



## South View, Chevin Road, Belper, Derbyshire, DE56 2UN

**£995,000**



An impressive grade II listed character family home offering immaculately presented three bedroom farmhouse accommodation with a one bedroom holiday let annex. Situated in approx. 1.17 acres of mature gardens with a stone barn garage, generous car parking and south facing countryside views. Located in a sought after position on the Chevin Road, close to Belper. Viewing is strongly recommended.



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An original Strutt built property dating from 1880. Having been tastefully extended and thoroughly modernised to create an impressive character family home with stylish accommodation comprising reception hallway with a character hardwood entrance door and full height windows, cloakroom, music room with dual height ceiling with beams. The spacious hallway leads to the dining room with an original stone fire surround and a generous sitting room with multi-fuel stove and triple aspect windows and French doors overlooking the gardens and views beyond. A superb living dining kitchen has been recently fitted with stylish contemporary units, integrated appliances, pantry and separate utility room.

To the first floor a gallery landing provides access to three generous double bedrooms all with ensuite facility.

The lower floor has been converted to annex accommodation currently being used has a successful holiday. Having its own independent access to accommodation comprising open plan living dining kitchen, being well equipped with integrated appliances, bedroom and ensuite bathroom.

Benefitting from central heating fired by a LPG Glowworm boiler, double glazed character windows and French doors with hardwood entrance doors.

A sweeping driveway provides access to the generous four bay car parking area, stone barn garage and store with additional car parking space for the annex. The delightful gardens extend to approx 1.17 acres with mature grounds, laid to lawn with a sunny Indian stone paved patios, formal gardens with established flower beds, productive vegetable plot, fruit trees, wildlife garden and superb pond with decked seating area and mature woodland to the borders. There is a large timber workshop.

## ACCOMMODATION

A character half glazed hardwood cottage style door allows access.

## REAR RECEPTION HALLWAY

There are twin full height double glazed windows, extending to a glazed catslip roof, which floods the area with natural light. There is a part tiled floor, recessed shoe cupboard and a cloaks storage and radiator.

## GUEST WC

Appointed with a white low flush WC and wall mounted wash hand basin with tiled splash back, radiator, extractor fan and matching tiled porcelain flooring.

## MUSIC ROOM

11'9 x 10'11 (3.58m x 3.33m)

There is a dual height vaulted ceiling with exposed feature beams, reclaimed timber flooring, wall lighting, two radiators and dual aspect double glazed windows to the rear and side.

## LIVING DINING KITCHEN

22'11 x 10'4 extending to 14'7 (6.99m x 3.15m extending to 4.45m )

### KITCHEN

An impressive space, newly appointed with a comprehensive range of contemporary handleless base cupboards, drawers and eye level units with oak effect splash back and upstand, porcelain work surface incorporating an inset one and half bowl stainless steel sink drainer with waste disposal unit and a Quooker instant hot water tap. Integrated appliances include Neff hide and slide electric oven, combination oven, induction hob, extractor hood, dishwasher and full height fridge and freezer. There is a window to the side, vertical radiator and porcelain tiled flooring.

### LIVING /DINING AREA

An original stone fire surround houses a multi-fuel cast iron stove with flagstone hearth, porcelain tiled flooring, original recessed crockery cupboards, beams to the

ceiling, vertical radiator, double glazed wooden sash style window to the front overlooking the gardens and countryside views beyond. Open into the porch with a half glazed wooden entrance door allowing access to the sunny front porch.

### PANTRY

Having porcelain flooring, light and shelving providing excellent storage.

### UTILITY ROOM

7'6 x 5'11 (2.29m x 1.80m )

Fitted with base cupboards, drawers and eye level units with work surface incorporating a porcelain sink drainer, plumbing for an automatic washing machine, tiled flooring and dual aspect double glazed windows to the rear and side.

### INNER HALLWAY

Having period balustrade, staircase leads down to the annex, radiator, inset spot lighting and stairs climb to the first floor landing.



## DINING ROOM

12'0 x 12'0 (3.66m x 3.66m)

Having a sash style double glazed timber window to the front overlooking the garden, an original stone fire surround has an in-built cupboard providing storage and bespoke recessed cabinets with book shelving to either side, radiator, beam and inset spot lighting to the ceiling.

## SITTING ROOM

17'8 x 15'9 (5.38m x 4.80m )

A naturally light and well proportioned room with central chimney breast housing a multi-fuel stove with flagstone hearth, exposed beam and inset spot lighting to the ceiling, TV aerial point, telephone point, two radiators, twin full height double glazed windows provide views of the pond and dual aspect French doors open to the front and side paved patios, perfect for enjoying the views of the garden and countryside.

## TO THE FIRST FLOOR

## GALLERY LANDING

13'6 x 9'2 (4.11m x 2.79m)

With period balustrade, double height ceiling with a skylight window and high level access to the loft storage, via loft ladder, feature recess with wall light and radiator.

