

Fletcher & Company

10 West Terrace, Milford, Belper, Derbyshire, DE56 0RF

£199,950

Freehold



- A Characterful Grade 2 Listed Stone Cottage
- Breath taking Views Of The Derwent Valley And World Heritage Site
- South Westerly Facing Aspect And Garden
- Living Area With Inglenook Fireplace And Log Burning Stove
- Hand built Bespoke Kitchen Opening To The Living Area
- Modern Bathroom With Vaulted Ceiling
- Two Double Bedrooms
- Having Undergone A Scheme Of Modernisation
- Delightful Courtyard Patio And Separate Lawned Garden
- Easy Access To Belper, Derby, A6, A38 And The Peak District





Summary

Nestled in the charming area of West Terrace, Milford, this delightful Grade II listed stone cottage is a true gem. The property boasts a wealth of character and original features that add to its unique charm. Equally the cottage has been modernised and upgrade by the current owners to include a rewire and modern combination boiler.

There is a welcoming open plan sitting room with log burner, a hand built kitchen, a modern bathroom with a vaulted ceiling and two double bedrooms. This characterful terraced house offers versatile accommodation suitable for a variety of lifestyles. The inviting living space is perfect for relaxing or entertaining, while the bedrooms provide a peaceful retreat at the end of the day or possibility of a first floor sitting room.

In addition, there is a delightful lawned garden with generous outbuilding and an enclosed courtyard to the front

One of the standout features of this property are the breath taking, south-westerly views of Milford and The Chevin, which can be enjoyed from various vantage points within the home. The picturesque scenery creates a serene backdrop, making it an ideal setting for those who appreciate the countryside and village community whilst requiring the convenience of amenities on the doorstep.

Conveniently located, the cottage offers easy access to Belper town centre, as well as major roadways such as the A6 and A38, ensuring that you are well-connected to nearby amenities and transport links.

This characterful home is perfect for anyone looking to embrace the charm of a historic property while enjoying modern conveniences. Whether you are a first-time buyer, a second home owner, small family, or seeking a tranquil retreat, this stone cottage is a wonderful opportunity not to be missed.

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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 Derbyshire 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

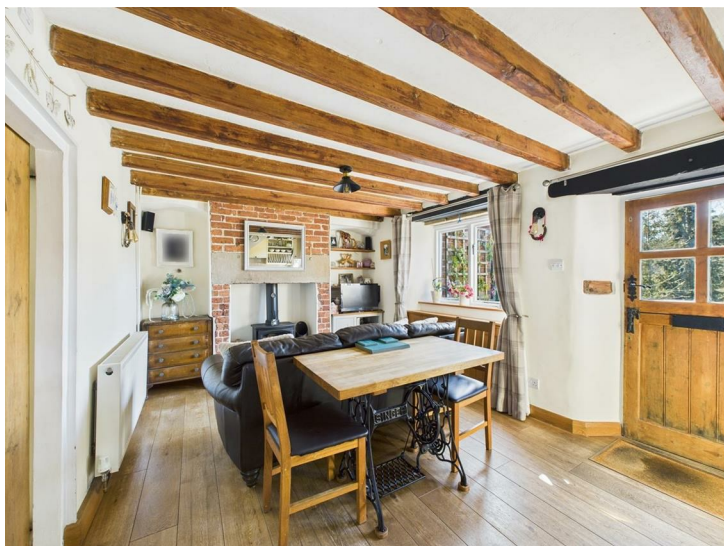
Kitchen/Living Room

18'4" x 9'9" (5.60 x 2.98)

An open plan room entered via a timber stable door to the front of the cottage.

The Living area has a feature Inglenook fireplace with exposed brickwork and stone lintel, housing a cast iron log burning stove. There are exposed beams to the ceiling, arched alcoves with oak shelving, a central heating radiator, hand built oak cupboards providing storage space and housing the electric consumer unit and an oak floor. There is a sealed unit double glazed window to the front.

