



## Chevin View, 10 St. Johns Road, Belper, DE56 1JE

£329,950



Offered with vacant possession/no chain. An impressive three bedroom mill workers cottage situated in Belpers' conservation area offering deceptively spacious, yet versatile accommodation over four storeys. Having been skillfully modernised, offering a character home with quality contemporary styling. Viewing is highly recommended.



# Chevin View, 10 St. Johns Road, Belper, DE56 1JE

£329,950



The historic property circa 1704 was formerly Robinsons Mill, one of the earliest Mills in the town. In 1783 it was converted to cottages when the Mill was put out of business by the Strutt and Arkwright Mills and mass industrialisation.

Having been beautifully updated, the accommodation comprises entrance lobby, cellar with cold store and home office / snug. Superb pippy oak kitchen with granite work surface and integrated appliances, open plan into the cosy sitting room. To the first floor there are two bedrooms and a luxury shower room, with a further bedroom and bathroom to the second floor.

Benefitting from gas central heating fired by a Baxi combi boiler, double glazed sash style windows and contemporary composite doors.

To the front of the property there is a cottage garden and path leading to the property. Paddlewell Yard is to the rear with a cobbled path leading onto High St.

Situated conveniently within walking distance of Belper with its vibrant shopping, bars, restaurants and leisure facilities, excellent schools and busy railway station. Belper is renowned for its historic Mills, character and charm having easy access to major road links including the A6, A38 and M1 to Derby and Nottingham, whilst providing the gateway to the stunning Peak District.

## ACCOMMODATION

A composite cottage style entrance door allows access.

### LOBBY

Having hardwood flooring, in-built cupboard housing the electrical installation and reclaimed timber stairs lead down to the cellar.

## COLD PANTRY

Having an original stone cold shelf, spot light and storage.

## CELLAR

12'2 x 8'4 (3.71m x 2.54m)

Having been tanked and clad with reclaimed timber, there is recessed LED mood lighting, electric heater, TV aerial point and oak effect flooring.

## BREAKFAST KITCHEN

13 x 9'6 (3.96m x 2.90m)

Comprehensively appointed with a range of solid pippy oak base cupboards, drawers and larder cabinet with granite work surface over incorporating an inset stainless steel sink drainer and upstand, extending into a breakfast bar with feature pendant lighting. Integrated appliances include Neue electric double oven and grill, induction hob, dishwasher, plumbing for an automatic washing machine and space for a fridge and freezer. There are exposed beams to the ceiling, vertical radiator, inset spot lighting, double glazed sash style window to the front and wood effect flooring. an oak latch door opens onto the staircase, climbing to the first floor.

## SITTING ROOM

13'11 x 12'7 (4.24m x 3.84m)

A cosy space with matching wood effect flooring, recessed oak shelving, vertical radiator, TV aerial point, decorative panelling, sash window and a composite entrance door provides access to the rear.

## ONTO THE FIRST FLOOR

## FIRST FLOOR LANDING

Having a UPVC double glazed sash style window to

the front elevation with built-in window seat and cupboard, housing the Baxi combi boiler (serving the domestic hot water and central heating system), radiator and stairs climb to the second floor

### **BEDROOM THREE**

12'5 x 7'6 max (3.78m x 2.29m max )

Having sash style window to the front elevation, radiator, TV aerial point, original beams and oak door.

### **SHOWER ROOM**

Having a sliding oak pocket door. Appointed with a fully tiled shower enclosure with thermostatic drench shower, vanity wash hand basin with storage drawers beneath and a low flush WC, natural marble wall and floor tiling, heated towel radiator, inset spot lights, extractor fan and exposed timbers to the ceiling.

### **BEDROOM ONE**

12'2 x 10'11 (3.71m x 3.33m)

Having exposed timber beams, radiator, TV aerial point and double glazed window to the rear over looks Belper and provides countryside views.

### **SECOND FLOOR LANDING**

Having exposed original beams, radiator and a double glazed window to the front elevation.

### **BATHROOM**

Appointed with a stylish three piece suite comprising panelled bath with electric shower and glazed screen, vanity wash hand basin and low flush WC. There is complementary reclaimed look splash back tiling, heated towel radiator, double glazed window to the front elevation, inset spot lights, recessed oak shelving, extractor fan and rustic patterned floor tiling.

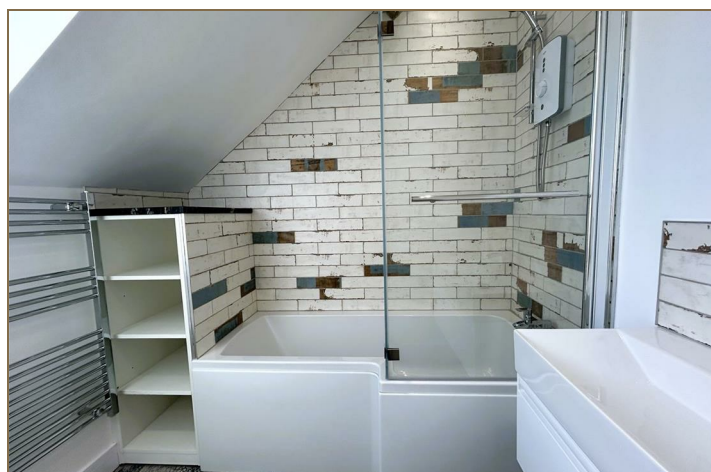
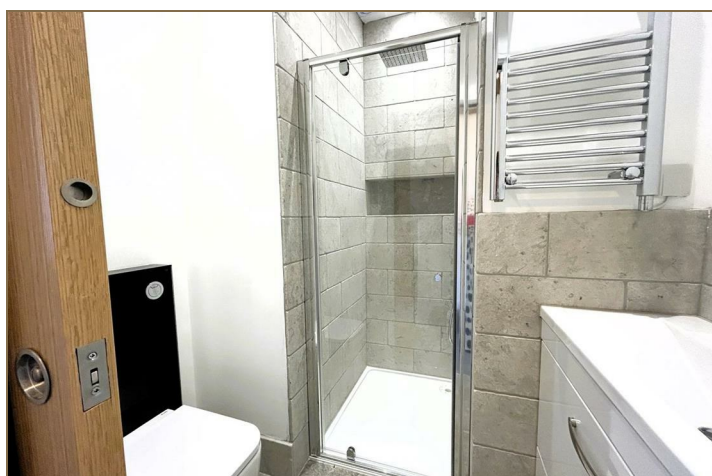
### **BEDROOM TWO**

