



4 Bed House - Detached

Chevin End Farm Chevin Road, Milford, Belper DE56 0QH
Offers Around £950,000 Freehold



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautiful Detached Cottage
- Countryside Views
- Private Position
- Lounge & Snug/Garden Room
- Living Kitchen/Dining Room & Utility
- Four Double Bedrooms & Three Bathrooms
- Generous Garden Plot & Paddock/Field - approx. 2.25 Acres
- Large Sweeping Driveway
- Double Garage, Workshop, Studio/Office
- Set Well Back - Attractive Lane - Lovely Walks

BEAUTIFUL COTTAGE - OPEN VIEWS - LAND - Approached via a long private driveway with stone pillars, this charming four bedroom, three bathroom detached stone cottage is situated in a most desirable private location between Duffield and Belper. Stands in approx. 2.25 acres.

The Location

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

Entrance Hall

14'9" x 10'0" (4.50 x 3.07)

With half glazed entrance door, tiled flooring with underfloor heating, featured double glazed lantern roof window, additional sealed unit double glazed window, spotlights to ceiling, exposed stonework, useful fitted solid Oak cupboard with sliding doors providing good storage with matching fitted drawers, additional built-in storage cupboard with shelving and also housing space for a tumble dryer.



Hallway

11'8" x 10'9" (3.56 x 3.29)

With matching tile flooring, spotlights to ceiling, internal glazed door, exposed stonework, built-in storage cupboard with stripped door and internal multi-pane window with deep window sill.

Cloakroom

6'11" x 2'9" (2.12 x 0.85)

With low level WC, fitted washbasin, tile flooring, heated towel rail/radiator, spotlights to ceiling, extractor fan, display alcove and internal stripped latched door.

Lounge

27'4" x 11'5" (8.35 x 3.50)

With stone fireplace incorporating log burning stove and raised stone hearth, two radiators, internal French glazed doors opening into entrance hall, additional three sealed unit double glazed windows, stone staircase with chrome handle leading to first floor, understairs storage cupboard and internal stripped latched door.



Kitchen/Dining Room

24'4" x 12'9" (7.42 x 3.90)

Dining Area

With stone fireplace incorporating log burning stove and raised quarry tiled hearth, radiator, tile flooring, two sealed unit double glazed windows both having deep window sills, countryside views, handcrafted corner unit, handcrafted Welsh dresser with glass shelving and open space leading into kitchen area.



Kitchen Area

A handcrafted kitchen with wall and base units with granite worktops, twin Belfast style sinks with period style chrome taps, plate rack, matching tiled flooring, oil fired Aga cooker, character beams to ceiling, recycling bin cupboard, integrated dishwasher, sealed unit double glazed window with deep granite sill, concealed worktop lights, countryside views, open space leading to dining area, stable door giving access to attractive storm porch, open square archway leading into snug/garden room and stripped door giving access to split-level staircase which leads to first floor.



Pantry/Understairs Storage

7'3" x 5'4" (2.23 x 1.64)

With tile flooring, shelving and internal stripped latch door.

Utility

10'2" x 6'5" (3.11 x 1.97)

With shelving, cupboards, granite worktops, plumbing for automatic washing machine, radiator, slate tile flooring, space for fridge/freezer, spotlights to ceiling, internal multi-paned character window and internal stripped latch door.

Storm Porch

With stone base, tiled roof and views across countryside and gardens.



Snug/Garden Room

24'0" x 13'11" (7.32 x 4.25)

With stone fireplace incorporating log burning stove and raised stone hearth, tile flooring, underfloor heating, two radiators, several sealed unit double glazed windows enjoying fine views across countryside and beyond and sealed unit double glazed French doors opening onto stone paved patio and gardens.



Bedroom One

13'11" x 9'6" (4.26 x 2.90)

With feature character ceiling, spotlights to ceiling, tile flooring with under floor heating, three sealed unit double glazed windows and far reaching countryside views.



Walk-In Wardrobe

7'7" x 5'11" (2.33 x 1.81)

With clothes rail, solid Oak wall cupboards, drawers, tile flooring with underfloor heating, spotlights to ceiling and character ceiling.

En-Suite

9'6" x 7'5" (2.92 x 2.28)

With walk-in shower with chrome fittings, fitted wash basin and fitted based cupboard underneath, low level WC, fully tiled walls, tile flooring with underfloor heating, high ceiling, spotlights to ceiling, extractor fan, heated chrome towel/radiator, sealed unit double glazed window with tiled sill, countryside views, shaver point and mirror/medicine cabinet.



