



£700,000

Mount Pleasant, Derby Road, BELPER DE56 0QF

Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Grade II listed detached stone cottage
- Three Bedrooms - Master with En-Suite
- Three reception Rooms
- Three off-road parking spaces accessed via Milford House
- Rich in history and character with exposed beams, feature fireplaces and cottage-style doors throughout
- Beautifully mature plot with established front and rear gardens, offering privacy and countryside views
- Dating back from 1600s
- Located in the sought-after historical village of Milford
- Mature, private gardens to front and rear with gravelled seating areas and countryside views
- Sitting room with log burner and exposed features
- Viewing Absolutely Essential!

Property Description

An enchanting Grade II listed detached cottage, steeped in history and rich in character, nestled in the heart of the highly sought-after village of Milford

Main Particulars

Derbyshire Properties are delighted to offer for sale this truly enchanting detached Grade II listed stone cottage, believed to dating back to the 1600s, occupying a beautiful position within the conservation area of the highly desirable village of Milford.

Steeped in history and overflowing with charm and character, this exceptional home offers a rare opportunity to acquire a piece of Derbyshire heritage. Showcasing a wealth of original period features throughout, the property effortlessly combines warmth and authenticity, with exposed beams, feature fireplaces and traditional cottage-style doors creating an atmosphere of timeless elegance and charm. Occupying a delightful mature plot, the cottage is surrounded by beautifully established gardens to both the front and rear elevations, bursting with an abundance of mature plants, flowers and shrubbery. Enjoying a high degree of privacy together with picturesque countryside views beyond, the setting perfectly complements the character of this remarkable home.

Internally, the accommodation briefly comprises a farmhouse-style kitchen/breakfast room, snug/library, welcoming entrance hallway, dining room, additional sitting room and utility room.

To the first floor, the landing provides access to three generous double bedrooms, with the master bedroom benefitting from a dressing room and en-suite bathroom. The superb family bathroom features a stunning freestanding Victorian roll-top bath, providing a luxurious focal point in keeping with the home's period charm.

If you are looking for character, charm, history and idyllic village life, this truly is the one for you.

Kitchen/Breakfast Room

Beautifully appointed in a traditional farmhouse style, the kitchen comprises a range of wall and base mounted units with rolled-edge work surfaces incorporating a stainless steel sink drainer unit with mixer tap and tiled splashback areas. A freestanding gas range cooker with extractor canopy over provides a practical yet characterful focal point, complemented by tiled flooring and a radiator.

Enjoying an abundance of natural charm, stable doors provide access to both the front and rear elevations, whilst a window to the front aspect allows pleasant views across the gardens. A useful recessed storage alcove houses the fridge/freezer, adding to the cottage's practical appeal.

The true centrepiece of the room is the magnificent original painted range fireplace with its traditional surround, creating a warm and atmospheric heart to this delightful country kitchen.

Snug/Library

A wonderfully atmospheric and versatile space, enjoying windows to both the front and rear elevations that flood the room with natural light. Beautiful wooden flooring runs throughout, complemented by exposed ceiling beams that enhance the cottage's rich period character.

A bespoke fitted bookcase adds both charm and practicality, while a wall-mounted radiator ensures year-round comfort. At the heart of the room sits the impressive original stone fireplace, housing a cast-iron log burner set upon a stone hearth, flanked by feature alcoves that further emphasise the room's historic appeal.

An internal door provides access to the main entrance hallway, seamlessly connecting this inviting retreat to the rest of the home.

Main Entrance Hallway

A welcoming introduction to the home, featuring continuation wooden flooring that flows seamlessly from the adjoining rooms, enhancing the sense of warmth and cohesion throughout. The original entrance door to the front elevation provides a charming focal point, hinting at the property's rich heritage.

Exposed ceiling beams add further character and authenticity, while a useful coat storage area offers practical everyday convenience without detracting from the traditional aesthetic. This inviting hallway sets the tone for the rest of this beautifully characterful cottage.

Dining Room

A beautifully proportioned and inviting space, enjoying windows to both the front and rear elevations that allow natural light to pour through and create a warm, airy atmosphere. Exposed ceiling beams continue the home's rich period character, while the staircase rises gracefully to the first floor landing, complemented by a useful under-stairs storage cupboard.

Wooden flooring flows throughout, enhanced by decorative wall lighting that adds a subtle evening ambience. At the heart of the room sits the striking open cast-iron fireplace, finished with a decorative surround and period tiled hearth, providing a charming focal point and a true sense of heritage.

An internal door leads through to:-:::

Entrance Hall Two

A characterful additional entrance space, currently unused, offering further flexibility to suit a range of uses. Featuring a door to the front elevation and enriched by exposed ceiling beams, this area retains the home's signature period charm and provides an intriguing glimpse into its historic layout and potential.

Sitting Room

A warm and inviting reception room, full of character and charm, featuring a window to the front elevation that draws in natural light and enhances the cosy atmosphere. Exposed beams to both the ceiling and walls add wonderful depth and authenticity, celebrating the home's rich period heritage.

A wall-mounted radiator ensures comfort throughout the seasons, while the cast-iron log burner creates a striking focal point, perfect for relaxed evenings and a true sense of cottage living. A TV point is also provided for modern convenience.

An internal door leads through to:-

Utility Room

A highly practical and well-appointed space, featuring a window to the side elevation that allows natural light to filter through. A door to the rear provides direct access onto the garden, ideal for everyday use and outdoor living.

