



## 1 Town Street, Holbrook, Belper, DE56 0TA

**£275,000**



Situated in the sought after village of Holbrook a deceptively spacious stone built cottage offers extended two bedroom accommodation with a good sized garden and open countryside views. Offered with vacant possession/ no chain. Viewing is highly recommended.





# 1 Town Street, Holbrook, Belper, DE56 0TA

£275,000



Located at the heart of the village within the conservation area the charming character cottage offers welcoming accommodation in need of some updating. Offering enormous potential to extend the property has kitchen with pantry, ground floor bathroom, dining hallway and a cosy sitting room. To the first floor there is a principal bedroom with ensuite shower room and a second bedroom to the rear enjoys far reaching views.

Benefitting from character double glazed windows and doors and gas central heating fired by a combination boiler.

There is a fore garden with a flagstone courtyard to the side of the property having steps providing access to the side entrance door and the rear garden. The generous garden is fully enclosed, being mainly laid to lawn with an elevated veranda, perfect for alfresco dining and enjoying the stunning views.

## ACCOMMODATION

A wooden stable style entrance door allows access.

## KITCHEN

13' x 10' (3.96m x 3.05m)

A traditional farmhouse style kitchen with a pine base cupboard with stainless steel sink drainer with splash back tiling, electric cooker, plumbing for a washing machine and space for a fridge freezer. There is a feature

exposed stone wall, original latch doors, radiator, vinyl tiled flooring, telephone point and a double glazed timber window to the rear elevation enjoying countryside views.

## LOBBY

Providing access to :

## PANTRY

Having light, power and shelving providing storage facility.

## GROUND FLOOR BATHROOM

Appointed with a coloured suite comprising a panelled bath, pedestal wash hand basin and low flush WC. There is complementary full tiling, ceramic tiled floor, radiator and a wooden double glazed window to the side.

## DINING HALLWAY

13'9 x 6'6 (4.19m x 1.98m)

There is a decorative plate rack, radiator and timber French doors with side windows provide stunning views and access to the rear garden.

## SITTING ROOM 12'8 X 14'3

A cosy room with beams to the ceiling, feature exposed stone wall, stone built open fireplace with a wooden mantel shelf, wall lights, recessed shelving, radiator, TV aerial point and a double glazed timber framed window to the front. Stairs climb to the first floor.

## LANDING

There is a window to the rear enjoying views and a stone feature wall.

## BEDROOM ONE

13'3 x 10'11 (4.04m x 3.33m)

There is a Victorian style cast iron fireplace, double glazed window to the front elevation, radiator and access to the roof void. A latch door opens into :

## ENSUITE SHOWER ROOM

Appointed with a three piece suite comprising a walk-in shower enclosure with electric shower, pedestal wash hand basin and low flush WC, radiator, wooden flooring and a double glazed window to the front elevation.

## BEDROOM TWO

10' x 8'4 (3.05m x 2.54m )

Having a radiator and a double glazed window to the rear elevation enjoying far reaching countryside views. There is access to the roof void.

## OUTSIDE

To the front of the property is a walled fore garden. A gate provides access to the side, where there is a flagstone courtyard with wrought iron railings and steps lead to the side entrance door. A secure gate opens onto the rear garden.

## GARDEN

The well proportioned garden is fully enclosed, being mainly laid to lawn with mature shrubs, flowering plants and a rockery garden. An elevated paved seating area has wrought iron railings, creating a veranda, perfect for alfresco dining and enjoying the open views.