First Floor Landing

19'0" x 7'6" (5.80 x 2.31)

With built-in cupboard with strip latch door and spotlights to ceiling.

Bedroom Two

10'2" x 9'11" (3.10 x 3.03)

With deep skirting boards and architraves, high ceiling, radiator, countryside views, sealed unit double glazed windows with deep window sill and internal stripped latch door.



Bedroom Three

13'6" x 9'11" (4.13 x 3.03)

With deep skirting boards and architraves, high ceiling, fitted cupboards with worktops, built-in cupboard with shelving, sealed unit double glazed window to side, countryside views, radiator, sealed unit double glazed window with deep windows sill and internal stripped latch door.



Box Room/Potential En-Suite

7'5" x 6'8" (2.28 x 2.04)

With old charming beam, radiator and internal stripped door.

Inner Landing

8'9" x 2'8" (2.69 x 0.82)

With deep skirting boards and architraves, high ceiling, stone fireplace incorporating display period style fire, spotlights to ceiling, radiator, old multi-paned, metal frame, character window, countryside views, sealed unit double glazed window and stone stairs with chrome handle leading to lounge.

Bedroom Four

13'1" x 11'7" (4.01 x 3.54)

With deep skirting boards and architraves, high ceiling, radiator, fitted bedside cabinets and wall cupboards with tinted mirror backs, countryside views, two sealed unit double glazed windows and open archway leading into walk-in wardrobe.



Walk-In Wardrobe

11'3" x 4'6" (3.43 x 1.39)

With wardrobes providing good storage, high ceilings, deep skirting boards and architraves, radiator, countryside views, sealed unit double glazed window, sliding door giving access to en-suite and internal pine latch door.

En-Suite

7'3" x 6'11" (2.21 x 2.13)

With walk-in shower with chrome fittings, fitted wash basin with fitted cupboards underneath, low level WC, fully tiled walls, tile flooring with underfloor heating, heated chrome towel/radiator, shaver point, high ceilings, spotlights to ceiling, extractor fan, countryside views, sealed unit double glazed window and obscure sliding door.



Family Bathroom

8'9" x 7'10" (2.67 x 2.40)

With bath with chrome fittings, fitted wash basin with chrome fittings, low level WC, corner shower cubicle with chrome shower, tile splashbacks, tile flooring, high ceiling, spotlights to ceiling, heated chrome towel/radiator, wall mounted mirror/medicine cabinet, old metal framed, multi-paned, character window, countryside views, sealed unit double glazed window and internal stripped pine latch door.



Gardens

The property enjoys generous sized gardens laid to lawn with a varied selection of shrubs, plants, stone patio providing a pleasant sitting out entertaining space and views across the Derwent valley and beyond. Log store.



Field

The property comes complete with an adjoining field. The field is enclosed with separate access.



Large Driveway

A sweeping driveway provides car standing space for approx. 8 vehicles. (motorhome/caravan space)



Double Garage

19'9" x 18'11" (6.03 x 5.79)

With concrete floor, power and lighting, two double opening automated doors, side personnel door and open archway leading into workshop.



Workshop

13'9" x 9'0" (4.21 x 2.75)

With concrete floor, power, lighting, sealed unit double glazed window and doorway giving access to studio/office.

Studio/Office

13'6" x 8'6" (4.13 x 2.60)

With insulated walls, power, lighting, spotlights to ceiling, sealed unit double glazed picture window with countryside views and internal oak veneer door with chrome fittings.

Stone Outbuilding

15'1" x 13'6" (4.60 x 4.14)

With window and offers further potential for storage.

