



£330,000

New Road, Belper DE56 2BA

Detached House | 3 Bedrooms | 2 Bathrooms

01773 820983

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# Step Inside

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## Key Features

- No Chain
- Charming Detached Cottage
- 3 Double Bedrooms & 2 Reception Rooms
- Superb Family Bathroom
- Sloping Rear Garden With Views
- x2 Driveways
- Sought After Village Location
- Character & Charm Throughout
- Original Features
- Council Tax Band C

## Property Description

In the heart of the ever-charming village of Heage, sits this character filled detached stone built cottage. Three bedrooms. Beautiful original features and a rear garden that climbs gently with the landscape, making the most of the countryside views beyond.

## Main Particulars

Derbyshire Properties are delighted to present this spacious and characterful detached three-bedroom cottage, situated in the highly regarded village of Heage, conveniently located close to Belper. The property offers a well-planned layout and a blend of traditional charm with modern touches. The accommodation briefly comprises: entrance hallway, dining room, fitted kitchen, rear hallway/utility area, guest cloakroom/WC, and a generous living room. To the first floor, a central landing provides access to three well-proportioned bedrooms and a superbly appointed, large family bathroom. Externally, the property occupies a generous sloping plot, featuring terraced and landscaped low-maintenance gardens — ideal for enjoying the outdoors with minimal upkeep. We believe this home would ideally suit families or couples seeking character, space, and a desirable village location.

The property is also offered with no upward chain.

### Entrance Hall

Entered via a composite door from the front elevation, tiled floor covering, carpeted staircase to the 1st floor landing and internal doors accessing both the living room and dining room.

### Living Room

With double glazed window to the front elevation with bespoke shutters. Wall mounted floor to ceiling vertical radiator, TV point and shelving. The feature focal point of the room is a cast-iron log burner with exposed wooden lintel over and raised Stone hearth.

### Dining Room

This charming light and airy room benefits from windows to the front and side elevations. Original quarry tiled floor covering and a solid wood insert, TV point, useful original storage cupboard and wall mounted radiator. The feature focal point of the room is an exposed brick fireplace with exposed stone lintel and ornate feature fire, set up upon a tiled hearth.

### Kitchen

With the continuation of the Quarry floor covering from the dining room. This bespoke handmade kitchen comprises of range of wall and base mounted units incorporating a Belfast sink with solid wood work surfaces. Integrated double electric oven, 4 ring gas hob with extractor canopy over, under counter space and plumbing for washing machine and dishwasher, wall mounted period style radiator, double glazed window to the side elevation and composite stable door. Space for fridge freezer, spotlighting and extractor fan ceiling, steps provide access to:-

### Rear Hall

Double glazed window and door to the rear elevation, wall mounted storage shelving, wood effect tiled floor covering and wall mounted radiator. Doorway provides access to:- guest cloakroom and utility.

#### Guest Cloakroom/Wc & Utility Area

Utility area - with base mounted storage cupboards with undercounter space and plumbing for washing machine. Wall mounted shelving, spotlighting and radiator.

Guest cloak room/WC - with wall mounted wash handbasin with tile splashback, low-level WC, spotlighting and wall mounted extractor fan.

#### First Floor

##### Landing

Accessed via the main entrance hallway with original internal doors providing access to all three bedrooms and bathroom.

##### Bedroom 1

With double glazed window to the front elevation providing beautiful elevated views across countryside. Exposed floorboards, decorative coving to ceiling, wall mounted radiator, spotlights and loft access point to ceiling. The feature focal point of the room is a cast-iron fireplace.

##### Bedroom 2

With double glazed window to the front elevation enjoying elevated countryside views. Decorative coving, wall mounted feature fireplace, wall mounted radiator and storage alcove.

##### Bedroom 3

Located to the rear of the property and current used as a hobby room is this light and airy double bedroom with window and French doors leading to the rear elevation. Exposed floorboards, spotlights to ceiling and wall mounted radiator.

##### Family Bathroom

This spacious and beautifully presented bathroom comprises of an old-fashioned low-level WC with wall mounted chain. Double ended bath with freestanding cascading waterfall tap, large shower enclosure with wall mounted electric shower and attachment with complimentary glass screen. Bespoke vanity unit with inset sink, solid wood floor covering, double glazed obscured window with bespoke shutters, wall mounted period style radiator, wall mounted painted feature fireplace, linen storage cupboard, decorative coving and a second loft access point.

##### Outside

The property is positioned on a corner plot and offers a sloping terraced garden that has been landscaped for low maintenance and offers a variety of different uses. The front elevation has wall boundary to street and a wide block paved driveway that provides parking for two vehicles to the side elevation. Located at the side elevation is the entrance to 'Schoolhouse Hill' which then provides access to an additional parking space (this area currently houses a timber garden shed, bin and log store).

Immediately to the rear part of the garden is an extremely private paved entertaining terrace that can be directly accessed via bedroom three. Steps then lead to a further paved patio area, lawn stocked flowerbeds and borders enclosed by timber fenced boundaries and brick walling. Steps then lead to the upper part of the garden where an additional lawn can be found, raised stocked flowerbeds and borders and a superb seating/entertaining area that offers privacy from neighbouring properties.

and provides an elevated viewing point over the superb surrounding countryside.

#### 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.
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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+) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Telephone: 01773 820983

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