



3 Bed Cottage

6 Well Lane, Milford, Belper DE56 0QQ
Offers Around £389,950 Freehold



Fletcher
& Company

www.fletcherandcompany.co.uk

- Most Charming Butt-Detached Stone Cottage of Style & Character
- Private Position - Set Well Back - Nicely Tucked Away
- Countryside Views - Far Reaching Views
- Lounge & Dining Room
- Fitted Kitchen/Diner
- Three Bedrooms & Fitted Family Bathroom
- Private Mature Garden - Lovely Open Views
- Close to The Chevin with Delightful Walks
- Character Features - Viewing Absolutely Essential
- Highly Sought-After Conservation Area of Milford

CLOSE TO THE CHEVIN - PRIVATE GARDEN - VIEWS - A most desirable, butt-detached stone cottage, located within the highly sought-after conservation area of Milford. The property is nicely tucked away in a private position with a large garden enjoying views over the Derwent Valley.

The sale provides a genuine opportunity for a discerning purchaser looking to acquire a delightful character home with a large garden occupying a very enviable location positioned with easy access to the historic market town of Belper.

The Location

The location is within walking distance of various reputable inns/restaurants, village shop and garden centre. Nearby villages of Makeney, Holbrook and Duffield offer an excellent range of amenities to include noted primary schools, a varied selection of shops and regular bus services. Belper, a thriving market town, is situated only two miles away from this property and offers a more comprehensive range of amenities and leisure facilities. For those enjoying leisure pursuits, Chevin golf course, located in Duffield (one mile) is highly regarded and some delightful walks can be found in the neighbouring hills.

The property also lies within close proximity of Carsington Water and the famous market town of Ashbourne known as the gateway to the Peak District National Park. Nearby transport links include the A6 and A38 which allow for swift onward travel both north and south to the main M1 motorway and other East Midlands centres.

Accommodation

Ground Floor

Storm Porch

With panelled door giving access to utility/laundry cupboard.

Lounge

14'3" x 12'2" (4.36 x 3.71)

With chimney breast incorporating log burning stove and raised stone hearth and oak lintel, radiator, double glazed window with deep window sill overlooking private garden, views towards the Derwent Valley, staircase with balustrade leading to double bedroom two, fitted bookshelf alcove, sealed unit double glazed French doors opening onto fore-garden with matching sealed unit double glazed multipaned windows, TV shelf and open square archway leading into dining room.



Dining Room

14'9" x 14'2" (4.50 x 4.32)

With chimney breast with fireplace alcove, pine skirting boards and architraves, stone flagged floor with underfloor heating, charming beams to ceiling, double glazed door with side double glazed window opening onto private garden, views towards the Derwent Valley, exposed brick featured wall, pine latched door giving access to staircase which leads to bedroom one, bedroom three (study) and bathroom. Understairs storage cupboard and two sealed unit double glazed character windows, both with stone surrounds and matching bespoke hand crafted oak windowsills.



Kitchen/Diner

13'4" x 11'7" (4.08 x 3.55)

With one and a half stainless steel sink unit with chrome mixer tap, wall and base fitted units with solid wood worktops, Rangemaster classic cooker included in the sale with Rangemaster extractor hood over, continuation of the solid wood worktops forming a useful breakfast bar area, wine rack, space for fridge/freezer, charming beams to ceiling, plumbing for a dishwasher, stone flagged floors with underfloor heating, chimney breast incorporating character fireplace with Morso log burning stove and colourful patterned tile hearth, double glazed window with deep window sill overlooking private garden, pine skirting boards and architraves, sealed unit double glazed window to front with deep, pattern tiled sill, concealed worktop lights, charming stable entrance door with inset letter box and window.



Utility

3'4" x 3'2" (1.02 x 0.97)

With plumbing for automatic washing machine.

First Floor Landing

3'9" x 2'5" (1.16 x 0.75)

Leading to bedroom one, bedroom three (study) and family bathroom, with built-in double storage cupboard providing storage and housing the central heating boiler and double glazed window.

Bedroom One

14'9" x 14'3" (4.52 x 4.35)

With chimney breast, wardrobe space, radiator, sealed unit double glazed window with deep window sill with aspect to front, double glazed window with deep window sill with aspect to rear, views towards the Derwent Valley and beyond and internal stripped latched door.



Bedroom Three/Study

8'0" x 7'4" (2.45 x 2.26)

With exposed wood floor, pine skirting board and architrave, radiator, double glazed window and deep window sill with aspect to rear, views towards the Derwent Valley and beyond and internal latched door.



Family Bathroom

10'8" x 5'7" (3.26 x 1.72)

With bath with chrome fittings with shower over with shower screen door, pedestal wash handbasin, low level WC, tiled splashbacks, fitted mirror, radiator, double glazed obscure window with deep panelled window sill and internal latched door.



First Floor Landing

3'5" x 3'5" (1.06 x 1.06)

To bedroom two with radiator, character sealed unit double glazed window, view towards the Derwent Valley, character ceilings and internal latched door giving access to bedroom two.

Bedroom Two

14'4" x 8'9" (4.37 x 2.68)

With character curved chimney breast, radiator, sealed unit double glazed window with deep window sill and exposed stone surround with views to front, double glazed window to rear with deep window sill with views to rear and open square archway leading to en-suite.



En-Suite

4'2" x 3'6" (1.29 x 1.08)

With wash basin, WC and tiled splashbacks.

Private Gardens

Being of a major in sale to this particular charming cottage is it's wonderful private mature garden plot enjoying fine views across the Derwent Valley and beyond. The garden consists of shaped lawns with stone rockery and sun patio providing a pleasant sitting out entertaining space, a varied selection of shrubs and plants complimenting the garden, including a buddleia tree, outside cold water tap, vegetable boxes, additional raised patio area (greenhouse negotiable on sale) providing an additional sitting out and entertaining space with fine views across the Derwent Valley. A stone winding pathway leads to the upper garden which is a large garden area with natural stone walling which is used for chickens and includes chicken pens and timber storage shed.



Brick Stores

Outside brick stores provides storage with cold water tap.



Additional Storage

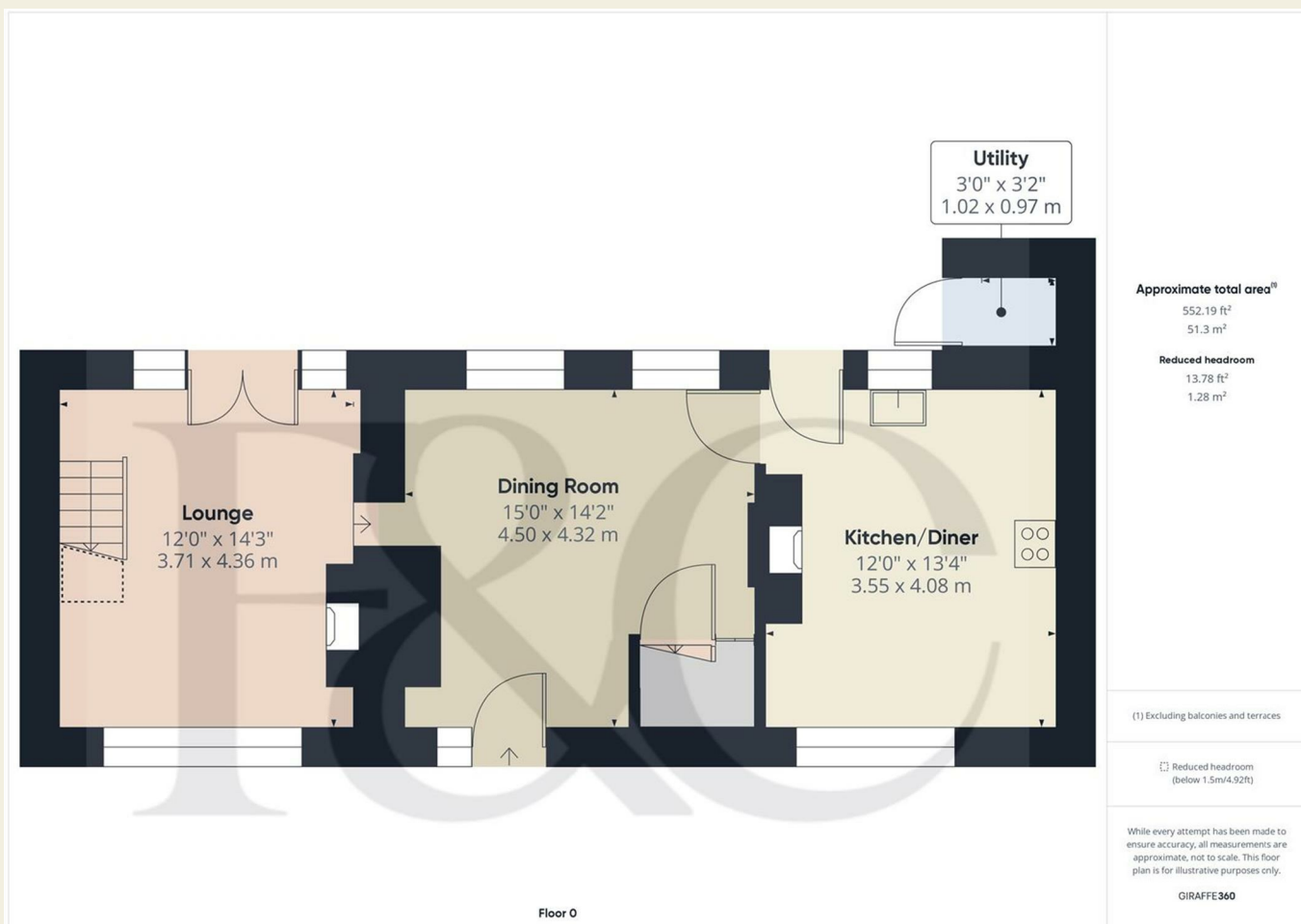
Consisting of rabbit run, hutch and log store.



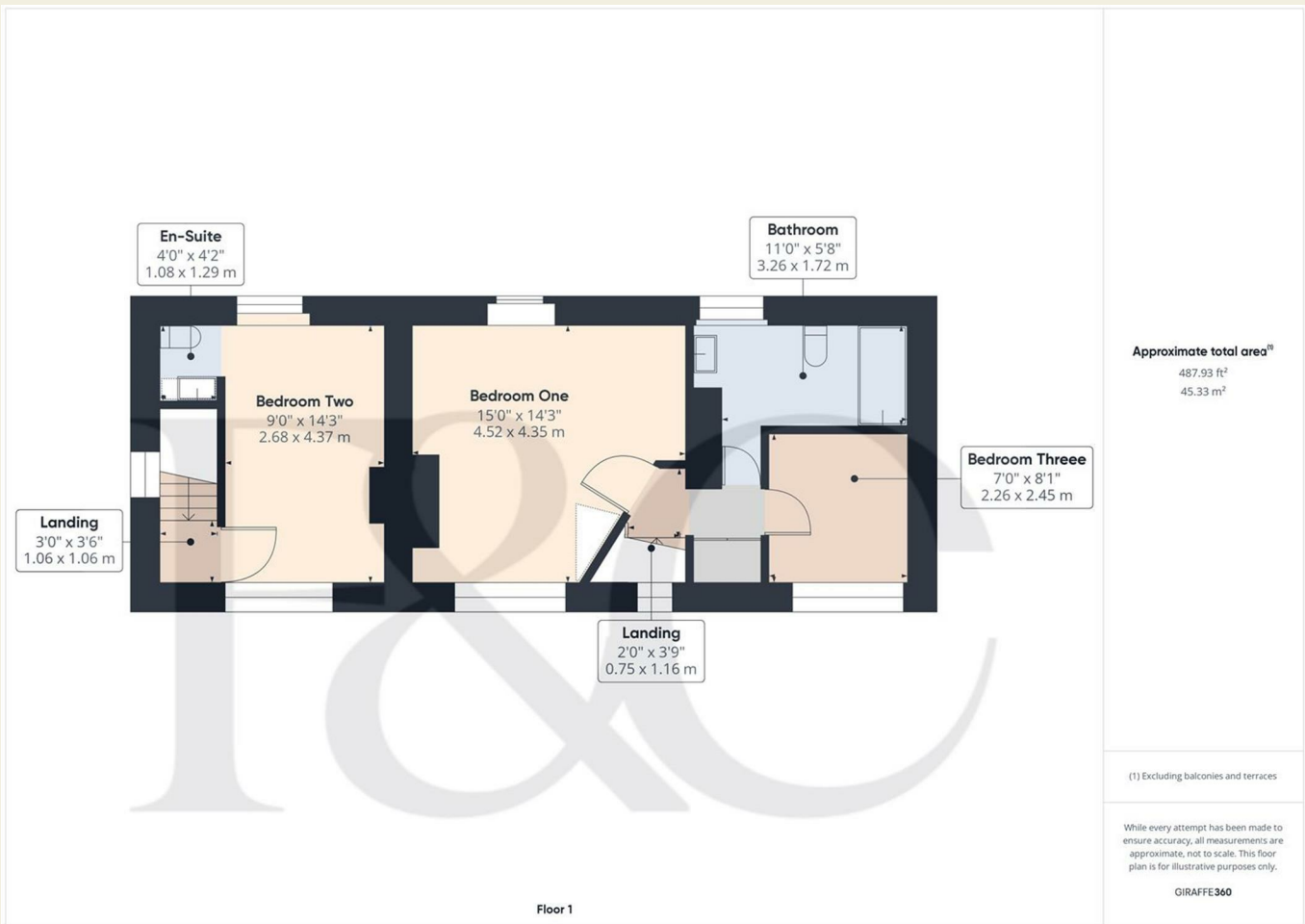
On-Street Car Parking



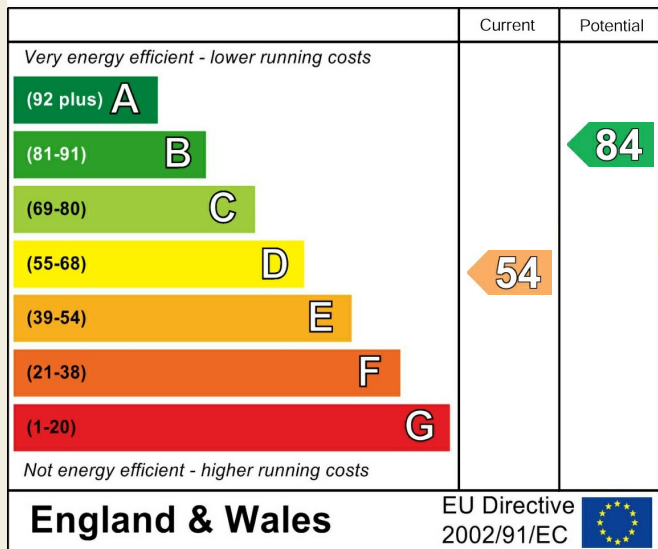
Council Tax Band - D
Amber Valley



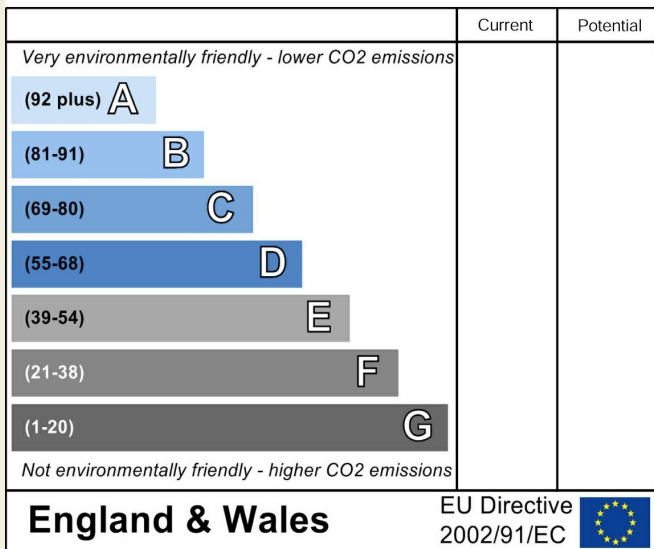
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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