



52 Long Row, Belper, DE56 1DS

£359,950



A beautifully presented and stylishly appointed traditional grade II listed mill workers cottage situated in the heart of Belpers' conservation area. Having a generous south facing garden with off road parking for two vehicles. Viewing is strongly recommended.



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The beautifully styled character accommodation comprises a welcoming reception hallway, cosy sitting room with multi-fuel stove, dining room with feature brick fireplace and, planning permission to open into the fitted kitchen and create a down stairs WC into the outbuilding. To the first floor there are three double bedrooms and bathroom.

Benefitting from newly installed Slimlight hardwood double glazed sliding sash windows, character hard wood doors and gas central heating fired by a Worcester combi boiler.

To the front of the property there is a paved court yard with dry stone boundary. The south facing rear garden is laid to lawn with a sunny decked seating area, established flower beds and a sunny paved patio with outbuildings. One having gardeners WC and the second laundry room houses the combi boiler, which serves the domestic hot water and central heating system. To the rear of the property there is vehicle access off William St, providing off road parking two vehicles.

The stunning cottage is situated in the Clusters conservation area, close to the town with its railway station, excellent schools, shops, bars, restaurants and leisure facilities, close to many countryside walks. Belper is renowned for its historic mills, character and charm, forming part of the UNESCO heritage corridor. Having easy access to Derby and Nottingham via, A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A newly fitted Accoya hardwood cottage style entrance door allows access.

RECEPTION HALLWAY

13'10 x 6'6 (4.22m x 1.98m)

There is a hardwood double glazed window to the front, radiator, wood effect French parquet flooring, pendant light and stairs climb off to the first floor.

SITTING ROOM

13'5 x 11'4 (4.09m x 3.45m)

Having matching wood effect French parquet flooring, recessed fireplace with stone surround, an exposed brick insert and flagstone hearth houses a Portway multi-fuel stove. Double glazed hardwood sliding sash style window to the front, fitted with solid hardwood shutters painted with in 'bone' Farrow & Ball colours, radiator, TV aerial point, coving and a recessed cupboard houses the gas meter.

INNER HALLWAY

There is a useful store cupboard with and feature oak panelling and shaped doorway.

DINING ROOM

11'6 x 10' (3.51m x 3.05m)

An original exposed brick fireplace with oak timber fire surround and mantel, wood effect French parquet flooring, radiator, coving, window to the rear and an in-built crockery cupboard with shelving.

FITTED KITCHEN

15'4 x 6'7 (4.67m x 2.01m)

Fitted with a range of cream base cupboards and drawers with washed solid wood effect work surface incorporating a stainless steel sink drainer with mixer tap and splash back tiling. Integrated appliances include gas range cooker with five ring gas hob, plumbing for an automatic washing machine and space for a fridge freezer. There is an original quarry tiled floor, radiator, glazed entrance door, shelving and a wooden window to the rear overlooks the garden.

ON THE FIRST FLOOR

LANDING

There is wall lighting, tongue and groove panelling and a hard wood double glazed sliding sash window to the side elevation.

BEDROOM ONE

11'6 x 10'2 (3.51m x 3.10m)

Fitted with in-built double wardrobes incorporating

drawers, shelving, hanging and sliding mirror doors, polished wooden floor boards, black mat column radiator, hardwood double glazed sash window to the rear elevation enjoying views over Belper and its countryside. There is a large over stairs cupboard providing storage, TV aerial point and wooden mantel shelf over an original recessed fireplace and hearth.

BEDROOM TWO

11'2 x 8'6 extending to 10'5 (3.40m x 2.59m extending to 3.18m)

Having a built-in wardrobe with hanging facility, radiator, TV aerial point and a hardwood sliding sash window fitted with solid wood shutters

BEDROOM THREE

13'7 x 6'6 (4.14m x 1.98m)

There is an impressive feature Venetian plastered wall, cast iron column radiator, built-in 'L' shaped wardrobes with hanging and shelving, picture rail, column radiator, washed oak effect herringbone flooring and a hard wood sliding sash window to the front elevation enjoying views over Belper and its countryside. There is access to the roof void with light.

BATHROOM

Appointed with a three piece suite comprising panelled bath with electric shower over, close coupled WC and vanity wash hand basin, complementary tiling, timber effect vinyl flooring, radiator and hardwood double glazed sash window to the rear elevation.

OUTSIDE

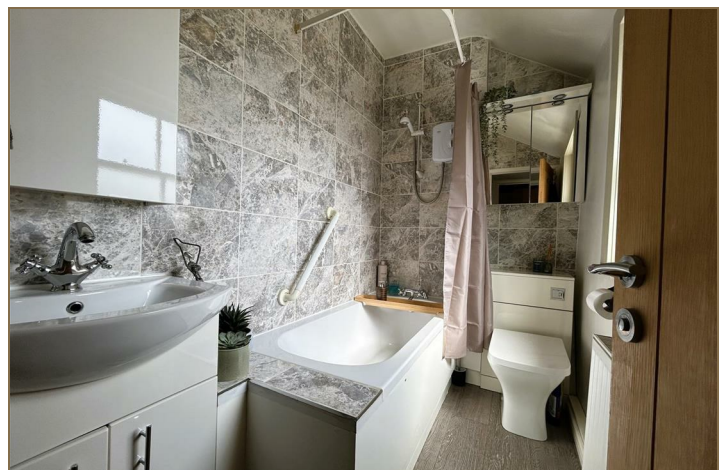
To the front of the property is a walled flagstone courtyard with wooden gate allowing access.

