



Oakholme Lodge, 9 Church Lane, Belper, DE56 1EZ

£600,000

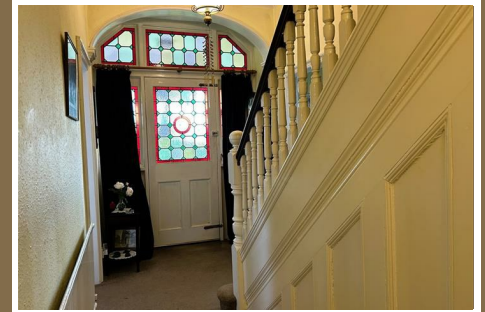


A traditional family residence (Circa 1898) offering generously proportioned six bedroom quality accommodation with many original and period features. Situated conveniently, in Belper town centre with its excellent amenities enjoying views over the town to the Chevin. There is a mature garden, double garage and car parking. Viewing is highly recommended.



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The significant property was built by the Strutt Estate for the Organist of St Peters Church. They planted the avenue of limes trees in the church yard and down Church Lane.

The welcoming property has many period and original features with generously proportioned accommodation comprising rear porch, entrance lobby with access into the garage. An open plan breakfast kitchen is well equipped with fitted units. The hallway has an elegant panelled staircase, with access to the cellar and impressive stained glass doorway opening onto the garden. There is a ground floor bathroom, snug, formal dining room with French doors opening onto the garden, elegant sitting room with a period crinoidal limestone open fire place and dual aspect sash windows, over looking the gardens.

To the first floor there is a gallery landing with picture window enjoying views over Belper towards the Chevin, four double bedrooms and a shower room. The staircase climbs to the second floor servants quarters with a bathroom and two further bedrooms with attic storage.

Benefitting from gas central heating with two independent boilers, one serving the domestic hot water system and another the gas central heating system. There are original sash windows fitted with secondary glazing

with some UPVC double glazed windows and doors.

To the front of the property there is a blocked paved driveway providing car parking and leading to a double garage. The well stocked garden stretches across the back of the property with a sunny patio area, perfect for alfresco dining and entertaining.

Situated conveniently, the house is situated 5 minutes walking distance from Belper town centre and its renowned historic Mills, character and charm, which forms part of the UNESCO World Heritage corridor. The town has a busy Railway Station, excellent shopping, bars, restaurants and leisure facilities. There are many countryside walks by the River Derwent and easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

The kitchen lobby has storage space and a hard wood stable door to the side entrance and doors off to the kitchen and garage.

BREAKFAST KITCHEN

20'7 x 14'8 (6.27m x 4.47m)

Appointed with a range of light oak base cupboards, drawers, eye level units and glazed display cabinets with rolled top work surface over incorporating a resin stone double sink and drainer with mixer taps and

splash back tiling. Integrated twin Bosch electric ovens and grill, gas hob and extractor fan, plumbing for a dishwasher, space for under counter fridge and freezer. There are inset spot lights, and a pendant light hanging over a in-built breakfast table, Karndean flooring, radiator, twin built-in crockery cupboards with shelving, a wall mounted gas fire and dual aspect UPVC high level window and a secondary glazed window to the side overlooking the churchyard. The original serving hatch opens into the dining room.

HALLWAY

Extending to an impressive entrance doorway with feature leaded light glazing, the elegant panelled staircase climbs to the first floor. There is a radiator, original Minton tiled floor covered with carpet and there is access to the cellar.

CELLAR

20' x 6'6 (6.10m x 1.98m)

Having stone stairs, light, power, and wine storage kept at a constant temperature.

GROUND FLOOR SHOWER ROOM

Appointed with a three piece suite comprising of double shower cubicle with thermostatic shower, vanity wash hand basin with in-built cupboards over and beneath and low level W.C. There is a heated towel radiator and a secondary glazed window to the side elevation.

SNUG

14' x 11' (4.27m x 3.35m)

Having window and door to the side elevation, electric fireplace and ceiling rose.

