



3 Bed Cottage

63 Hopping Hill, Milford, Belper DE56 0RL

Price £210,000 Freehold



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**Fletcher
& Company**

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- Charming Stone Cottage
- Views Towards Derwent Valley
- Lounge
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Enclosed Garden
- Outside Store/Laundry
- Character Features
- Quick Access To Duffield & Belper

A charming stone built Grade II listed cottage of style and character located within a much sought after conservation area.

Occupying an elevated and prominent position this stone built cottage believed to have been built around 1790 and represents a unique opportunity to acquire a character cottage in this convenient and sought after conservation area.

The property is constructed of natural stone beneath a tiled roof with the main elevation relieved by period sash windows and is set back from the pavement edge behind a foregarden with flowerbeds and stone retaining wall.

An internal inspection will reveal gas centrally heated living accommodation and consists, on the ground floor, lounge, kitchen/dining room and bathroom. The first floor leads to bedroom one and bedroom two. Stairs lead to bedroom three.

Immediately to the rear of the property there is a garden with useful store/laundry. The garden has a sunny aspect and views towards the Derwent Valley and beyond.

The Location

The historic village of Milford has an excellent range of amenities available locally. The City of Derby is approximately seven miles to the South providing a superb range of facilities including leisure centres, schools at all levels and The Derbion modern shopping centre.

The market town of Belper is approximately two miles away and offers a broad range of facilities including a supermarket and a range of quality delis and restaurants. Milford is also noted for its village inns, reputable primary school and is also one mile away from the village of Duffield, again offering a good range of amenities including a railway station.

This superb location offers fast access to the A6 and A38 leading to the M1 motorway and is also in the Derbyshire countryside with the River Derwent providing some delightful country walks.

Accommodation

Ground Floor

Charming Lounge

15'0" x 13'1" (4.58 x 4.01)

With exposed brick chimney breast and inset stone lintel incorporating multi-burner stove and raised stone hearth, quarry tiled flooring, decorative beams to ceiling, multipaned window with deep windowsill to front, radiator, panelled entrance door with inset wood lintel, stripped latched door opening onto stripped staircase which leads to first floor, exposed brickwork and open archway leading into kitchen/dining room.



Kitchen/Dining Room

Dining Area

8'5" x 8'1" (2.59 x 2.47)

With exposed brickwork, beams to ceiling, radiator, wood flooring and open archway leading into kitchen.



Kitchen Area

9'3" x 6'10" (2.82 x 2.09)

A handcrafted kitchen with Belfast sink and chrome mixer tap, wall and base wood units with granite worktops, Kenwood stainless steel Range cooker with stainless steel splashback and concealed extractor hood, integrated Hotpoint dishwasher, tiled flooring, space for fridge/freezer and character multipaned window with tiled sill and pleasant outlook to rear.



Inner Lobby

With matching tiled flooring, rear access door giving access to garden and internal stripped latched door giving access to bathroom.

Bathroom

7'10" x 6'1" (2.40 x 1.87)

With tub bath with mixer tap/shower attachment, pedestal wash handbasin, low level WC, matching tiled flooring, exposed brickwork, heated towel rail/radiator, obscure window, stripped latched door and stone steps leading to walk-in store.



Walk-In Store

6'9" x 2'11" (2.07 x 0.91)

With matching tiled flooring and radiator.

First Floor

Landing

With beams to ceiling and stripped floors.

Double Bedroom One

13'8" x 10'5" (4.19 x 3.20)

With exposed chimney breast with inset stone lintel and fireplace alcove, stripped wood flooring, exposed brick wall, radiator, built-in wardrobe with pine door, window to front with deep windowsill and internal stripped latched door.



Double Bedroom Two

13'6" x 8'1" (4.12 x 2.47)

With exposed wood floor, radiator, pleasant views to rear, storage cupboard, multipaned character window to rear with deep windowsill and internal stripped latched door.



Bedroom Three

13'7" x 10'4" (4.16 x 3.16)

With illuminated stripped staircase, radiator and dormer window to front.



Front Garden

The property is set back from the pavement edge behind a low maintenance fore-garden with natural stone wall, flowerbeds and pathway leading to the entrance door.