Council Tax Band G

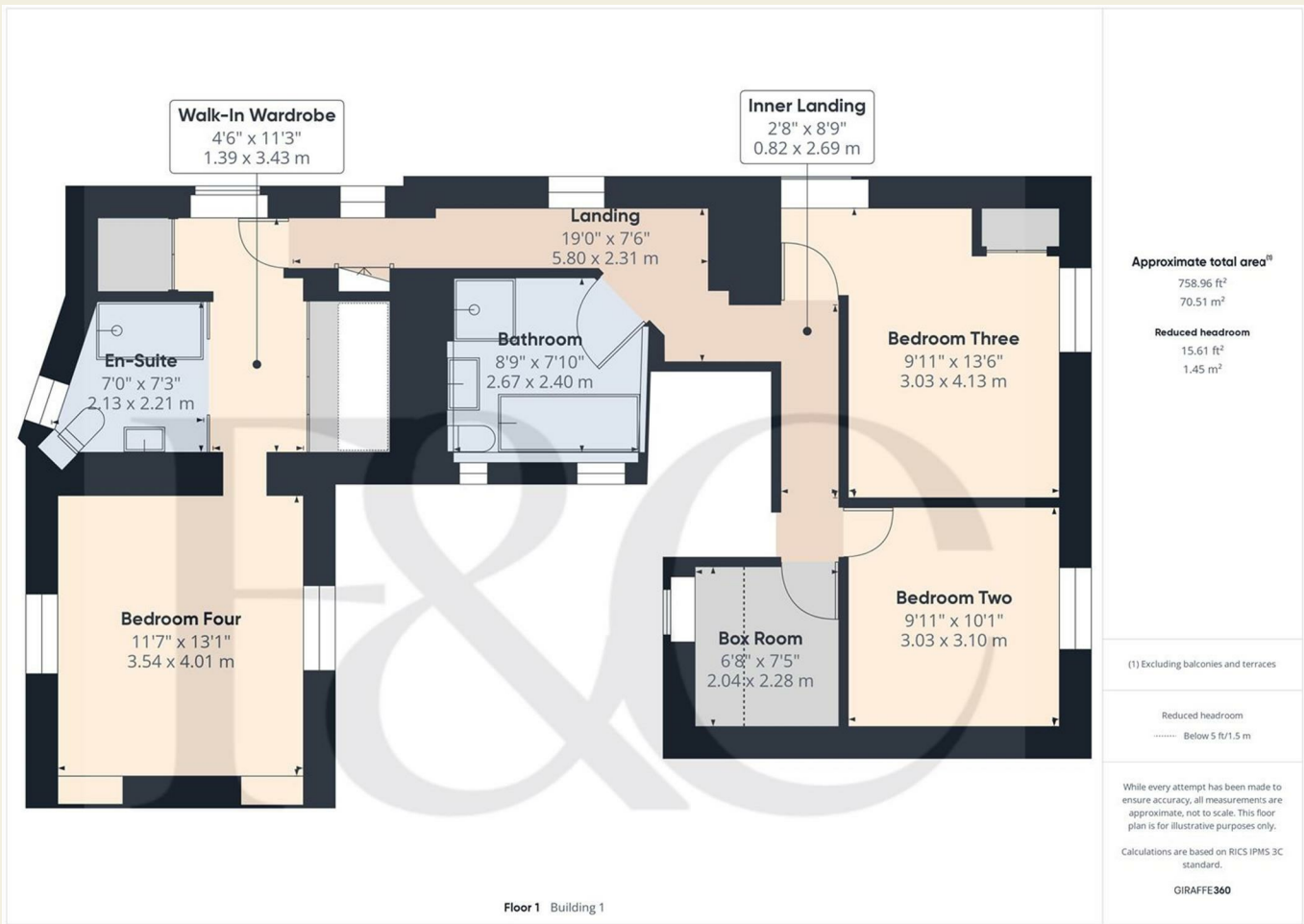


Directions

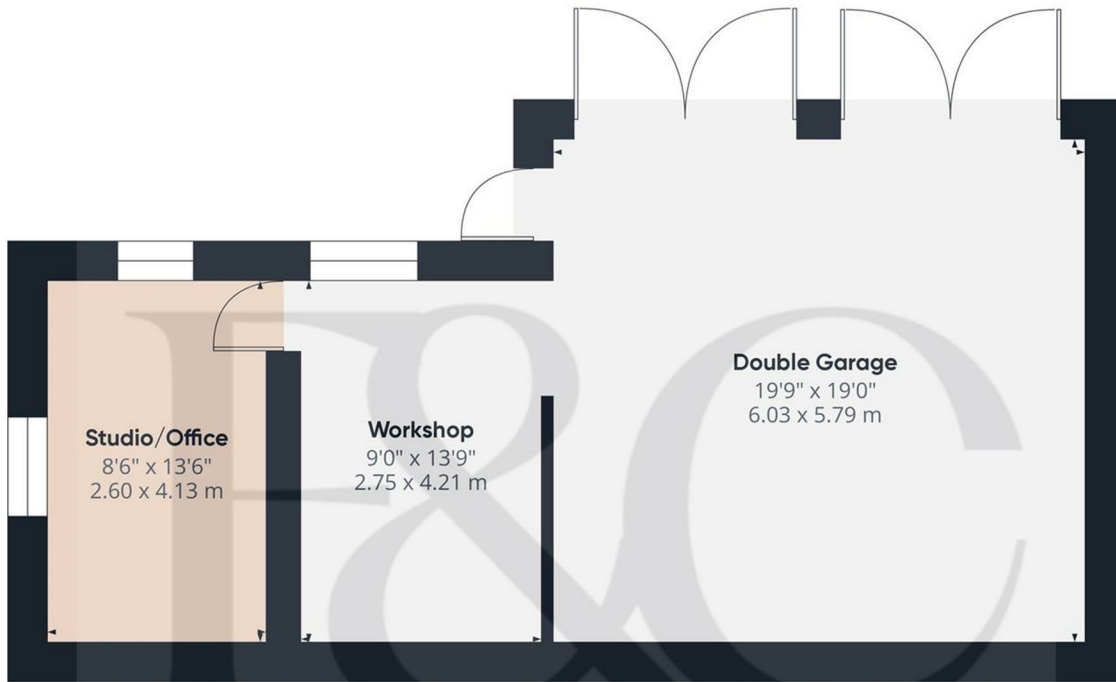
Leave Duffield heading north along the A6, eventually take your left hand turning into Chevin Road. Proceed up Chevin Road and follow the road round passing woodland on your left, then take the left hand lane (stone wall and a corner bungalow) proceed up the lane and Chevin End Farm will be located on the right hand side.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Studio/Office

