



## 2 Bed Cottage

21 Church Street, Holbrook, Belper DE56 0TD  
Offers Around £325,000 Freehold



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**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Charming Stone Cottage of Style & Character
- Located In The Heart of The Village – Overlooking Historic Church
- Lounge with Multi-Burner Stove
- Fitted Kitchen with Appliances & Conservatory/Dining
- Two Genuine Double Bedrooms
- Luxury Spacious Four-Piece Bathroom
- Private Attractive Paved Garden & Brick Store
- Character Features – Exposed Beams
- Easy on Street Car Parking
- Sought After Village Location – Countryside Walks – Easy Access To 3 Noted Golf Courses

BEAUTIFUL COTTAGE – Enjoying a lovely position within the conservation area of the village of Holbrook, this beautiful two double bedroom, three-storey cottage offers an abundance of charm and character.

The cottage stands proud with views towards the historic charming old church to the front and far reaching views across the valley to the rear.

We believe the cottage was originally built around the 1760 and constructed on natural coursed stone beneath a Staffordshire blue pitch tile roof. The accommodation offers

#### The Location

The historic village of Holbrook boasts two village inns, reputable primary school, church and shop. It is highly convenient for local villages including Little Eaton (1 mile) and Duffield (2 miles), both providing a wide range of amenities and recreational facilities including bowling, squash, tennis, football, cricket and golf.

The City of Derby lies approximately 5 miles to the south and the thriving market town of Belper is approximately 3 miles to the north both offering a more comprehensive range of amenities. Excellent transport links are close by including the A38 leading to the M1 motorway. Local recreational facilities nearby include four noted golf courses at Duffield (Chevin), Breadsall Priory, Horsley Lodge and Morley Hayes.

For those who enjoy leisure pursuits, the village of Holbrook is situated on the doorstep of the beautiful Derbyshire countryside which provides some delightful scenery and walks.

#### Accommodation

##### Ground Floor



### Entrance Hall

4'11" x 4'5" (1.51 x 1.36)

With half glazed entrance door, quarry tiled flooring, character beams to ceiling, electric consumer unit, wall cupboards, bespoke fitted coat and seat rack and internal stripped latch door giving access to cellar.

### Cellar

12'0" x 8'10" (3.68 x 2.70)

With stone steps, vaulted character ceilings, power, lighting and provides storage.

### Lounge

13'3" x 9'6" (4.06 x 2.91)

With charming, exposed stone fireplace with inset oak lintel incorporating multi-burner raised stove with raised stone hearth, solid oak wood flooring, character beams to ceiling, radiator, views to front across charming old church, double glazed sash style window with deep window sill, split-level staircase leading to first floor, wall lights and internal stripped latch door.



### Kitchen

11'2" x 8'11" (3.41 x 2.74)

With single inset sink unit with mixer tap, a range of fitted base cupboards with solid wood worktops, built-in hob with electric fan assisted oven, integrated slim line dishwasher, integrated fridge/freezer, integrated washing machine, tile flooring, tile splashbacks, spotlights to ceiling, column style radiator, internal multi-pane sash style window overlooking conservatory, double glazed window to side overlooking garden, internal stripped latch door and glazed internal door giving access to conservatory.



### Conservatory/Dining Room

8'2" x 7'6" (2.50 x 2.29)

With tile flooring, electric heater, double glazed windows, internal plantation shutters and double glazed door giving access to garden.



### First Floor Landing

3'6" x 2'6" (1.09 x 0.77)

With stripped latch door giving access to second floor and double bedroom two, wall light and character beams to ceiling.

### Double Bedroom One

12'11" x 10'5" (3.94 x 3.19)

With character beams to ceiling, radiator, built-in wardrobes, additional built-in wardrobe with stripped latch door, wall lights, double glazed sash style window with deep window sill to front, charming views over old church and internal stripped latch door.



### Spacious Bathroom

11'0" x 9'5" (3.36 x 2.89)

With roll edge top bath with claw feet and mixer tap/hand shower attachment, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, walk-in double shower cubicle with chrome fittings including shower, tile flooring, spotlights to ceiling, wall lights, large column style radiator, double glazed window to rear with internal plantation shutters, period cast iron display fireplace with tiled surrounds and raised tile hearth, character ceilings, access to roof space and internal stripped latch door.