Rear Garden

To the rear of the property is an enclosed rear garden laid to lawn with flowerbeds, natural stone walling and rear access gate, enjoying a warm westerly aspect.



Outside Store/Laundry

9'4" x 7'1" (2.87 x 2.16)

A useful area with power and lighting, plumbing for automatic washing machine, central heating boiler and space for freezer or tumble dryer.

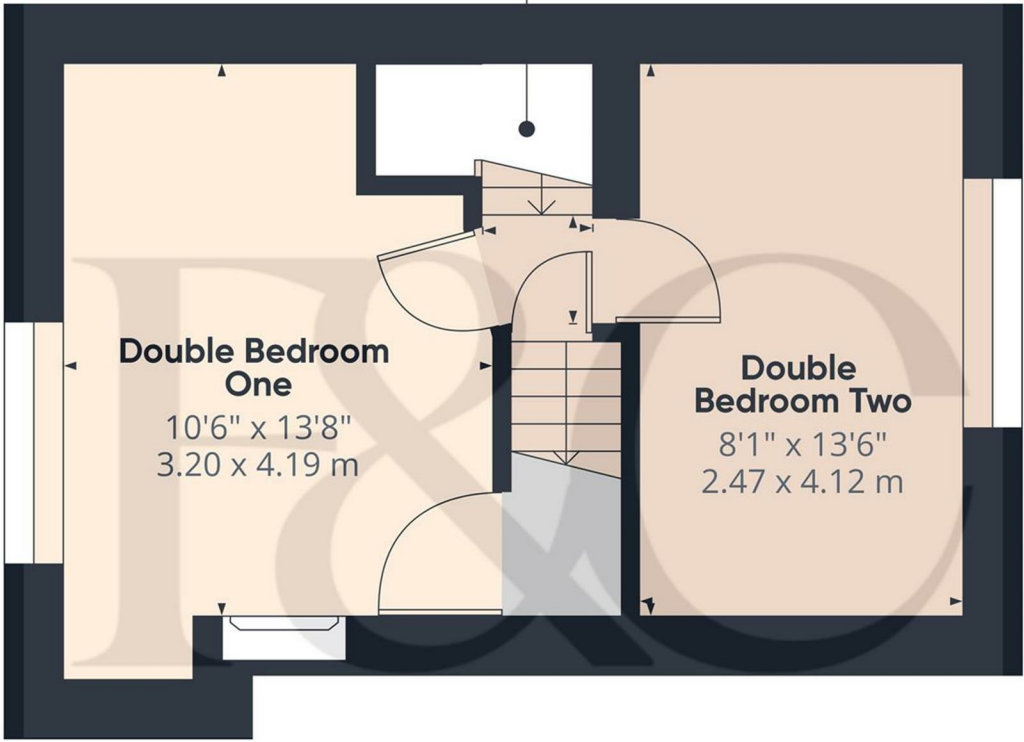


Council Tax Band B - Amber Valley



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Landing
3'0" x 2'9"
0.92 x 0.86 m