DINING ROOM

15' x 12'11 (4.57m x 3.94m)

This is a naturally light room having a secondary glazed window and UPVC double glazed French doors, which open onto the garden. An original oak fire surround has a copper insert, tiled hearth and oak fender, housing a living flame gas fire, original serving hatch to the kitchen, picture rail, coving, ceiling rose, TV aerial point, telephone point and radiator.



SITTING ROOM

19'4 x 13'6 (5.89m x 4.11m)

The focal point of the impressive room is a period crinoidal limestone open fire place with tiled insert and hearth. A period box bay window to the rear overlooks the garden with a dual aspect window to the side, coving, ceiling rose and picture rail, recessed book shelves, radiator and a TV aerial point.

ON THE FIRST FLOOR

GALLERY LANDING

Having a picture window to the rear elevation enjoying stunning views over Belper, there is original coving and the staircase climbs to the second floor.

BEDROOM ONE

16' x 13'8 (4.88m x 4.17m)

Having a double glazed timber sash window to the rear elevation and secondary glazed window to the side with stunning views, central heating radiator and coving.

BEDROOM TWO

16'x 12'11 (4.88mx 3.94m)

Having window to the rear elevation with stunning outlooks, central heating radiator, coving and a range of fitted wardrobes.

BEDROOM THREE

12' x13' (3.66m x3.96m)

Having a period sash window to the front elevation and central heating radiator.

BEDROOM FOUR

13'1 x 10'11 (3.99m x 3.33m)

Having window to the side elevation and central heating radiator, with views over St Peters church yard.

FAMILY SHOWER ROOM

Fitted with a three piece suite comprising a quadrant shower cubicle with thermostatic shower, low level W.C and pedestal wash hand basin. There is a secondary glazed window to the front elevation and a heated towel radiator.

TO THE SECOND FLOOR



LANDING

Having a Velux skylight window to the rear elevation enjoying stunning views over the Derwent Valley.

BEDROOM FIVE

17'1 x 13'1 (5.21m x 3.99m)

Having window to the rear elevation with stunning outlooks, central heating radiator and a full height door opens into a useful attic space (13' x 5'1)

BEDROOM SIX

13'1 x 11'1 (3.99m x 3.38m)

Having Velux window to the rear elevation, window to the side, central heating radiator and a full height door leading to useful attic space.

BATHROOM

Appointed with a coloured three piece suite comprising panelled bath, low level W.C and a pedestal wash hand basin, a secondary glazed window to the front elevation and a central heating radiator.

OUTSIDE

A block paved driveway provides off road parking and leads to the double garage.

GARAGE

19' x 16' (5.79m x 4.88m)

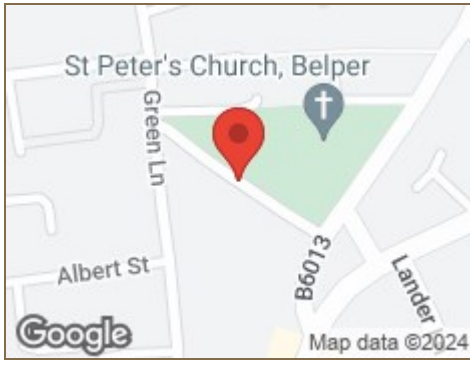
Accessed via an electric up and over door and having light, power and windows to the side elevation, personal door into the lobby and the wall mounted boiler serves the central heating system.

GARDEN

The walled garden is to the side and rear of the property, mainly to lawn with a variety of well stocked flower beds and established borders mature shrubs and impressive lime tree. There is a sunny patio area, elevated seating area enjoying superb views over the town and its countryside. To the side of the property is a steep driveway accessed via a timber five bar gate. There is additional parking at the rear as well as access to the double garage.



