

Hopping Hill

Milford, Belper, DE56 0RJ



Grade II listed cottage, set in this lovely historic village surrounded by spectacular countryside perfect for keen walkers. To end your walk or abandon it altogether there are a great selection of local pubs and eateries nearby with Duffield and Belper less than 2 miles away offering a full range of amenities.

£225,000

John German

Milford is located on the outskirts of Belper along the Derwent River with Bargate on one side and the Chevin on the other. The property enjoys far reaching views across the Chevin and there are lots of local footpaths that lead you either along the river or up over the hilltops on either side of the valley. There are regular bus services that run along the A6 at the bottom of the road and Duffield has its own train station with the main line train station located in Derby which is around 20 minutes away by car or public transport. Nearby Belper is a charming market town with a thriving high street and plenty of educational options, entertainment and health services.

The lounge sits to the front of the property with a double glazed window overlooking the front garden underneath which sits a built-in cupboard, built-in storage cupboard set to the side of a central fireplace (gas point capped off), central heating radiator, laminate flooring and latch doors leading off to the stairs and the kitchen.

The kitchen sits to the rear and is fitted with a range of base and eye level units with roll edge work surfaces, stainless steel sink unit, tiled splashback, window to the rear and entrance door to the rear. Off the kitchen is a large understairs pantry with built in cupboards, a stone thrall and window to the rear.

On the first floor carpeted stairs lead past an exposed stone feature wall and a window overlooking the rear garden ending on a landing with latch doors leading off to bedroom one and the bathroom, a second set of stairs rises to the second floor. Bedroom one has a double glazed window overlooking the front elevation, a central heating radiator and fitted carpet.

The first floor bathroom has been fitted with a three piece suite comprising low flush WC, pedestal wash basin and a panelled bath with an electric shower over, window to the rear, built in airing cupboard.

Stairs lead up to the second floor past a built-in storage chest with a latch door opening into the second floor bedroom which is a lovely size with a charming dormer with spectacular views over the Chevin. There are exposed original ceiling beams and a stripped pine floor as well as a central heating radiator.

Outside, the property sits back from the road in a slightly elevated position with stone boundary walls and stone steps rising to a small lawned front garden with blue and white bells in the borders. To the rear is an enclosed rear yard with two brick built outbuildings. The boundary extends over the rear access path to a small raised garden terraced area which can be accessed by ladder (next door have built a wooden set of steps to access their section).

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional

Parking: On street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Amber Valley Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.ambervalley.gov.uk

Our Ref: JGA/18042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



John German
 Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB
 01332 943818
 derby@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent