



224 Far Laund, Belper, DE56 1FP

£300,000



A charming character stone cottage boasting many original and period features. The three bedroom accommodation offers deceptively spacious accommodation with a generous garden to the rear with outhouse and a sunny courtyard. Viewing is strongly recommended.



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Offered with vacant possession / no chain. The welcoming accommodation was once Gambles Shop, having been cleverly converted to offer versatile accommodation comprising entrance hallway, lobby, sitting room with feature fireplace, dining room, kitchen and a garden room. To the first floor there are three bedrooms and a luxury bathroom.

Benefitting from quality UPVC sash windows and character doors and gas central heating fired by a combi boiler.

A shared entry to the side allows access to the mature rear garden with a sunny courtyard, brick outhouse and an established flower beds with cottage garden trees, shrubs and plants. There are further seating and dining areas, perfect for alfresco dining. Parking is on street to the front.

Conveniently situated close to local amenities and easily accessible to Belper with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Having easy access to Derby and Nottingham via major road links including the A6, A38 and M1, whilst providing the gateway to the beautiful Peak District.

ACCOMMODATION

A composite cottage style entrance door with a glazed insert allows access.

ENTRANCE HALL

There is quarry tiled flooring, wall light, column radiator, timber beams to the ceiling and a character latch door opens into :

INNER LOBBY

9'4 x 5'10 (2.84m x 1.78m)

Currently used has a utility room with fitted oak effect base cupboards, drawers and cabinets with

rolled top work surface, space for a fridge freezer, quarry tiled flooring and understairs storage.

LIVING ROOM

11'10 x 8'3 (3.61m x 2.51m)

A period slate fire surround has a slate tiled hearth housing an electric cast iron stove, wood effect flooring, beams to the ceiling, column radiator and an original pine crockery cupboard. Stairs climb off to the first floor and timber latch doors open into :

SITTING ROOM

12'11" x 12'8" max (3.94 x 3.87 max)

There are twin UPVC double glazed sliding sash windows to the front fitted with Hillarys bespoke shutters, period column radiator, wood effect flooring, wall lighting, TV aerial point, beams to the ceiling and an original stone fire surround with a cast iron range open fire.

FITTED KITCHEN

9'11 x 10'1 (3.02m x 3.07m)

Comprehensively appointed with a range of solid pine bespoke base cupboards, drawers, plate racks and cabinets, hand made by Derwentside Kitchens. Quartz veneer work surface and a deep Belfast sink with period brass taps and splash back tiling. There is a Leisure gas oven, plumbing for an automatic washing machine, tiled flooring, UPVC double glazed sash window and a wall mounted Baxi boiler serves the domestic hot water and central heating system.

GARDEN ROOM

9'11 x 6'2 (3.02m x 1.88m)

A naturally light space with a glazed roof lantern flooding the room natural light and French doors provide access to the garden. There is a feature exposed stone wall, wood effect flooring and wall lighting.

TO THE FIRST FLOOR

LANDING

A spacious area with a period column radiator and access to the roof void

BEDROOM ONE

13'1" x 10'1" (3.99m x 3.08)

Having polished wooden floorboards, feature cast iron fireplace with inset period tiles, column radiator and a quality UPVC double glazed sash window, fitted with bespoke shutters, to the front.

BEDROOM TWO

12'11 x 8'5 (3.94m x 2.57m)

There is a UPVC double glazed sash window, fitted with bespoke shutters to the front and a column radiator.

BEDROOM THREE

9'7 x 9'6 (2.92m x 2.90m)

A generous window to the rear elevation, fitted with bespoke shutters, enjoying views over the garden, wood effect flooring, TV aerial point and a column radiator.

