

Home 2 Sell

Quality Service For Less



5 Well Yard

Holbrook, DE56 0TB

Offers Over £210,000



Situated within the heart of the historical village of Holbrook is this attractive stone built cottage residence. This property represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage, two bedroomed, character accommodation. The property is constructed of stone beneath a tiled roof with the front elevation having an attractive appearance revealed by matching double glazed windows with stone lintels and sills and is well situated within the conservation area. It stands in a prominent position set behind a walled courtyard garden with cast iron gate. Gas centrally heated and PVCu double glazed. Accommodation comprising in brief, entrance porch, lounge dining room and a fitted kitchen, to the first floor a double bedroom and recently refitted family bathroom having a four piece suite. To the second floor the principal bedroom with panoramic views over the valley. Courtyard style garden. Viewing Essential. NO CHAIN.



Entrance Porch

The property is entered via a PVCu wood grain effect door with glazed insert, tiled flooring, PVCu double glazed side window and glazed internal door to the lounge.

Lounge Dining Room

9'11" reducing 8'6" x 15'8" reducing 12'6" (3.01 reducing 2.58 x 4.78 reducing 3.81)

Having a feature chimney breast with inset electric stove and raised tiled hearth, exposed ceiling beams, bespoke storage cupboard, PVCu double glazed window to the front elevation with slate tiled sill, stripped latched door giving access to the staircase, central heating radiator and exposed stone wall. Stable style door to the Kitchen.

Fitted Kitchen

10'1" x 6'6" (3.08 x 1.98)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units roll top work surfaces over incorporating a sink drainer unit with chrome mixer tap. Complimentary tiled splash-backs, integrated four ring gas hob, built-in electric fan assisted oven, space and plumbing for an automatic washing machine, space for fridge/freezer, ceramic tiled flooring, PVCu double glazed window to the rear elevation, PVCu door with glazed insert to the rear access.

To the first floor

With shelving and stripped latched door giving access to the staircase leading to the second floor.

Bedroom Two

8'8" extending 9'10" x 7'10" (2.63 extending 3.00 x 2.40)

Having fitted wardrobes with cupboards, central heating radiator, feature wall panelling, PVCu double glazed window to the front elevation with quarry tiled window sill and enjoying the panoramic views over towards Horsley and surrounding area.

Bathroom

Having a beautiful recently fitted four piece suit comprising of close couple WC, pedestal hand wash basin, tiled shower cubicle having a thermostatically controlled shower with rain head and hand held attachment and a free standing bath with chrome Swan neck mixer tap and hand held attachment. Complimentary wall panelling, ceramic mosaic tiled flooring, inset shelving, chrome ladder style heated towel rail, PVCu double glazed opaque window to the rear elevation and ceiling light.

To the second floor

To the Principle Bedroom.

Master Bedroom

12'8" x 8'4" (3.87 x 2.53)

Having two exposed ceiling beams, exposed hand painted floor boards, built-in storage cupboard and wardrobe with hanging space, central heating radiator, access to the loft void, PVCu double glazed window to the front elevation enjoying the finest views that can only be truly appreciated when viewed.

Outside

Having a quintessentially English Cottage garden with well stocked perennial flower beds and seating area.

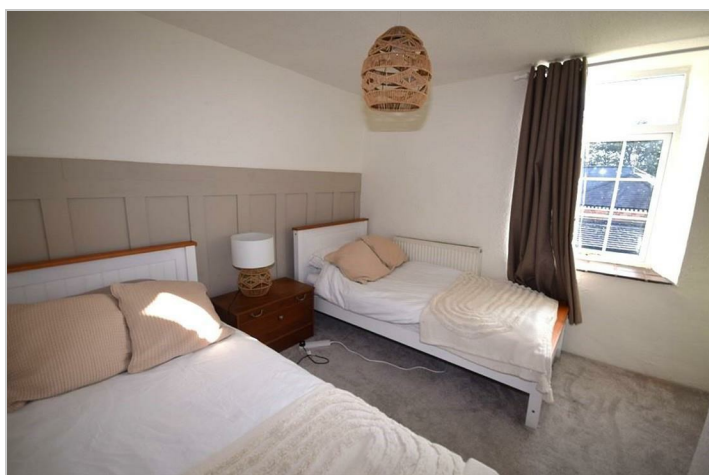
Area

The Village of Holbrook boasts two Village Inns reputable Primary School, Shop and Post Office. It is highly convenient for other local Villages including Little Eaton approximately 1 mile and Duffield approximately 2 miles which both provide a wide range of amenities and recreational facilities including bowling, squash, tennis, football and golf. The City of Derby lies approximately 5 miles to the south and Belper thriving market town located approximately 3 miles to the north and there is fast access onto the A38 leading to the M1 motorway. Local recreational facilities nearby include 3 noted Country Clubs and Golf Courses at Breadsall Village, Horsley and Morley Hayes all approximately 5 miles away.

