



Lawn Cottage 43a Marsh Lane, Belper

Belper

Offers in Region of £575,000





Lawn Cottage 43a Marsh Lane

Belper, Belper

Council Tax band: E

Tenure: Freehold

- No chain involved
- 5 Double bedrooms
- Timeless elegance
- Mature gardens
- Private and peaceful location
- Close proximity to Historic Belper Town Centre and World Heritage Site
- Minutes from the Peak District
- Grade II Listed Charming Character Property
- High ceilings and traditional sash windows



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Entrance Hall

A fabulous entrance to the ground floor accommodation creates a sense of grandeur. This spacious L-shaped hallway provides access to the sitting/living room, dining room, and a downstairs guest WC. A useful cloaks cupboard is conveniently situated, along with access to the cellar. Additionally, a door leads to a charming seating area, thoughtfully screened by a Beech hedge, offering privacy and tranquility. The elegant staircase ascends to the first floor, completing this impressive entrance.

Sitting/Living room

16' 0" x 15' 0" (4.88m x 4.57m)

This room combines the charm of a cosy retreat with the versatility of a formal sitting or living space. The large Georgian sash windows flood the space with natural light, while the high ceilings enhance the property's timeless elegance. A built-in glazed bookcase adds character and functionality, and the feature brick fireplace with a stone hearth and log burner creates a warm, inviting focal point.

Dining Room

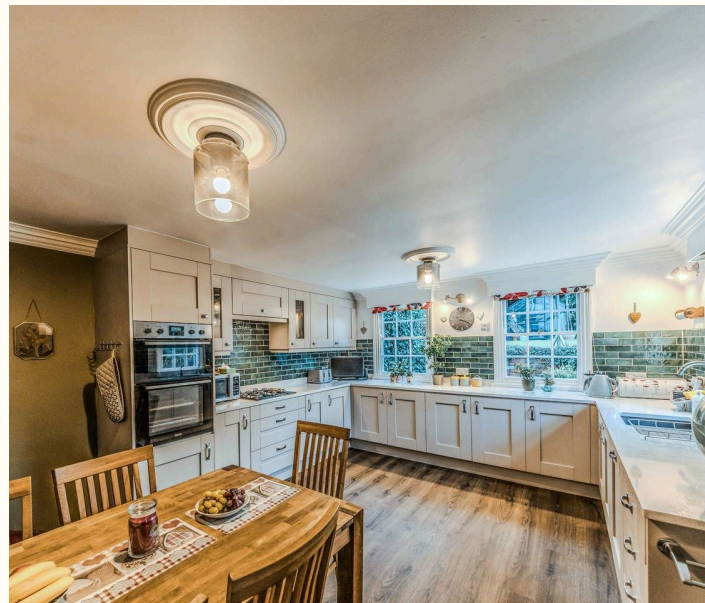
15' 10" x 11' 11" (4.83m x 3.63m)

With its striking Adams-style fire surround and hearth, this dining room exudes timeless elegance. The large Georgian sash windows bathe the space in natural light, while the high ceilings add to the sense of grandeur. A truly delightful setting, perfect for hosting and entertaining guests in style.

Breakfast kitchen

17' 1" x 16' 2" (5.21m x 4.93m)

Appointed with a range of modern wall and base units topped with a sleek quartz worktop, this kitchen is as functional as it is stylish. It features an inset sink with a swan-neck mixer tap, a built-in double oven, a gas hob with a pull-out extractor, and an integrated dishwasher. The delightful glazed tiling to the splashback areas adds a touch of charm, while three sash windows flood the room with natural light. The space is also large enough to accommodate a breakfast table, making it perfect for casual dining.





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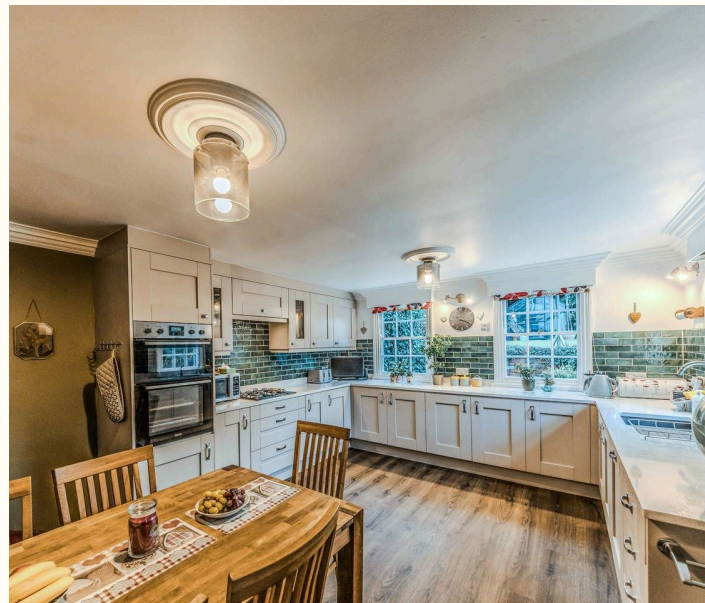
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GARDEN

Tucked away to offer a sense of privacy, the property is approached via wrought iron gates, creating an impressive entrance. The mature gardens feature expansive lawns, along with a variety of trees, plants, and shrubs. There is ample hard standing for several vehicles, as well as an oak carport providing shelter for one car. The driveway continues, leading to the garage and offering access to both the front and back doors of the house. Outside, you'll find various paved and patio areas ideal for al-fresco dining, along with a potting shed and an additional greenhouse for gardening enthusiasts.

GARAGE



Lawn Cottage



Not to Scale. Produced by The Plan Portal 2024
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