



£219,950

Kilbourne Road, Belper DE56 1HA

Detached House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Barn Conversion
- 2 Bedrooms
- Farmhouse Kitchen
- 4 Piece Bathroom Suite
- Master Bedroom With Balcony
- Shared Access Driveway Leading To A Small Parking Space
- Ideal Downsize or First Time Buy
- Close Proximity To Belper Town Centre
- Viewing Essential

Property Description

Discover this charming and unique 2-bedroom detached barn conversion close to Belper town centre. Having a private balcony with countryside views and a covered courtyard garden. Definitely one not to be missed!

Main Particulars

Derbyshire Properties are delighted to present this beautifully presented two-bedroom barn conversion, offering a blend of character features and modern convenience, all within close proximity to Belper's amenities. The accommodation briefly comprises a superb farmhouse-style kitchen, a cosy living room, and a covered courtyard garden to the ground floor. To the first floor, the landing provides access to two bedrooms and a well-appointed bathroom. Externally, the property benefits from a charming courtyard garden and a delightful balcony accessed from the principal bedroom, enjoying elevated views towards Belper. The property is ideally suited to those looking to downsize, first-time buyers, or young professionals seeking a distinctive home.

Farmhouse Kitchen

Accessed via a hardwood door from the front elevation, this spacious and characterful kitchen features a range of wall and base-mounted pine units with roll-top work surfaces, incorporating a sink with mixer tap. There is an integrated oven, four-ring gas hob, and under-counter space with plumbing for a washing machine. The room is finished with stone flooring, exposed ceiling beams, and bespoke fitted shutters to windows on the front and side elevations. A carpeted staircase rises to the first-floor landing, with useful understairs storage housing the gas combination boiler.

Lounge

A warm and inviting space featuring a window with bespoke shutters to the front elevation and double-glazed doors providing access to the covered courtyard garden. Character features include exposed beams, a wall-mounted radiator, TV point, and a brick chimney breast housing a gas log-effect fire set on a raised brick hearth.

First Floor

Landing

With a double-glazed window to the rear elevation fitted with bespoke shutters, and access via traditional cottage-style latch doors to both bedrooms and the bathroom.

Bedroom 1

A charming principal bedroom with double-glazed French doors opening onto a superb covered balcony with a pitched roof, offering pleasant views across Belper. Additional features include a window to the front elevation with shutters, exposed floorboards, wall-mounted radiator, and TV point.

Bedroom 2

With a window to the side elevation fitted with shutters, exposed floorboards, and a wall-mounted radiator.

Bathroom

Comprising a low-level WC, pedestal wash hand basin, and a freestanding roll-top bath. There is also a separate shower enclosure with mains-fed shower, exposed floorboards, a radiator, and a Velux skylight to the front elevation.

Outside

To the front of the property is a cobbled driveway (shared with a neighbouring property), providing access to a small parking area. The covered courtyard garden offers a pleasant and private seating space with external lighting. Above this, the property benefits from a covered balcony accessed directly from the principal bedroom.





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 © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(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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