Directional Note

Leave the Home2Sell office at the Market Place and proceed down the hill turning immediate left onto Queen Street. Continue and turn left at the T-junction. Proceed through Bargate to the roundabout and turn right onto Belper Road heading towards Holbrook. Take the third left turn into Pond Road. Continue along Town Street where Well Yard can easily be identified on the right hand side clearly

identified by our distinctive Home2Sell For Sale board at number 5.



Road Map



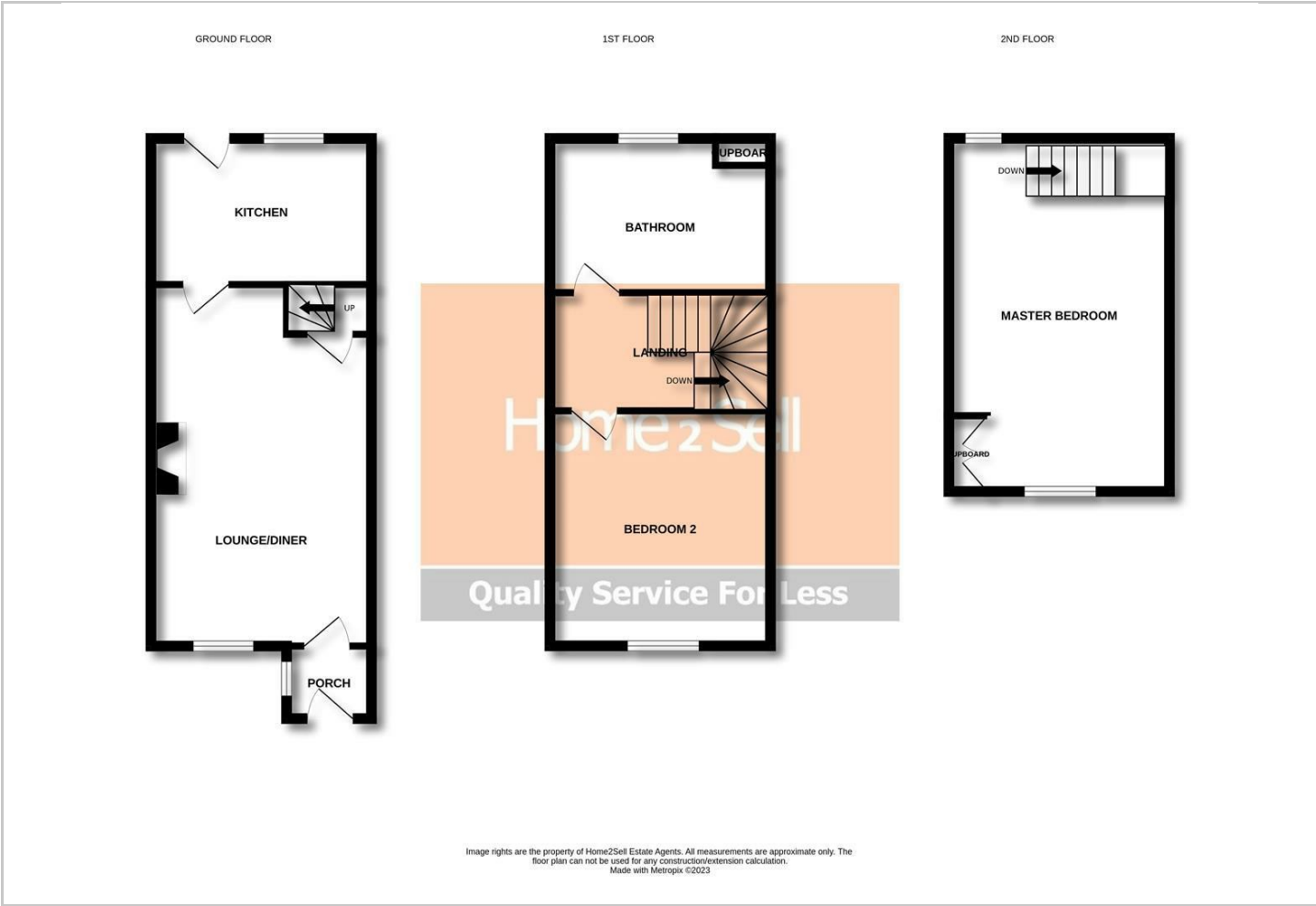
Hybrid Map



Terrain Map



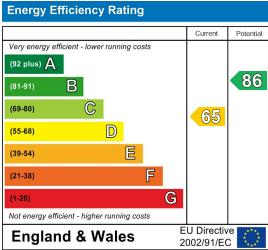
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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