

CURRAN  
BIRDS  
+ CO

Forge Cottage,  
Cowers Lane, Belper  
£775,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



HIGH SPECIFICATION EXTENDED COTTAGE - A most attractive, four bedroom stone built detached cottage of immense style and character, offering spacious living accommodation of over 2100 square feet. This period cottage has undergone a comprehensive scheme of renovation and improvement and offers a beautiful blend of character features and contemporary styling with high specification fittings. The property has a rear access gated driveway with extensive block paved driveway, single garage and delightful landscaped rear garden.

The property offers a high specification with underfloor heating and will include a stunning dining kitchen with high quality units, dining island, large glass lantern and bi-folding doors. There is also a stunning primary bedroom suite with vaulted ceiling with exposed beams, dressing room and contemporary en-suite bathroom.





## The Detail

Forge Cottage is a most attractive stone built detached cottage of immense style and character and offers spacious living accommodation of over 2100 square feet. This period cottage has undergone a comprehensive scheme of renovation and improvement and offers a beautiful blend of character features and contemporary styling with high specification fittings.

This property has been renovated by reputable local builder Fontenay developments and offers an exacting specification and quality of finish that really has to be viewed to be fully appreciated. The property will also offer a choice from a range of kitchen options and worksurfaces and will include a full flooring package.

The accommodation has underfloor heating to the ground floor, gas central heating and quality flush casement uPVC double glazed windows.

In brief the accommodation comprises: dining room with staircase to the floor, inner hallway, spacious living room, study, boot room, contemporary wc, utility room, rear hallway and superb open plan dining kitchen with dining island, beautiful glass lantern and bi-folding doors giving access to the rear garden.

The first floor landing leads to four bedrooms, including three generous double bedrooms and contemporary bathroom. The stunning primary bedroom suite also offers an impressive vaulted ceiling with exposed beams, dressing room and contemporary en-suite shower room.

Outside, there is stone walled forecourt garden with decorative metal railings and metal gateway. There is a delightful landscaped rear garden with paved patio, raised level lawn, raised level planting borders and gated driveway with extensive block paved driveway leading to a single attached garage.