### Double Bedroom Two

14'11" x 13'6" (4.57 x 4.12)

With two character beams and vaulted ceilings, radiator, featured triangular shaped double glazed sash style window to front with deep window sill, charming views over old church, wall lights and internal strips latch door.





### Front Garden

The property is set back from the pavement edge behind a low maintenance fore-garden with natural stone walling, black painted handrails and a blue brick path leading to entrance door.



### Rear Garden

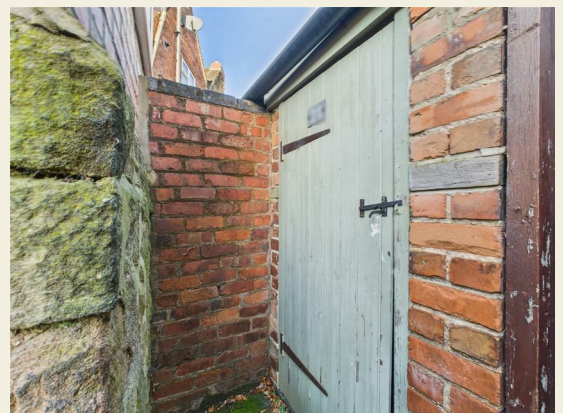
From the conservatory/dining room door is a charming, courtyard garden made of blue brick blocks providing a pleasant sitting out and entertaining space. This area is nicely enclosed and enjoys privacy with power and lighting. A rear access gate gives access to an outside brick store. Outside cold water tap.



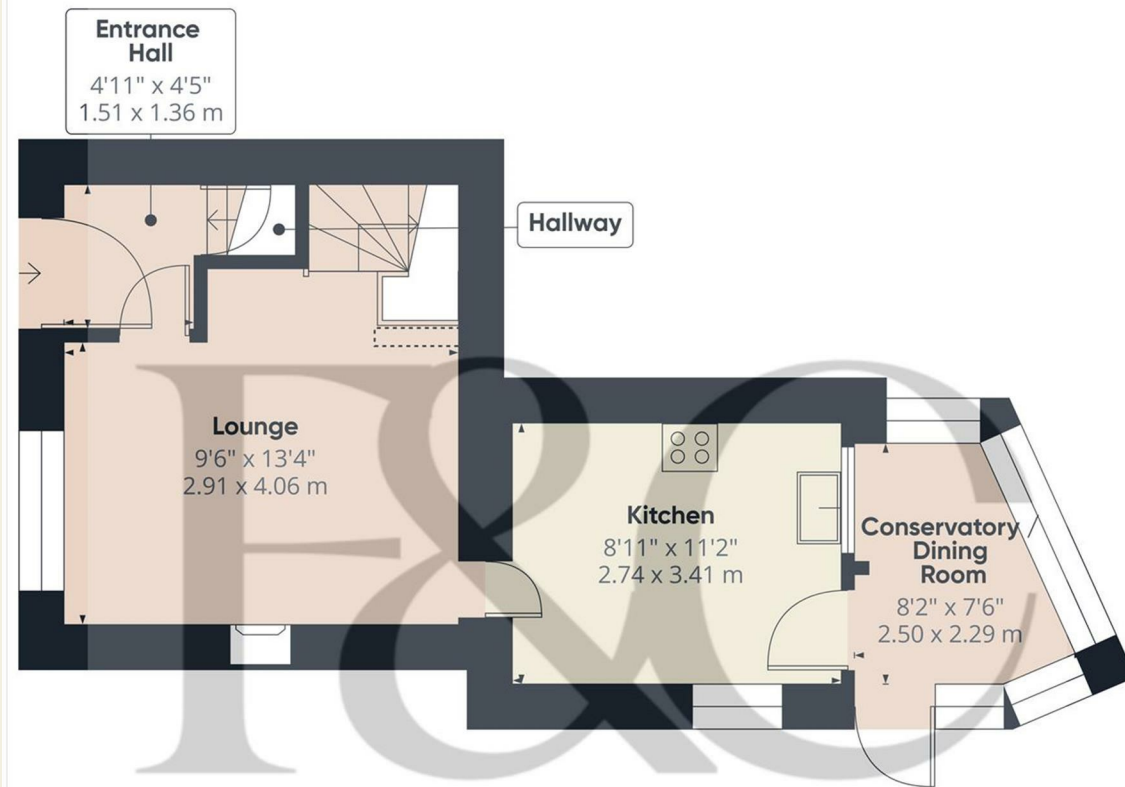
### Outside Brick Store

4'10" x 3'6" (1.49 x 1.08)

With latch door and provides storage.



