



51 Hopping Hill, Milford, Belper, DE56 0RJ

£250,000



RECENTLY REDUCED An impressive grade II listed mill workers cottage with beautifully presented three bedroom character accommodation over three storeys. Situated in Milford's conservation area close to countryside walks and real ale pubs. The property has access from the rear and a sunny courtyard garden to the front. Viewing is highly recommended.



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The charming stone built cottage circa 1792 was built by the Strutt estate for its mill workers. Boasting many original and period features with deceptively spacious, yet versatile accommodation comprising dining room with original chequered quarry tiled floor, stone fire place with a multi-fuel burning stove, beams to the ceiling and sash windows. Kitchen fitted with bespoke solid wood units and a useful lean-to store to the rear, used has a utility space.

To the first floor is a cosy sitting room/ bedroom with original fireplace, original polished floor and a sash window enjoying views over the Derwent Valley, bathroom and two further bedrooms to the second floor.

Benefitting from gas central heating and character sash windows and a newly fitted Accoya timber door.

To the front of the property is a sunny courtyard garden with stone boundary wall. There is access to the rear off Shaw Lane, where there is a hard standing area.

ACCOMMODATION

A newly fitted Accoya timber cottage style door with multi-locking system allows access.

DINING ROOM

13' x 12'11 (3.96m x 3.94m)

A welcoming room boasting the original stone fire surround with flagstone hearth housing a Clearview cast iron multi-fuel stove, original beams and exposed brick feature to the ceiling, chequered quarry tiled flooring and a sash

window to the front. There is wall lighting, column radiator, shelving, built-in cupboard houses the electrical installation and a latch door opens into the kitchen. Stairs climb off to the first floor.

KITCHEN

9'11 x 8'1 (3.02m x 2.46m)

Beautifully fitted with a bespoke range of hand made solid wood units, glazed cabinets, drawers and base cupboards, painted in Farrow & Ball off black. Having solid wood block work surface over incorporating a Belfast sink with mixer tap with matching upstand. Integrated appliances include electric cooker, gas hob, extractor hood, fridge, original quarry tiled flooring, beams to the ceiling, column radiator and a recessed drawer cupboard, which slides out cleverly using all the space available. A door opens into :

LEAN-TO STORE

12'4 x 12'2 (3.76m x 3.71m)

A useful area constructed with a polycarbonate roof incorporating the original coal house and out houses. There is plumbing for an automatic washing machine, power and a wooden door opens to the rear.

TO THE FIRST FLOOR

Original timber stairs climb to the first floor with recessed book shelving, exposed stone walling and window to the rear elevation.

LANDING

Timber stairs climb to the second floor, wall lighting and original latch doors open into :

SITTING ROOM / BEDROOM

13'1 x 12'10 (3.99m x 3.91m)

A spacious room with a period sash window to the front elevation enjoying views of The Chevin, restored beams to the ceiling and wide plank timber floor, stone feature fire surround with brick hearth, column radiator, wall lighting and TV aerial point.

LUXURY BATHROOM

7'11 x 7'3 (2.41m x 2.21m)

Beautifully appointed with a period suite comprising 'P' shape panelled bath with thermostatic shower and glazed screen over, pedestal wash hand basin and low flush WC. There is natural stone complementary tiling, slate tiled flooring, Victorian style radiator, beams to the ceiling with inset spot lighting, extractor fan, window to the rear elevation and a exposed stone feature wall with shelving storage.

SECOND FLOOR LANDING

A built-in cupboard with latch timber doors provides storage and a second in-built cupboard houses the Logic combi boiler, serving the domestic hot water and central heating system.

BEDROOM TWO

13'2 x 12'10 (4.01m x 3.91m)

There is a dormer style window to the front elevation enjoying views, radiator, wood effect flooring, and brick and stone exposed feature wall. Having access to the roof void.

BEDROOM THREE

9'8 x 8'1 (2.95m x 2.46m)

A character window to the rear elevation, radiator, exposed beams, wall lighting and latch door.

OUTSIDE

To the front of the property is an enclosed brick and pebbled court yard, creating a sunny seating space with outside light. To the rear of the property there is access off Shaw Lane to hard standing.



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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