12'5 x 7'9 (3.78m x 2.36m)

Dormer style window to the rear enjoying views over Belper and the Derwent Valley, recessed eaves storage. TV aerial point, inset spot lights and exposed beams to the ceiling. There is access to the roof void.

### **OUTSIDE**

To the front of the property is a lawned fore garden with pathway leading to the entrance door.



## Road Map



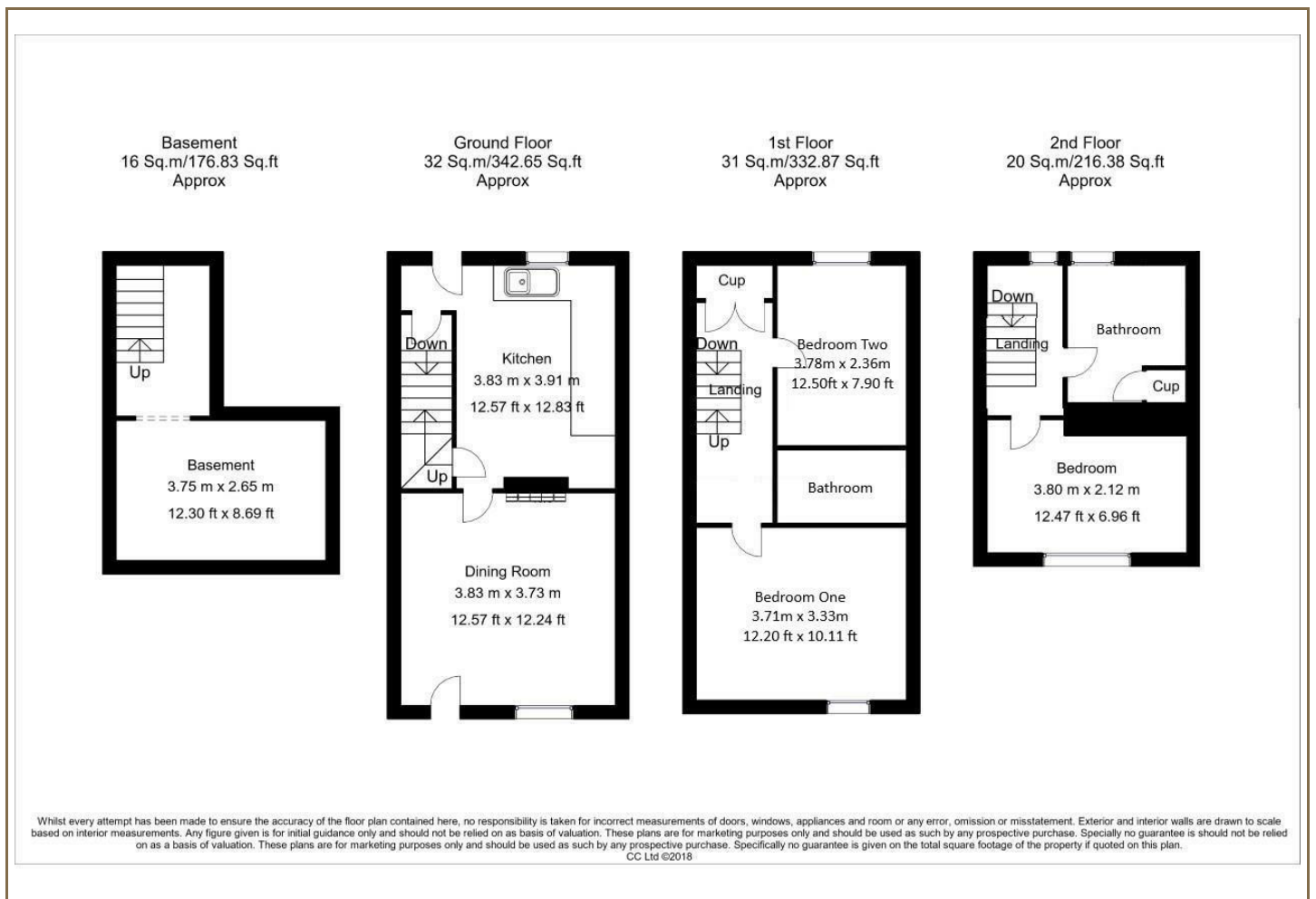
## Hybrid Map



## Terrain Map



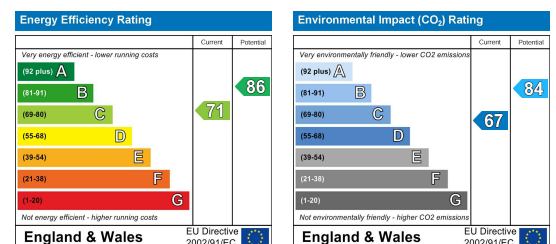
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk