



£285,000

Well Lane, Belper DE56 0QQ

Cottage | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Grade II listed stone end terraced cottage
- Two Bedrooms
- Beautifully presented throughout with a wealth of original features
- Extended accommodation offering additional living space
- Highly sought-after village location of Milford
- Charming garden to the side with lawn, flower beds, and stone walling
- Elevated terrace with seating area and countryside views
- Views towards the historic Milford Mill chimney

## Property Description

Grade II listed charm in the heart of Milford — a beautifully extended stone cottage offering character, warmth, and a rare opportunity in a highly sought-after village.

## Main Particulars

Derbyshire Properties are delighted to offer this beautifully presented Grade II listed stone cottage, rich in character and showcasing a wealth of original features. Nestled between Belper and the ever-popular village of Duffield, Milford is a highly desirable location, making this a fantastic opportunity for a variety of buyers.

The accommodation briefly comprises a spacious living room, inner hallway, ground floor wet room, kitchen, and two useful attached outbuildings. To the first floor, the landing provides access to two well-proportioned bedrooms, both enjoying pleasant views to the front elevation. We believe the property would make an ideal downsize, and an early internal inspection is highly recommended to avoid disappointment

### Living Room

Entered via a traditional stable door from the side elevation, this superb living space is full of character, featuring wooden flooring, exposed beams, and a sash window to the front elevation. Additional features include decorative wall lighting, a TV point, and a radiator. The focal point of the room is an original stone and brick fireplace with inset cast-iron log burner. An internal door leads to an understairs storage alcove, which in turn provides access to the ground floor wet room.

### Bathroom

Comprising a concealed WC, wall-mounted wash hand basin, and wet room-style shower. The space is fully tiled to both walls and floor and benefits from ceiling spotlights, an extractor fan, an obscured window to the side elevation, and a chrome heated towel rail.

### Inner Hallway

Positioned between the living room and kitchen, with a door to the side elevation, solid wood flooring, radiator, and staircase rising to the first-floor landing.

### Kitchen

Fitted with a range of matching wall and base units with solid wood work surfaces, incorporating a double Belfast sink with mixer tap. Integrated appliances include an electric oven and four-ring gas hob with stainless steel extractor canopy and splashback. There is space for a fridge/freezer, along with exposed ceiling beams, a bespoke breakfast bar, radiator, double glazed window to the side elevation, wall-mounted shelving, and an original fireplace with feature storage alcove.

### First Floor Landing

Accessed via the inner hallway, with doors leading to both bedrooms.

### Bedroom one

Located to the front elevation with a sash window, ceiling spotlights, TV point, exposed floorboards, over-stairs walk-in wardrobe, and radiator. A charming exposed brick fireplace with cast-iron insert and hearth provides a focal feature.

### Bedroom Two

Featuring a sash window to the side elevation overlooking the garden, exposed wooden flooring, radiator, spotlighting, and a useful storage cupboard housing the gas

combination boiler. The room also benefits from an exposed brick fireplace with cast-iron feature.

#### Outside

#### Outside

The garden is positioned to the side elevation and is mainly laid to lawn, complemented by well-stocked flower beds and borders, all enclosed by attractive stone walling. An elevated terrace provides a delightful seating area with views towards the historic Milford Mill chimney, which represents the remnants of the Strutt family's pioneering industrial cotton mills and forms part of the Derwent Valley Mills World Heritage Site.

To the front elevation, a timber gate provides access to the main entrance and also leads to two useful outbuildings situated beneath the terrace.

#### 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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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>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(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	

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