Road Map



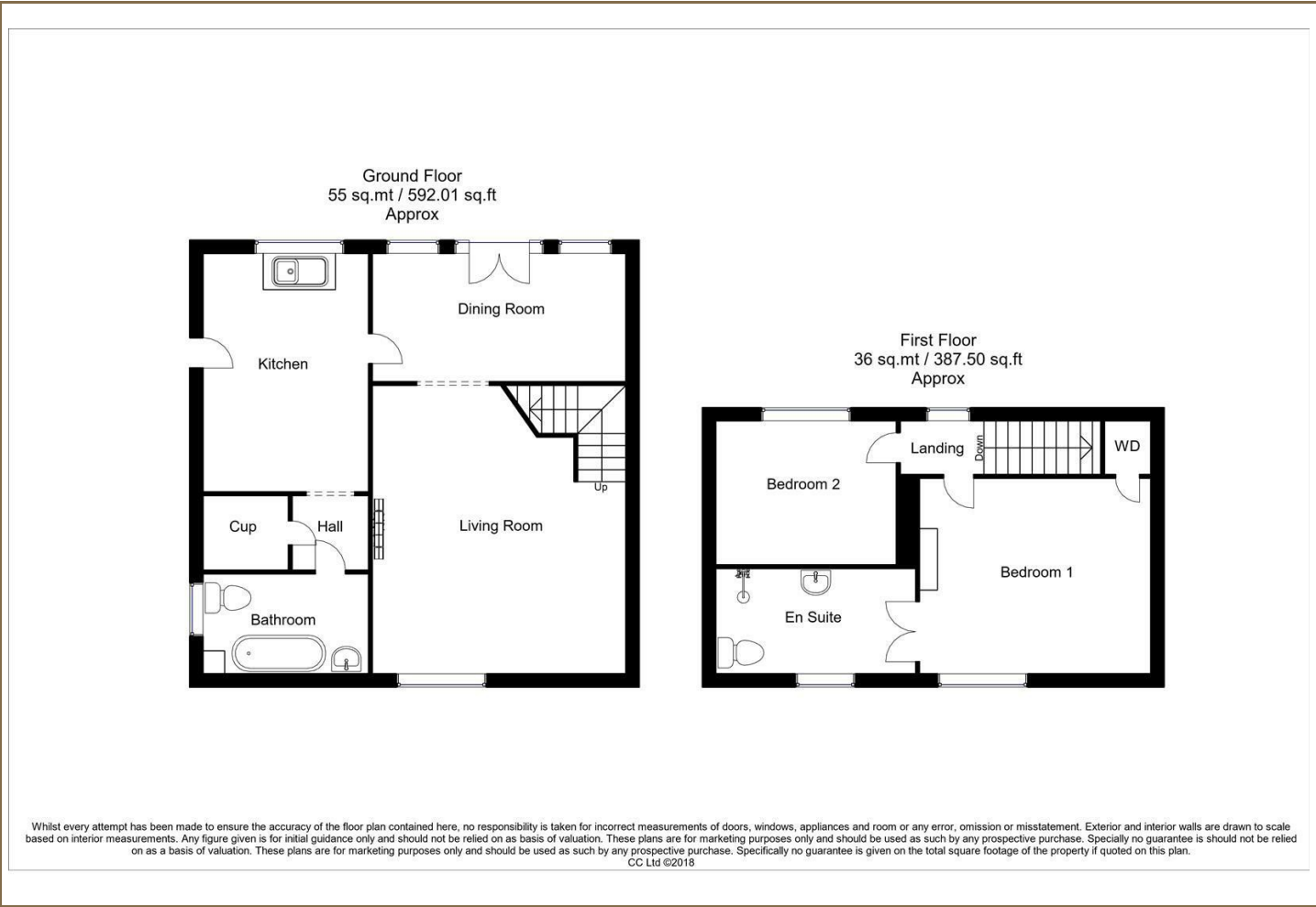
Hybrid Map



Terrain Map



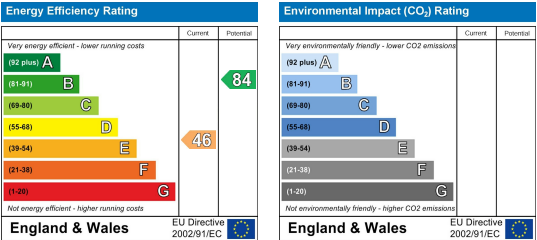
Floor Plan



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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