Double Bedroom One
10'6" x 13'8"
3.20 x 4.19 m

Double Bedroom Two
8'1" x 13'6"
2.47 x 4.12 m

Approximate total area⁽¹⁾
292.11 ft²
27.14 m²

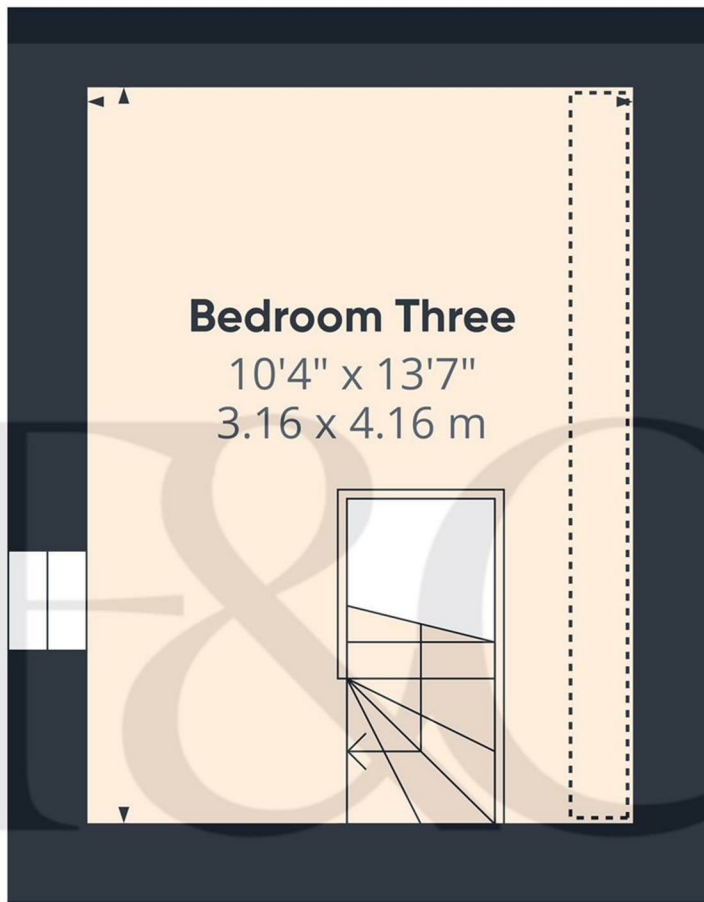
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 2

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Floor 3

Approximate total area⁽¹⁾

125.74 ft²
11.68 m²

Reduced headroom

22.86 ft²
2.12 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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Floor 0

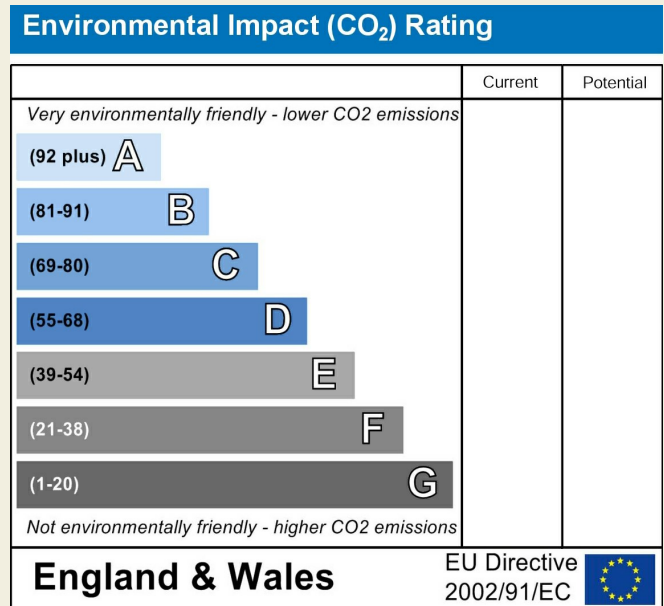
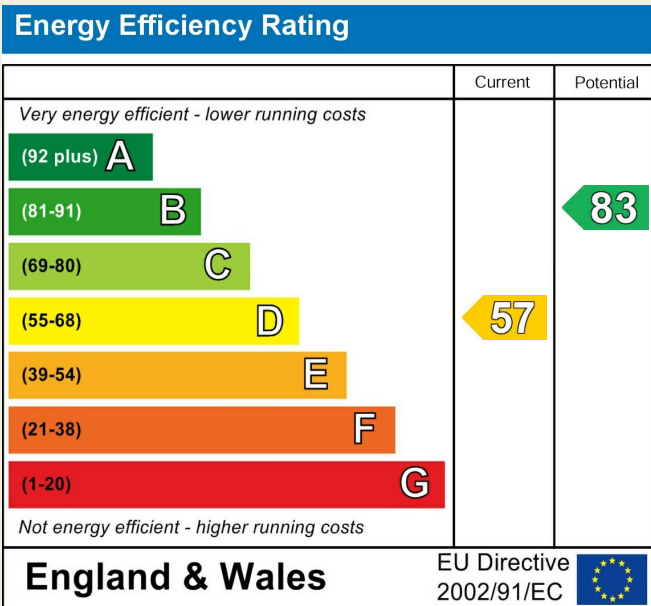
Approximate total area⁽¹⁾
69.97 ft²
6.5 m²

(1) Excluding balconies and terraces

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