



£400,000

Browns Lane, Belper DE56 0UJ

Cottage | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Beautiful Extended Cottage
- 3 Double Bedrooms
- Off Street Parking
- Large Garden With Views Across Countryside
- Charm & Character Throughout
- Original Features
- Highly Desirable Village Location
- Excellent Amenities Within A Short Drive
- Viewing Absolutely Essential

Property Description

Bull Cottage is a Charming Extended Three-Bedroom property located in the Heart of Holbrook Village offering far reaching countryside views.

Main Particulars

Welcome to this beautifully presented and sympathetically extended three-bedroom cottage, situated in the heart of the highly sought-after village of Holbrook. Having undergone a stunning transformation by the current owners, the property seamlessly blends modern comforts with an abundance of original character and charm.

The accommodation briefly comprises a welcoming dining room with original stone fireplace, a cosy living room with dual-aspect windows and feature fireplace, a stylish fitted kitchen, rear boot room and guest cloakroom/WC. To the first floor, a landing provides access to three well-proportioned bedrooms and a beautifully appointed family shower room. Occupying a delightful position accessed via a shared farm track, the property enjoys outstanding countryside views and picturesque walks right on the doorstep.

There is private parking for one car, whilst the detached garden offers a peaceful retreat with panoramic views across the surrounding Derbyshire countryside.

Dining Room

Entered via a door from the front elevation, this beautifully presented reception room enjoys a bright and welcoming atmosphere. Features include porcelain tiled flooring (with under floor heating), exposed beams, ceiling spotlights, decorative wall lighting and a window to the front elevation. A staircase rises to the first-floor accommodation with useful understairs storage cupboards beneath. The focal point of the room is the original stone fireplace housing a cast-iron log-burning stove.

Living Room

Dual-aspect windows to the front and side elevations, framing delightful views of the surrounding countryside. The room features exposed wooden floorboards, a period-style radiator, decorative wall lighting, television point and fitted shelving. An additional original stone fireplace with cast-iron inset fire provides a striking focal point.

Kitchen

Fitted with a range of base-mounted storage units topped with quality quartz work surfaces incorporating a Belfast sink. Integrated appliances include an electric oven, gas hob with extractor canopy over and fridge/freezer. Additional features include wall-mounted shelving, spotlighting, porcelain tiled flooring (with under floor heating) and a window overlooking the rear elevation.

Rear Hall/Boot Room

A practical addition with tiled flooring, wall-mounted radiator, window and door providing access to the rear of the property.

Guest Cloakroom

Appointed with a low-level WC and corner-mounted wash hand basin. Attractive half-height wood panelling, chrome heated towel rail, obscure glazed window, extractor fan and ceiling spotlights complete the room.

First Floor Landing

Accessed from the dining room and providing access to all first-floor accommodation. Ceiling-mounted loft access point with pull-down ladder.

Bedroom 1

A delightful double bedroom with window to the side elevation enjoying stunning countryside views. Features include wooden floorboards, radiator, television point, fitted storage cupboards and wall-mounted shelving.

Bedroom 2

Having a window to the side elevation, radiator and stripped wooden floorboards.

Bedroom 3

With window to the rear elevation, radiator, fitted storage cupboard and space for freestanding wardrobes.

Bathroom

Beautifully appointed with a modern three-piece suite comprising low-level WC, pedestal wash hand basin and large walk-in shower enclosure with mains-fed shower. Complementary tiled flooring, attractive half-height wood panelling, obscure double-glazed window and loft access hatch.

Outside

The property is approached via a shared farm track leading to a private parking area providing space for one vehicle , enclosed by traditional stone wall boundaries.

The main garden is detached from the property and represents a particular feature of the home. Enjoying spectacular panoramic views across the surrounding countryside, the garden is predominantly laid to lawn and enclosed by picket fencing and stone wall boundaries. Further features include a seating area, fruit trees, timber garden shed with power and lighting, substantial log store and decorative trellising, creating a peaceful and tranquil outdoor space ideal for relaxation and entertaining.

Disclaimer

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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		87
(69-80) C		
(55-68) D	67	
(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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