Road Map



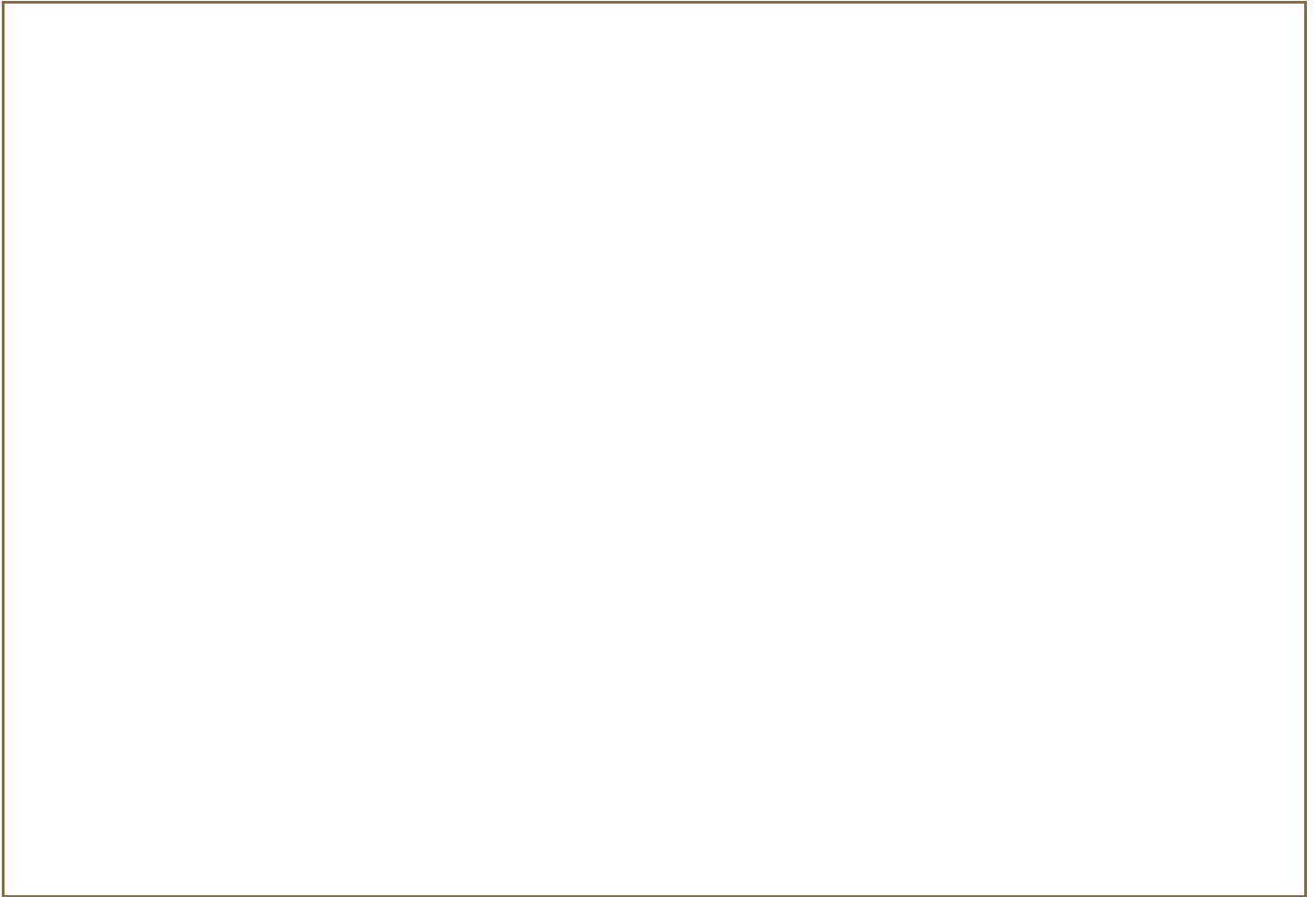
Hybrid Map



Terrain Map



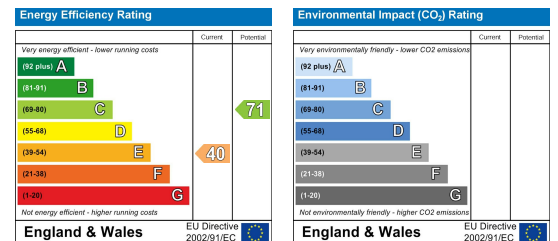
Floor Plan



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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