## PRINCIPLE BEDROOM

15'8 x 10'3 (4.78m x 3.12m )

Having a feature double height ceiling with twin skylight windows, two radiators and double glazed timber door open onto a Juliet balcony with black iron railings, enjoying open views. A walk-in wardrobe provides hanging and shelving with light and reclaimed solid wood flooring.

## ENSUITE

10'4 x 7' (3.15m x 2.13m)

Appointed with a panelled bath with central bath filling taps, vanity wash hand basin with storage beneath, walk-in double shower enclosure with thermostatic rainfall shower and low flush WC. There is complementary natural tiling with patterned insert design,



illuminated glass shelving, mirror wall cabinet, LED mood lighting, high level blue glass block feature, two vertical radiators and a glazed door has Juliet balcony with black iron railings.

### **BEDROOM TWO**

12'3 x 11'10 (3.73m x 3.61m)

There is a feature exposed stone fire surround, radiator, inset spot lighting, and a timber framed double glazed sash window to the front elevation enjoying far reaching open views.

### **ENSUITE SHOWER ROOM TWO**

Fitted with a shower enclosure with thermostatic shower, wall mounted wash hand basin and low flush WC. Complementary splash back tiling, heated towel radiator, extractor fan, and inset spot lighting.

### **BEDROOM THREE**

21'9 x 11'8 (6.63m x 3.56m )

A well proportioned room of two halves, which could easily convert to create a fourth

bedroom. There are dual aspect double glazed sash windows to the front and side elevations, two radiators inset spot lighting and an original stone feature fire surround.

### **ENSUITE BATHROOM BEDROOM THREE**

6'10 x 6'5 (2.08m x 1.96m )

Appointed with a white panelled bath with thermostatic shower over, wall mounted wash hand basin and low flush WC, heated towel radiator, patterned tiled flooring, extractor fan, skylight window and inset spot lighting to the vaulted ceiling.

### **ANNEX**

On the lower ground floor with its own independent car parking and access from the side. A paved patio creates a private seating area.

### **OPEN PLAN LOUNGE DINER**

17'7 x 15'5 (5.36m x 4.70m )

Having a recessed fireplace And stone hearth, two radiators, inset spot lighting, feature beam, a double glazed picture window



overlooks the gardens and a full glazed private entrance door provides access to and from the patio area.

### **FITTED KITCHEN**

11'3 x 10'7 (3.43m x 3.23m)

Fitted with base cupboards, drawers and eye level units with timber effect work surfaces incorporating a stainless steel sink drainer with mixer taps, waste disposal unit and splash back tiling. Integrated appliances includes two electric ovens, induction hob, extractor fan, space for a fridge and freezer, plumbing for a washing machine. There is inset spot lighting and concealed Baxi boiler serves the domestic hot water and central heating system.

### **BEDROOM**

14'1 x 12'9 (4.29m x 3.89m )

There are two double glazed windows, radiator and inset spot lighting.

### **ENSUITE BATHROOM**

Appointed with a bath, vanity wash hand basin, corner shower enclosure with

thermostatic shower and low flush WC. There is a heated towel radiator, extractor fan, inset spot lighting and ceramic tiled floor with under floor heating.

### **OUTSIDE**

The beautifully maintained gardens wrap around the property extending to approx 1.2 acres. A tarmac driveway allows access and provides generous off road parking in a block paved bay for four vehicles and access to the barn.

### **BARN**

13'1 x 31'1 (3.99m x 9.47m )

Constructed in stone with a and slate roof. Double doors allow good access, light, power, two windows to the side and a single timber door provides additional pedestrian access. The barn has a security alarm fitted.

### **STORE/ FORMER PIG STY**

23'11 x 6'6 (7.29m x 1.98m)

Built in stone and slate roof with light, power, three Velux windows and timber door.



## GARDEN

The tarmac driveway extends to further car parking for the annex. The mature gardens are mainly laid to lawn with mature hedging, ornamental trees, shrubs and flowering plants to the borders. A recently relined large garden pond attracts wildlife, having a decked jetty seating area and aquatic planting. A woodland area with seasonal flowers, snowdrops in February, daffodils in spring and bluebells in May, wildlife area, small orchard with fruit trees and shrubs. The productive vegetable garden has raised beds, greenhouse, tool store and workshop.

## WORKSHOP

31'7 x 13'9 (9.63m x 4.19m )

The timber constructed building has a concrete floor, light, power, alarm system, three windows and double opening doors.

## GARDENS

The landscaped gardens have paths meandering to the formal garden, laid to lawn, well stocked flower beds to the borders

with steps to the various Indian stone paved seating areas. A pergola with brick floor, raised beds provides a further seating/ dining area. There is also a greenhouse with automatic opening/ closing windows and galvanised shelving.



## 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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