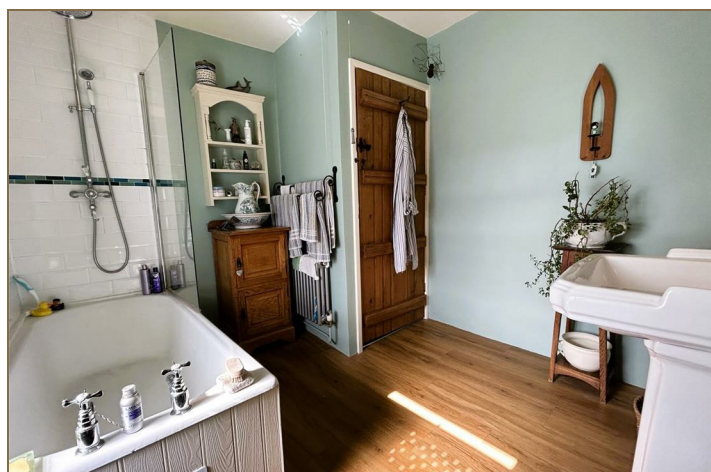
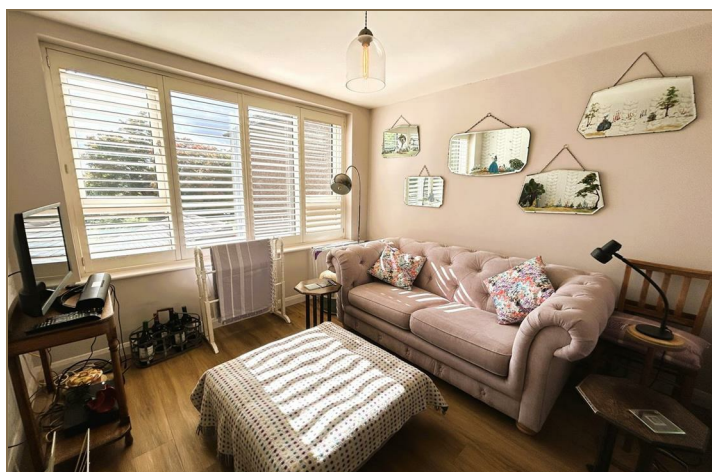
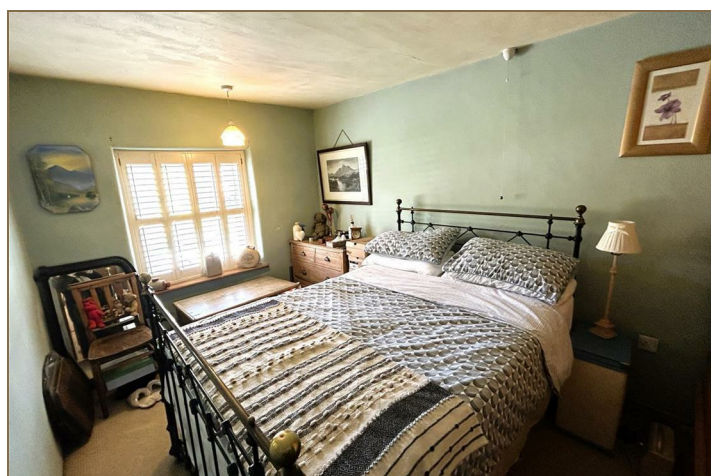
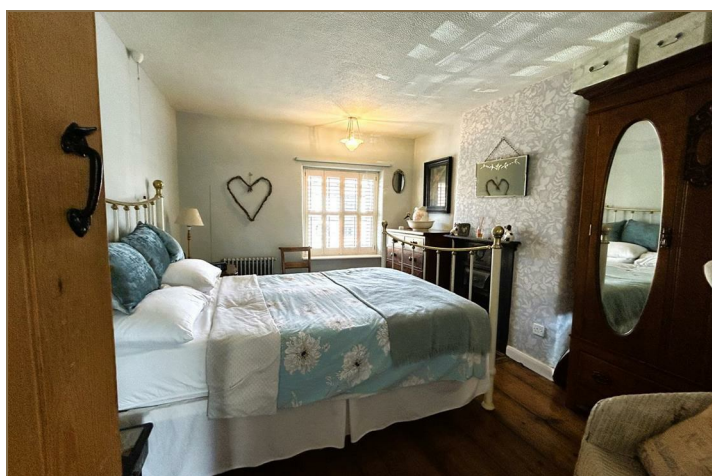
LUXURY BATHROOM

Appointed with a period three piece suite comprising a panelled bath with rain fall

thermostatic shower, pedestal wash hand basin and low flush WC. There is wood effect flooring, column radiator, complementary splash back tiling, wall light and UPVC double glazed sash window to the rear elevation.

OUTSIDE

A shared entry to the side of the property provides access through a secure wooden gate to the mature garden. There is a paved courtyard with light, power, providing a sunny seating area. The brick built out house provides storage. A meandering path leads through a well stocked, mature flower beds with established hedging, providing a high degree of privacy. There is a garden pond, wildlife garden and a gravelled seating area. Parking is on street to the front.



Road Map



Hybrid Map



Terrain Map



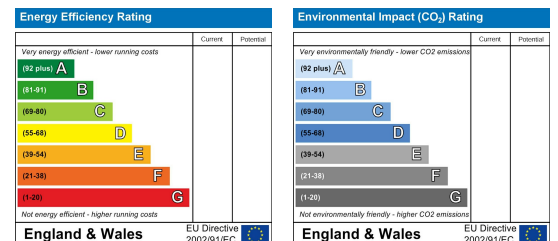
Floor Plan



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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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