcove with period archway, vaulted ceiling with exposed beams, sky point, double glazed sash period window with deep window sill enjoying delightful countryside views to front.

Dining Area - With matching Karndean flooring, two radiators, high ceiling, featured vaulted ceiling with exposed beams, double glazed sash period style window with deep window sill enjoying delightful open views.

Study Area - With matching Karndean flooring, radiator, high ceiling, featured vaulted ceiling with beams, double glazed window with deep window sill overlooking rear garden.

Fitted Kitchen Area - With 1 ½ bowl stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with matching Silestone worktops, four ring Neff induction hob with stainless steel extractor hood over, built-in Neff dishwasher, built-in Neff stainless steel electric fan assisted oven/grill, built-in stainless steel Neff combi microwave /oven and Neff warming plate drawer beneath. Integrated Neff fridge/freezer, matching fitted breakfast island again with matching Silestone worktops, fitted base cupboards beneath and forming a useful breakfast bar area including four bar stools in chrome finish, inset display lighting, tiled flooring, high ceiling, featured vaulted ceiling with beams, double glazed sash window with deep window sill overlooking rear garden.

Outside

The property is set back from the pavement edge behind a low maintenance fore garden with brick retaining wall, slate chippings, shrubs and storage area for wheelie bins. There is potential for off-street car parking, this is subject to planning permission.

To the side of the property there is an entrance gate which gives access to the rear garden.

The private rear garden has been designed for low maintenance and enjoys artificial lawn and patio.

Outbuilding/Home Office

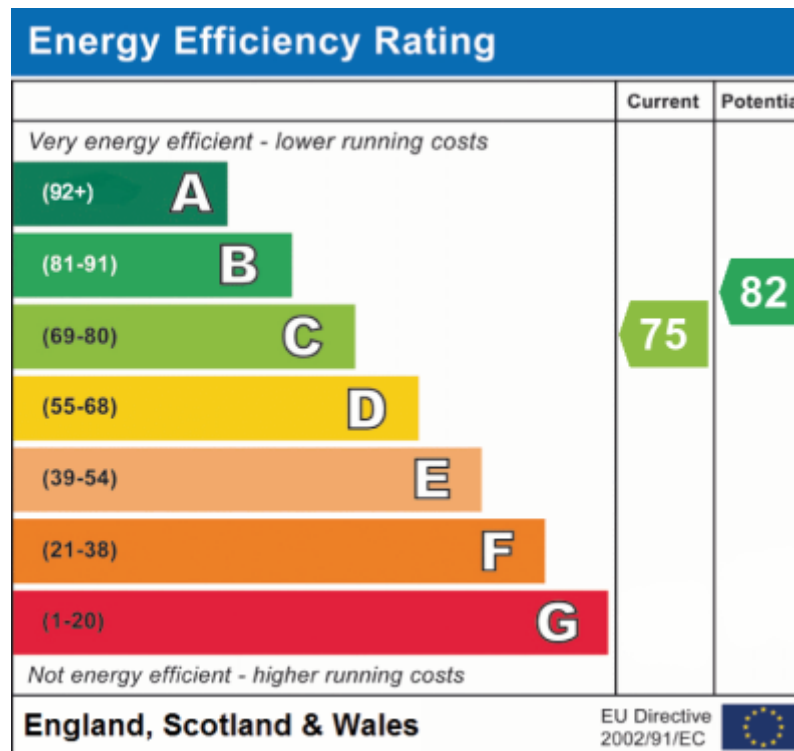
4.24m x 2.03m (13'11" x 6'8") - With power and lighting, electric heater, window and half glazed door.





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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



Telephone: 01773 820983

 **DERBYSHIRE
PROPERTIES**
= RAMP & RENTALS =

www.derbyshireproperties.com