TO THE REAR

There is access to the rear off William St, where there are two car parking spaces and pedestrian access to the garden.

GARDEN

Being laid to lawn with a decked seating area, perfect for alfresco dining and entertaining. There is a vegetable garden with greenhouse, two wooden garden sheds, established flower beds with dry stone walling. A sunny paved seating area has two brick built outhouses, one being the gardeners WC. Having planning permission to convert with internal access, ie change the access from outside to the dining room The second store provides storage with light, power and wall mounted boiler.



Road Map



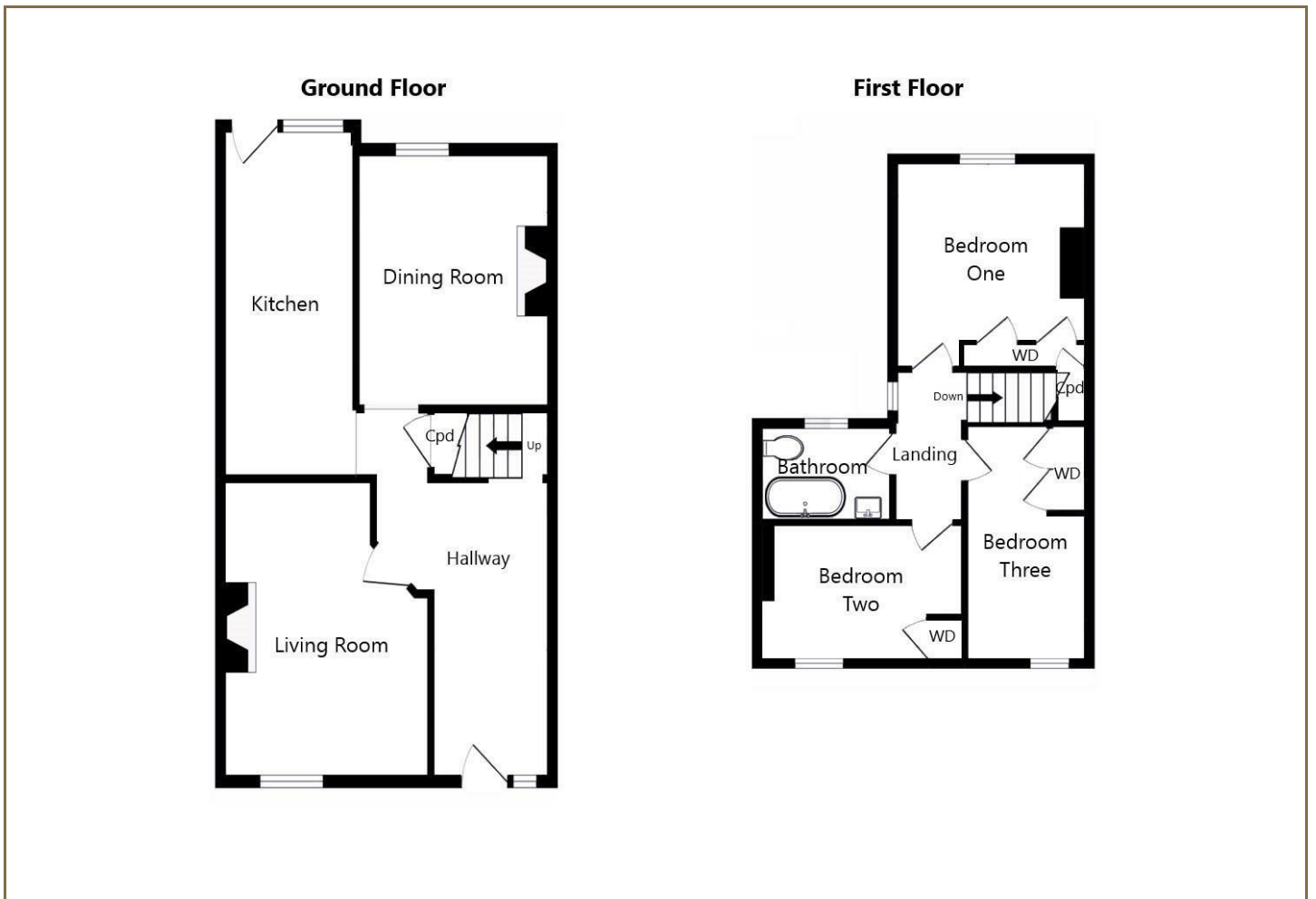
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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