



£270,000

The Scotches, Belper DE56 2UE

Cottage | 2 Bedrooms | 1 Bathroom

01773 820983

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Step Inside

Key Features

- Beautiful Character Cottage
- 2 Bedrooms & 1 Reception Room
- Charm & Character Throughout
- Elevated Location With Beautiful Views
- Kitchen/Diner
- Landscaped Garden & Additional Courtyard Garden
- Ideal Downsize
- Viewing Absolutely Essential!
- Council Tax Band A

Property Description

Nestled within the idyllic setting of The Scotches, part of Belper's World Heritage Site, this beautiful character cottage built circa 1820 is enviably positioned and enjoying an elevated setting with stunning far-reaching views.

Main Particulars

Derbyshire Properties are delighted to present for sale this charming and beautifully presented cottage, brimming with character features throughout. The accommodation comprises a cosy lounge with exposed original ceiling beams, a spacious kitchen/dining room and a useful pantry. To the first floor, a landing provides access to two bedrooms and a modern shower room. Externally, the property benefits from a small rear courtyard and an impressive landscaped frontage with gravelled seating area and lawn. The location is highly regarded locally and offers elevated views across the River Gardens and Belper mills. We believe the property will ideally suit first-time buyers and those looking to downsize, and an immediate internal inspection is highly recommended.

Living Room

Entered via a hardwood door from the front elevation into this inviting reception space featuring original exposed ceiling beams. Having a wall-mounted radiator, TV point, sash window to the front elevation and open-plan staircase leading to the first-floor landing. The focal point of the room is a gas fire with decorative surround, marble-effect backdrop and raised hearth.

Kitchen/Diner

Appointed with a range of matching wall and base units with modern flat-edged worksurfaces incorporating a stainless steel sink with mixer tap and tiled splashbacks. Integrated electric oven, gas hob with stainless steel extractor canopy over, and under-counter space and plumbing for a washing machine. Vinyl floor covering, wall-mounted radiator, sash window and door to the rear elevation, and access to the pantry.

Pantry

With window to the rear elevation and wall-mounted shelving.

First Floor

Landing

Accessed from the living room with internal doors leading to both bedrooms and the shower room. Wall-mounted radiator.

Bedroom 1

Located to the front elevation and benefiting from a superb sash window providing stunning elevated views across Belper and The Chevin. Wall-mounted radiator, space for bedroom furniture and over-stairs storage cupboard.

Bedroom 2

With sash window to the rear elevation and wall-mounted radiator.

Shower Room

Comprising a modern three-piece white suite including WC, vanity unit with wash hand basin and large shower enclosure with mains-fed shower and glazed screen. Wood flooring, part wall tiling, chrome heated towel rail and obscure double-glazed window to the rear elevation.

Outside

Directly to the front elevation is a courtyard-style seating area with attractive dry stone walling. The main garden, also positioned to the front, is mainly laid to lawn and features a gravel seating area and timber summerhouse, enclosed by timber fencing. The garden extends towards a small orchard frontage adjoining the roadside.

To the rear is a small courtyard garden accessed via the kitchen, providing an additional private seating area.

On street parking.

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.






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		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(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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