

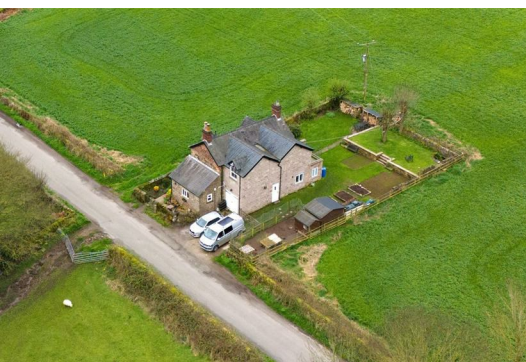


Field House, Dalley Lane, Belper, Derbyshire, DE56 2DJ

£750,000



Situated in a quiet rural location on the outskirts of Belper. The charming detached character stone cottage offers four double bedroom family accommodation with off road parking, garage and gardens, which wrap around the property enjoying an open aspect and far reaching views. Viewing is strongly recommended.



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The well presented Edwardian accommodation comprises fitted kitchen, dining room with feature fireplace and multi-fuel stove, entrance lobby, separate utility room/ boot room and ground floor shower room. The sunny sitting room has dual aspect windows enjoying views over the garden. To the first floor there is a family bathroom and four double bedrooms one being used has a home office with balcony seating area off.

Benefitting from UPVC double glazed windows and character doors and oil fired central heating system.

The property sits side wards off Dalley Lane enjoying a southerly aspect at the front with off road parking for two vehicles, garage and vehicle access to the garden. The stone walled garden is mainly laid to lawn with an elevated seating area, perfect for alfresco dining, well stocked flower beds and vegetable garden with raised beds and hen house. All having an open aspect and far reaching countryside views.

Sitting on its own, Field House is surrounded by beautiful open countryside, yet it is easily accessible to Belper with its busy railway station, excellent schools, shopping, bars and restaurants and leisure facilities. Having 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

A wooden stable style entrance door allows access.

FITTED KITCHEN

15'5 x 7'4 (4.70m x 2.24m)

Appointed with a range of cherry wood effect base cupboards, drawers and eye level units with stainless steel sink drainer with mixer taps and splash tiling. Integrated appliances include electric oven, induction hob, dishwasher and space for a fridge freezer. There are UPVC double glazed windows to the front and side enjoying open views, in built electrical installation, radiator, inset spot lighting and ceramic tiled flooring.

DINING ROOM

13'11 x 13' max (4.24m x 3.96m max)

A UPVC double glazed window to the front enjoys open views, radiator, solid wooden flooring and an exposed brick fire surround with slate tiled hearth houses a Clearview multi-fuel stove.

INNER LOBBY

A tiled passage leads to the utility room with useful under stairs pantry, entrance door to the rear and Wooden door opens to the front.

UTILITY ROOM

13'7 x 8'6 (4.14m x 2.59m)

Fitted with a range of cream shaker style base cupboards, drawer and eye level units

with granite effect work surface over incorporating a porcelain Belfast sink drainer with mixer taps. There is plumbing for an automatic washing machine, a range of coat hangings, heated towel radiator and patterned ceramic tiled floor.

SHOWER ROOM

Appointed with a four piece suite comprising a walk-in shower enclosure with electric shower, pedestal wash hand basin, low flush WC and bidet. There is complementary full tiling, inset spot lighting, UPVC double glazed window to the rear, extractor fan, heated towel radiator and patterned tiled floor.

SITTING ROOM

14'1 x 13'1 (4.29m x 3.99m)

A naturally light and spacious room with dual aspect UPVC double glazed window to the side and double glazed window to rear enjoying countryside views, radiator, TV aerial point and an original tiled open fireplace and hearth.

FIRST FLOOR LANDING

BEDROOM ONE

13'9 x 9'8 (4.19m x 2.95m)

Having a UPVC double glazed window to the front elevation enjoying stunning views, TV aerial point and radiator.

BEDROOM TWO

13'9 x 10'3 (4.19m x 3.12m)

There is a TV aerial point, radiator and UPVC double glazed window to the front elevation.

BEDROOM THREE

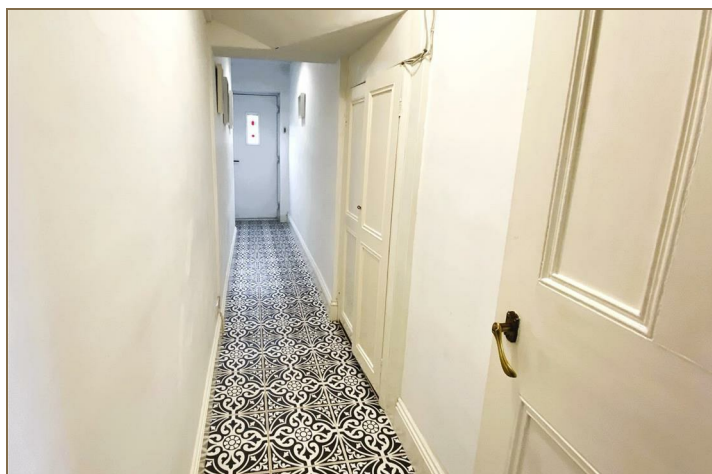
14'4 x 8'7 (4.37m x 2.62m)

Having a UPVC double glazed sash style window to the side elevation, radiator, TV aerial point.