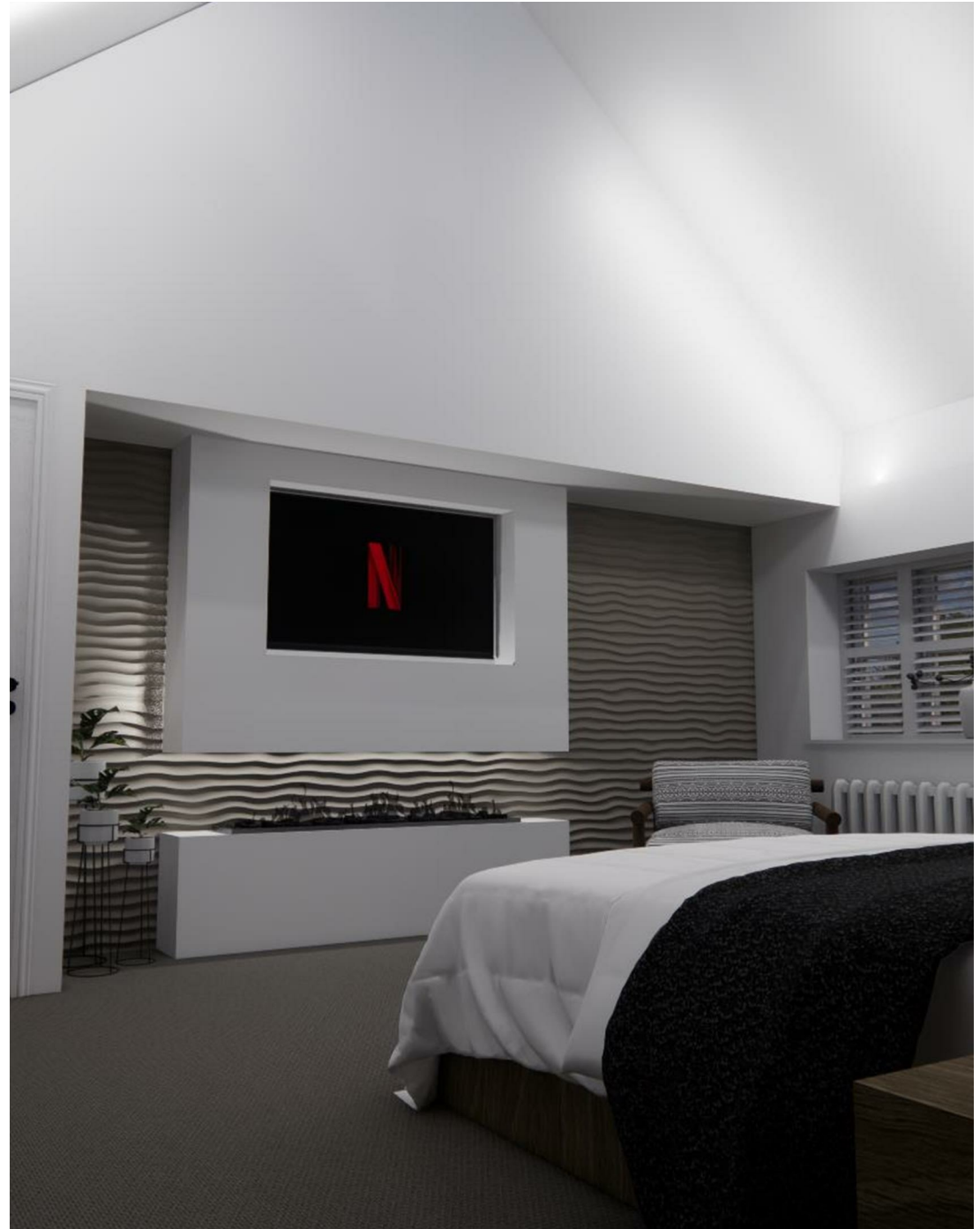
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## The Location

Cowers Lane is conveniently situated between Belper and Ashbourne, with Wirksworth located approx 5 miles to the north. Belper around 4 miles to the east and Ashbourne around 8 miles to the west.

Belper enjoys a comprehensive range of local shopping facilities including major supermarkets, pubs, restaurants and exceptional recreational facilities. The town also has the benefit of railway station that serves Derby, Nottingham and Matlock with links to the main railway network.

Derby City Centre is also easily accessible and this offers a more comprehensive range of shopping facilities in the Derbion Shopping Centre







THOUGHTS  
*and just*  
THOUGHTS



## The Particulars

- Spacious Extended Stone Built Detached Cottage
- Beautifully Renovated - High Quality Specification & Finish
- Over 2100 Square Feet of Living Accommodation
- Underfloor Heating, Gas Central Heating & Flush Casement uPVC Windows
- Living Room, Dining Room, Study, Inner Hall, WC, Boot Room & Utility Room
- Superb Open Plan Living Kitchen with Bi-Folding Doors
- Four Bedrooms & Contemporary Bathroom
- Stunning Primary Bedroom with Vaulted Ceiling, Dressing Room & En-Suite
- Generous Block Paved Rear Driveway & Single Garage.
- Beautiful Landscaped Rear Gardens with Rear Driveway & Gated Access

### Size

Approx 2122.00 sq ft

### Energy Performance Certificate (EPC)

Rating

Council Tax Band

G



GROSS INTERNAL AREA  
 FLOOR 1: 1413 sq ft, 131.28 m<sup>2</sup>, FLOOR 2: 887 sq ft, 82.43 m<sup>2</sup>  
 TOTAL: 2300 sq ft, 213.71 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# CURRAN BIRDS + CO



*Let's Talk*

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