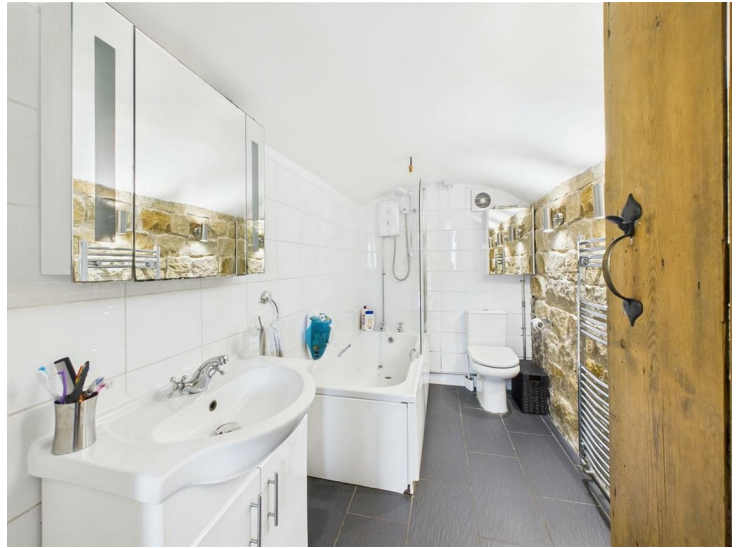
The living area opens to the kitchen which is comprehensively fitted with a range of hand built shaker style cream units which comprise base cupboards, eye level units, open shelving, a plate rack and wine rack with a wooden work surface over incorporating a Belfast sink with an ornate mixer tap. Having metro style tiling to the splashback, an oak floor, space for an oven, space for refrigerator/freezer and a sealed unit double glazed window to the front. Having exposed beams to the ceiling. Stairs lead off to the first floor



Bathroom

9'1" x 5'4" (2.77 x 1.64)

Approached via an original timber door with cast iron latch and having a vaulted ceiling with original exposed stone wall. The bathroom has a modern three piece white suite comprising a panelled bath with electric shower over and glass shower screen, a vanity wash hand basin with useful cupboard space beneath and a low flush WC with tiling to all splash by areas. There is a wall mounted chrome heated towel rail, a wall mounted bathroom cabinet with light and mirror, a feature slate tiled floor, an extractor fan and wall lighting.



First Floor Landing

4'11" x 3'1" (1.51 x 0.95)

Having exposed beams to the ceiling, exposed timber shelving and a sealed unit double glazed window to the front with exposed stone lintel over providing breathtaking, far-reaching views of the Derwent Valley. An original timber door with latch handle provides access to bedroom one.

Bedroom One

12'9" x 9'7" (3.89 x 2.93)

Having an original cast iron fireplace, exposed beams to the ceiling, a central heating radiator and a sealed unit double glazed window to the front with timber sill and exposed stone and timber lintel. the window enjoys far-reaching views of the Derwent Valley.



Second Floor Landing

6'0" x 4'10" (1.85 x 1.49)

A feature galleried landing with exposed timber balustrade, a built-in original storage cupboard with lift-up lid and a sealed unit double glazed window to the front elevation which provides far-reaching views of Milford and the Derwent Valley. Having an exposed stone lintel and timber sill/shelving. An original timber door with cast iron latch leads to the second bedroom. Access is provided to the useful attic space which has a pull down ladder, a boarded floor and light.



Bedroom Two

12'11" x 9'7" (3.94 x 2.94)

With a central heating radiator, shelving to the alcoves and a sealed unit double glazed window with exposed stone lintel and timber sill which provides far-reaching, extensive, south westerly facing views of the Derwent Valley and village of Milford.

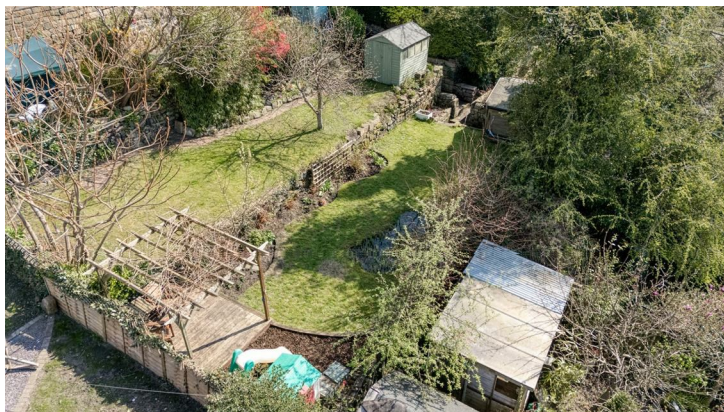


Outside

A walkway from Shaw Lane leads along the front of West Terrace and provides access to the row of cottages.

To the front of Number 10 is a gate with walled courtyard which is stone paved and provides an excellent sitting/dining area for enjoying the south westerly facing aspect. There is outside lighting and a brick built outhouse which provides excellent storage, has light, power and plumbing for an automatic washing machine. There is a wall mounted combination boiler (which serves domestic hot water and the central heating system).

The cottage has a separate garden which is mainly laid to lawn with some stone walls to the surround, a garden pond, a timber pergola with decked patio beneath and a barked play area. There is a generous garden shed for storage. The garden enjoys a south westerly facing aspect and is approached via a walkway from West Terrace.



View/Surrounding area



Council Tax Band A



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

540.46 ft²
50.21 m²

Reduced headroom

5.99 ft²
0.56 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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.

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Energy Efficiency Rating

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

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10 West Terrace
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Council Tax Band: A
Tenure: Freehold

