



£280,000

Holbrook Road, Belper DE56 1PA

Cottage | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Charming Character Cottage
- Accommodation Over 3 Floors
- Stunning Views Over The Chevin & East Mill
- 3 Bedrooms & 1 Reception
- Spacious Open Plan Kitchen/Diner
- Private Courtyard Garden
- x2 Converted Outbuildings
- Located Close To Belper Town
- Viewing Is A Must!

Property Description

Once a bustling village post office, this charming home has played its part in the story of the local community. Today, it retains that sense of individuality, offering a rare opportunity to own a home with both character and history.

Main Particulars

Derbyshire Properties are delighted to present this unique and characterful period home, offering versatile accommodation arranged over three levels. Blending charm with practical living space, this property is ideal for a variety of buyers seeking something a little different. The accommodation briefly comprises a lower ground floor featuring a double bedroom, a versatile reception room (currently used as a music room), rear hallway, and a modern wet room. To the ground floor (street level), a superb open-plan living kitchen/diner provides a bright and sociable living space, with stairs leading to both the lower ground floor and first floor. The first floor offers two further double bedrooms and a contemporary three-piece bathroom suite. Externally, the property benefits from a private lower ground floor courtyard, ideal for outdoor entertaining, with gated access onto Gibfield Road. In addition, there are two attached outbuildings accessed via Holbrook Road, one currently utilised as a home office and the other for storage. Both are fully insulated and benefit from power, lighting, and heating.

Lower Ground Floor

Accessed via the private rear courtyard through a UPVC door into the rear hallway, with internal oak doors leading to:

Double Bedroom

With two double glazed windows fitted with bespoke blinds, space for wardrobes, and wall-mounted radiator.

Reception Room

Currently used as a music room, featuring two double glazed windows with bespoke shutter blinds, period-style radiator, tiled-effect flooring, TV point, wall-mounted shelving, and under-stairs storage. Stairs rise to the ground floor.

Wet Room

Fitted with a modern suite comprising WC, pedestal wash hand basin, and a generous walk-in shower with glass screen. Finished with subway-style tiling, wall-mounted radiator, and obscured double glazed window.

Ground Floor (Street Level)

Open-Plan Kitchen/Diner

Living Area – A light and airy dual-aspect space with windows to the front and side elevations, offering views towards Belper and The Chevin. Features include solidwood flooring, a period-style radiator, TV point, and a useful full-height storage cupboard.

Kitchen/Diner – Fitted with a range of shaker-style wall and base units with solid wood work surfaces, incorporating a 1½ bowl sink with mixer tap. Integrated appliances include an electric oven, gas hob with stainless steel extractor, and dishwasher. Additional features include space and plumbing for a washing machine, space for a fridge/freezer, breakfast bar, part-tiled walls, and a double glazed window to the side. Stairs lead to both the lower ground floor and first floor.

First Floor

Bedroom 1

Double bedroom with double glazed window, fitted wardrobes, and wall-mounted radiator.

Bedroom 2

Double bedroom with double glazed window, radiator, and useful storage cupboard.

Bathroom

Stylish three-piece suite comprising WC, vanity unit, and panelled bath with shower over and glass screen. Finished with part-tiled walls, wood flooring, chrome heated towel rail, obscured double glazed window, spotlights, and extractor fan.

Outside

A private courtyard to the lower ground floor provides an ideal space for outdoor seating and entertaining, with gated access to Beckstich Lane.

Additionally, two attached outbuildings accessed via Holbrook Road offer excellent flexibility, with one currently used as a home office and the other for storage. Both are insulated and benefit from power and lighting.

Although the property does not come with off road parking there is ample parking on the road for 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.
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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+) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(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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