8'6" x 13'6"
2.60 x 4.13 m

Workshop

9'0" x 13'9"
2.75 x 4.21 m

Double Garage

19'9" x 19'0"
6.03 x 5.79 m

Approximate total area⁽¹⁾

622.69 ft²
57.85 m²

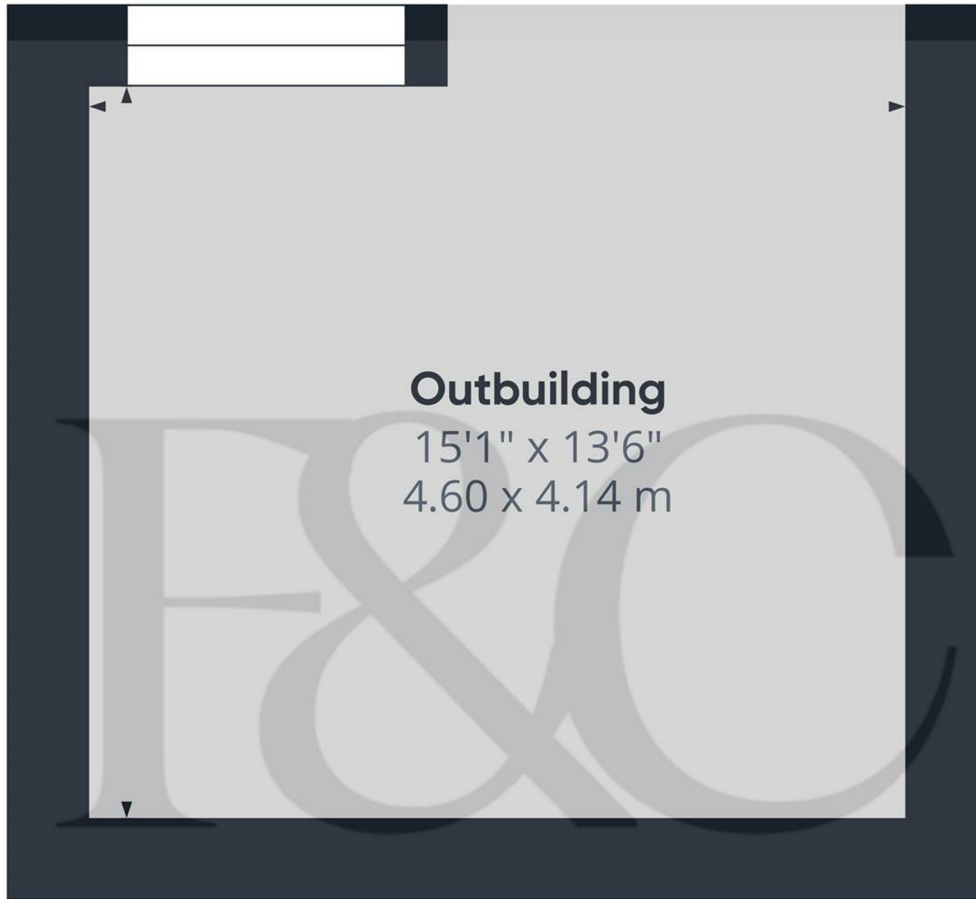
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0 Building 2

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Approximate total area⁽¹⁾
210.11 ft²
19.52 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.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0 Building 3

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.