Fitted with a wash hand basin, plumbing and space for a washing machine, the room also benefits from useful work surfaces and a range of storage cupboards, offering excellent functionality. A wall-mounted radiator ensures year-round comfort, making this an essential and versatile addition to the home.

First Floor Landing

Accessed via the dining room, this light and airy landing space is enhanced by decorative coving and a window to the front elevation, allowing natural light to gently illuminate the area.

A radiator provides comfort, while a loft access point offers additional practicality. The landing serves as a charming central connection to the home's three principal bedrooms and family bathroom, continuing the property's characterful and well-considered layout.

Bedroom One

A beautifully proportioned double bedroom, enjoying a window to the front elevation that fills the room with natural light and enhances its calm, restful feel. A radiator provides comfort throughout the seasons, while a traditional cottage-style door adds to the home's enduring character and charm.

This inviting principal bedroom offers a peaceful retreat, perfectly in keeping with the cottage's rich period heritage.

Dressing Room

A superbly practical and well-appointed space, featuring a window to the rear elevation that allows natural light to softly illuminate the room. Two large floor-to-ceiling double wardrobes provide an exceptional level of fitted hanging and storage space, perfectly suited to modern living while retaining a sense of order and elegance.

An internal door provides convenient access to:

En-Suite Bathroom

A well-appointed three-piece suite comprising a low-level WC, pedestal wash hand basin and panelled bath, offering a practical yet comfortable private bathing space. Part-tiled walls provide a clean and classic finish, complemented by vinyl flooring for ease of maintenance.

A radiator ensures warmth and comfort, while a window to the rear elevation allows natural light and ventilation, enhancing the overall sense of freshness and functionality.

Family Bathroom

A beautifully appointed and characterful space, thoughtfully arranged into two distinct areas, blending practicality with timeless period charm.

The first section comprises a low-level WC with pull-chain flush, bidet, and a shower enclosure with mains-fed shower. A window to the rear elevation provides natural light and ventilation, complemented by recessed spotlights to the ceiling. A useful linen cupboard offers excellent storage, while exposed floorboards add warmth and authenticity to the space.

The main bathroom area is truly striking, centred around a magnificent freestanding Victorian roll-top bath that creates a luxurious focal point. Further comprising a pedestal wash hand basin, exposed floorboards, decorative wall lighting and a radiator, this elegant space is enhanced by an additional rear-facing window.

Completing the room is a charming cast-iron fireplace with period surround, adding a unique and atmospheric finishing touch to this exceptional family bathroom.

Bedroom Two

The largest of the bedrooms, this impressive space enjoys windows to both the front and side elevations, allowing an abundance of natural light to create a bright and airy atmosphere throughout. Generous fitted wardrobes and drawers provide excellent storage solutions, seamlessly combining practicality with style.

Decorative wall lighting adds a subtle touch of character, while a radiator ensures year-round comfort. A spacious and versatile room, ideal as a guest suite or secondary principal bedroom.

Bedroom Three

A charming and versatile double bedroom, featuring a window to the rear elevation that allows natural light to softly illuminate the space while enjoying a peaceful outlook. A radiator provides warmth and comfort, making this a welcoming retreat throughout the year.

A characterful feature fireplace with inset cast-iron fire adds a wonderful focal point, enhancing the room's period appeal, while a loft access point offers additional practicality and storage potential.

Outside

The property enjoys wonderfully mature gardens to both the front and rear elevations, richly planted with an abundance of established shrubs, flower beds and seasonal planting, creating a truly picturesque and ever-changing outdoor setting.

To the front, a gravelled pathway meanders gently through the garden, revealing a series of attractive seating and viewing areas, each offering its own moment of peace and enjoyment within this beautifully landscaped space. Timber sheds and useful outbuildings provide excellent storage, enhancing the practicality of the outdoor areas.

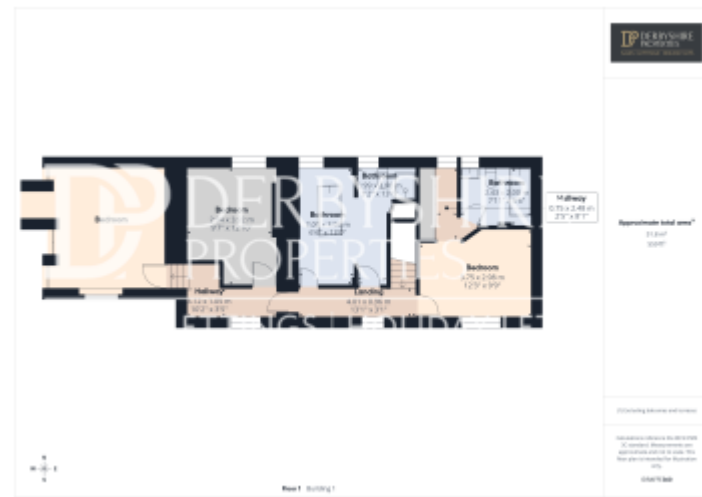
Parking is accessed via Milford House, where the road bends to the right-hand side and provides three off-road parking spaces, a valuable and convenient addition in this desirable village setting.

To the rear, the garden enjoys a superb sense of privacy, enclosed by attractive stone wall boundaries and softened by mature neighbouring planting. Arranged over several levels, this enchanting space features beautifully stocked borders, multiple seating terraces and uninterrupted countryside views beyond, creating a truly idyllic outdoor retreat.

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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		80
(69-80) C	63	
(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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