



£199,950

Belper Lane, Belper DE56 2UQ

Cottage | 1 Bedroom | 1 Bathroom

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Step Inside

Key Features

- Grade II Listed
- Charming and deceptively spacious one-bedroom stone cottage
- Sought-after Belper Lane location
- Characterful open-plan living/dining room with log-burning stove
- Spacious fitted kitchen with direct garden access
- Generous double bedroom with built-in storage
- Beautifully landscaped rear garden with dry stone walling
- Ideal for first-time buyers, downsizers, holiday let or buy-to-let investment

Property Description

Packed with charm and character, this surprisingly spacious one-bedroom Grade II Listed stone cottage built in 1790 is a rare find. A perfect blend of period features and cosy living, it's a home you'll fall in love with.

Main Particulars

Derbyshire Properties are delighted to present this charming Grade II Listed one-bedroom stone cottage, ideally situated in the ever-popular Belper Lane area. Deceptively spacious throughout, this delightful home effortlessly blends period character with generous living accommodation and a beautifully landscaped garden, creating a truly inviting place to call home.

The accommodation briefly comprises a superb open-plan living and dining room, full of warmth and character, featuring a cast iron log-burning stove, exposed ceiling beams and dual-aspect windows that flood the space with natural light. The spacious fitted kitchen provides direct access to the beautifully landscaped rear garden. To the first floor, a generous landing leads to an exceptionally spacious bathroom and a well-proportioned double bedroom.

Outside, the attractive rear garden has been thoughtfully landscaped and is enclosed by traditional dry stone walling, creating a private and peaceful setting ideal for relaxing or entertaining. A useful brick-built outbuilding provides excellent additional storage.

This charming cottage is sure to appeal to a variety of buyers, including first-time purchasers, those looking to downsize, or investors seeking a holiday let, Airbnb or buy-to-let opportunity. Early viewing is highly recommended to fully appreciate the generous proportions, character and lifestyle this delightful home has to offer.

Living / Dining Room

Entered via a traditional hardwood entrance door, this superb open-plan living and dining space is full of charm and character. Dual-aspect windows to the front and rear elevations allow an abundance of natural light to fill the room, whilst exposed ceiling beams, a bespoke window seat and decorative lighting enhance its inviting atmosphere. The focal point is the attractive inset cast iron log-burning stove, set upon a raised tiled hearth, creating a warm and cosy living environment. Additional features include a television point, two wall-mounted radiators and a staircase rising to the first floor. A door leads through to the kitchen.

Kitchen

The spacious kitchen is fitted with a range of matching wall and base units with rolled-edge work surfaces incorporating a stainless steel sink and drainer with mixer tap, complemented by tiled splashbacks. Integrated appliances include an electric oven with a four-ring gas hob and extractor canopy above, whilst there is under-counter space and plumbing for a washing machine, fridge and freezer. Further benefits include a wall-mounted gas combination boiler, laminate flooring, a window overlooking the beautifully landscaped rear garden, and a glazed door providing direct access outside.

First Floor Landing

With loft access and internal doors providing access to the bedroom and bathroom.

Bathroom

Originally configured as a second bedroom, this exceptionally spacious bathroom has been thoughtfully transformed into a luxurious five-piece suite comprising a low-level WC, bidet, pedestal wash hand basin, panelled bath and a separate shower enclosure with mains-fed shower. Finished with exposed painted floorboards, part-tiled

walls, decorative coving, a wall-mounted radiator and an obscure glazed window to the rear elevation, this impressive room offers both style and practicality.

Bedroom

A generously proportioned double bedroom positioned to the front of the property, featuring painted floorboards, a wall-mounted radiator, a useful built-in storage cupboard and ample space for freestanding bedroom furniture. A window to the front elevation provides plenty of natural light.

Outside

To the front of the property is an attractive, low-maintenance forecourt garden with stone paving and useful bin storage.

The beautifully landscaped rear garden is a real highlight of the property, offering a generous paved terrace, ideal for outdoor dining and entertaining, enclosed by traditional dry stone walling. A brick-built outbuilding provides excellent storage and is complemented by an adjoining timber log store. Beyond the patio lies a well-maintained lawn with established flower beds and borders, enclosed by attractive stone walling and fencing, together with a productive vegetable garden to the rear, creating a wonderful outdoor space to enjoy throughout the seasons.

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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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