BEDROOM FOUR

14'4 x 8'10 (4.37m x 2.69m)

Currently being used has a home office. There is an exposed stone feature wall, inset spot lighting, radiator and UPVC double glazed French doors open onto a south west facing balcony with glazed balustrade, perfect for watching the sunsets.



FAMILY BATHROOM

Appointed with three piece suite comprising a corner bath with electric shower over, pedestal wash hand basin and low flush WC. There is complementary half tiling, radiator, wood effect flooring, extractor fan, UPVC double glazed window to the front and a built-in airing cupboard houses the hot water cylinder and provides linen storage.

OUTSIDE

To the front of the property there is a walled fore garden with dry stone boundary wall and established flower beds. There is off road parking for two vehicles and access to the garage. A five bar gate provides vehicle access to the garden, where further hard standing could be created.

GARAGE

12'3 x 9'1 (3.73m x 2.77m)

Wooden double doors provide access, light and power.

GARDEN

The gardens wrap around the property, being

mainly laid to lawn with dry stone boundary walls, mature trees, shrub and flowering plants to borders, outside light, power and tap. Raised beds, create a productive vegetable garden with a hen house and two brick built out houses provide storage and one houses the oil fired boiler.





Road Map



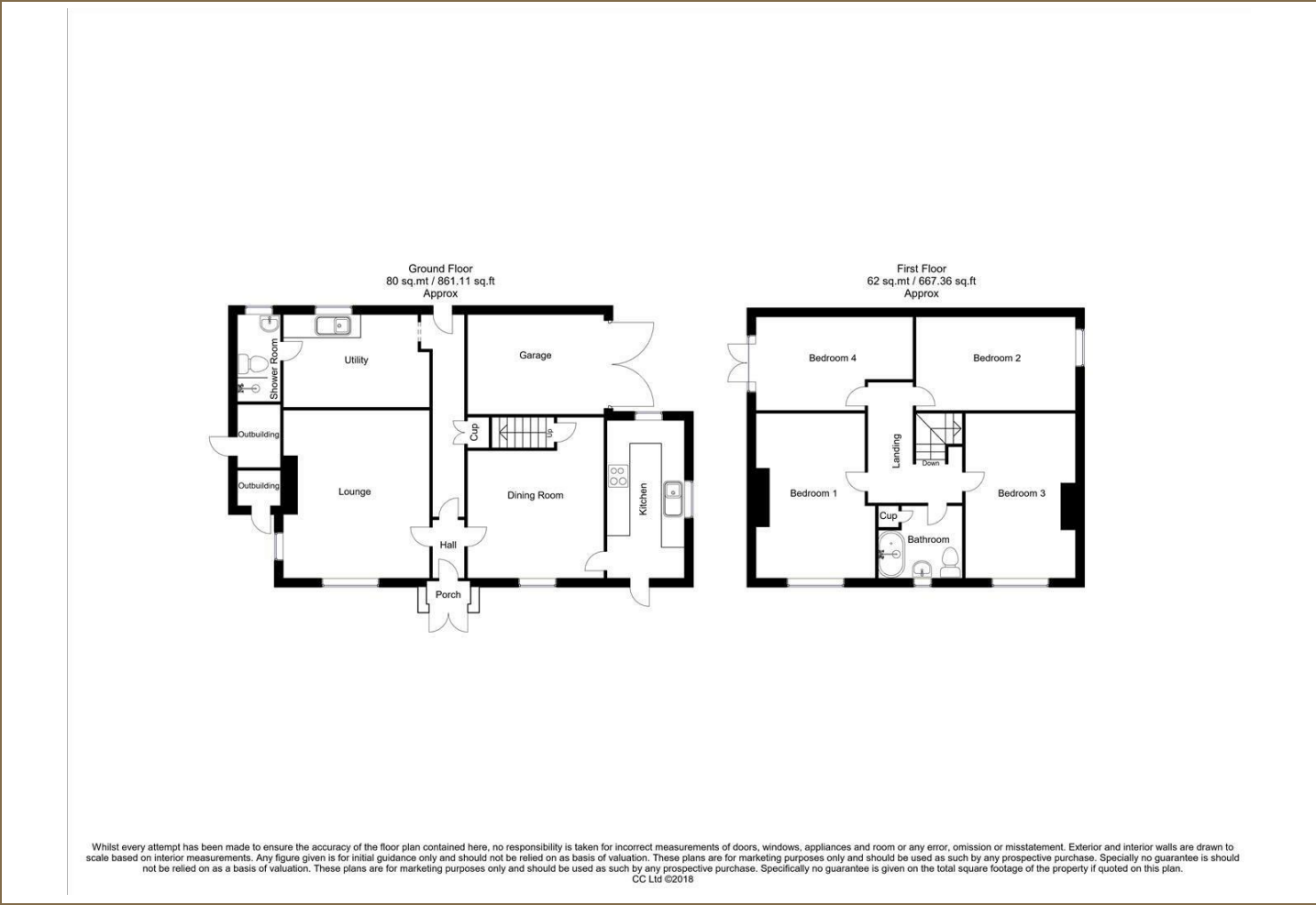
Hybrid Map



Terrain Map



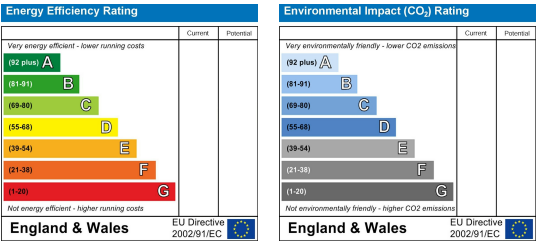
Floor Plan



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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