### Council Tax Band B



**Approximate total area<sup>(1)</sup>**  
342 ft<sup>2</sup>  
31.7 m<sup>2</sup>

**Reduced headroom**  
3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

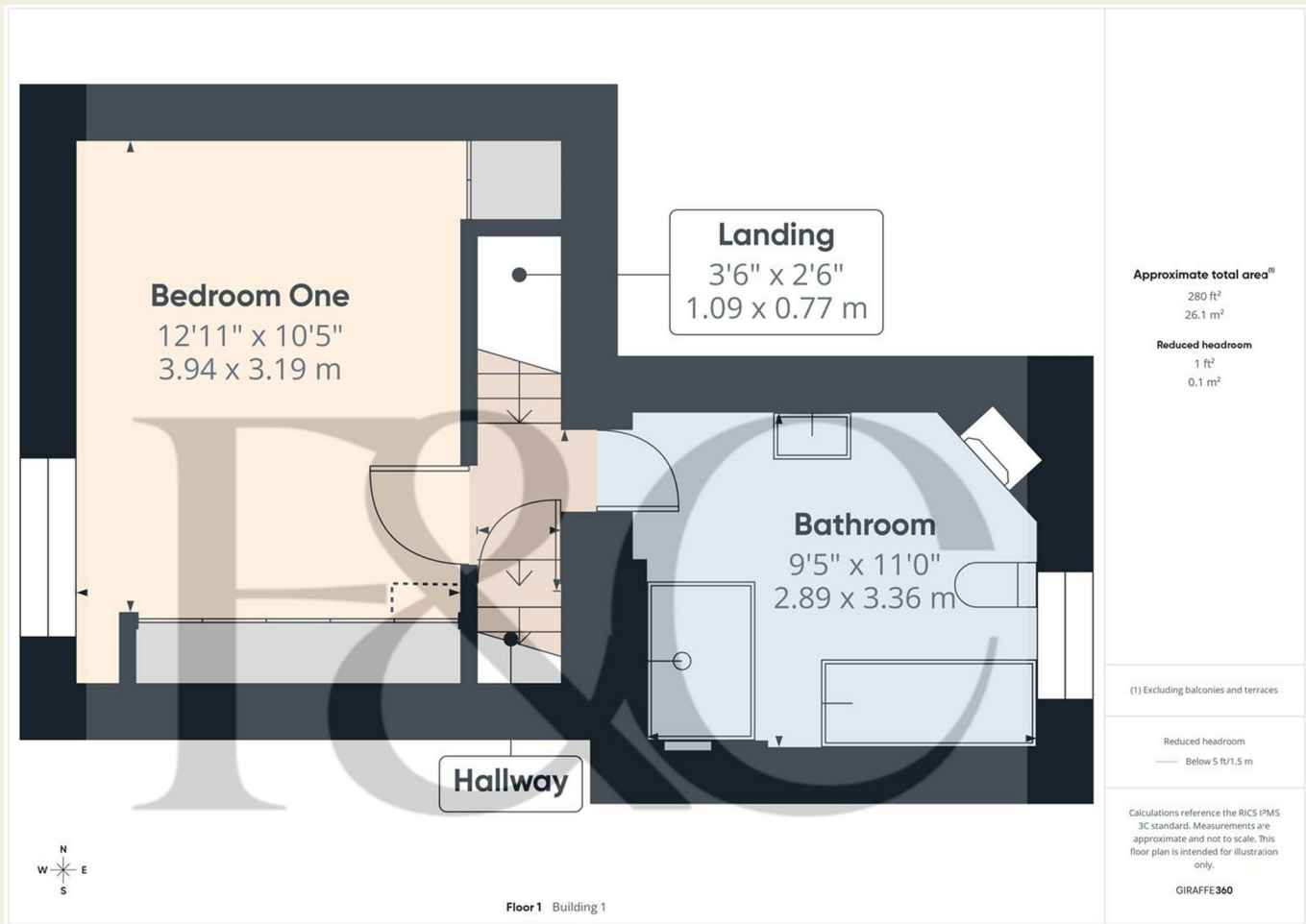
Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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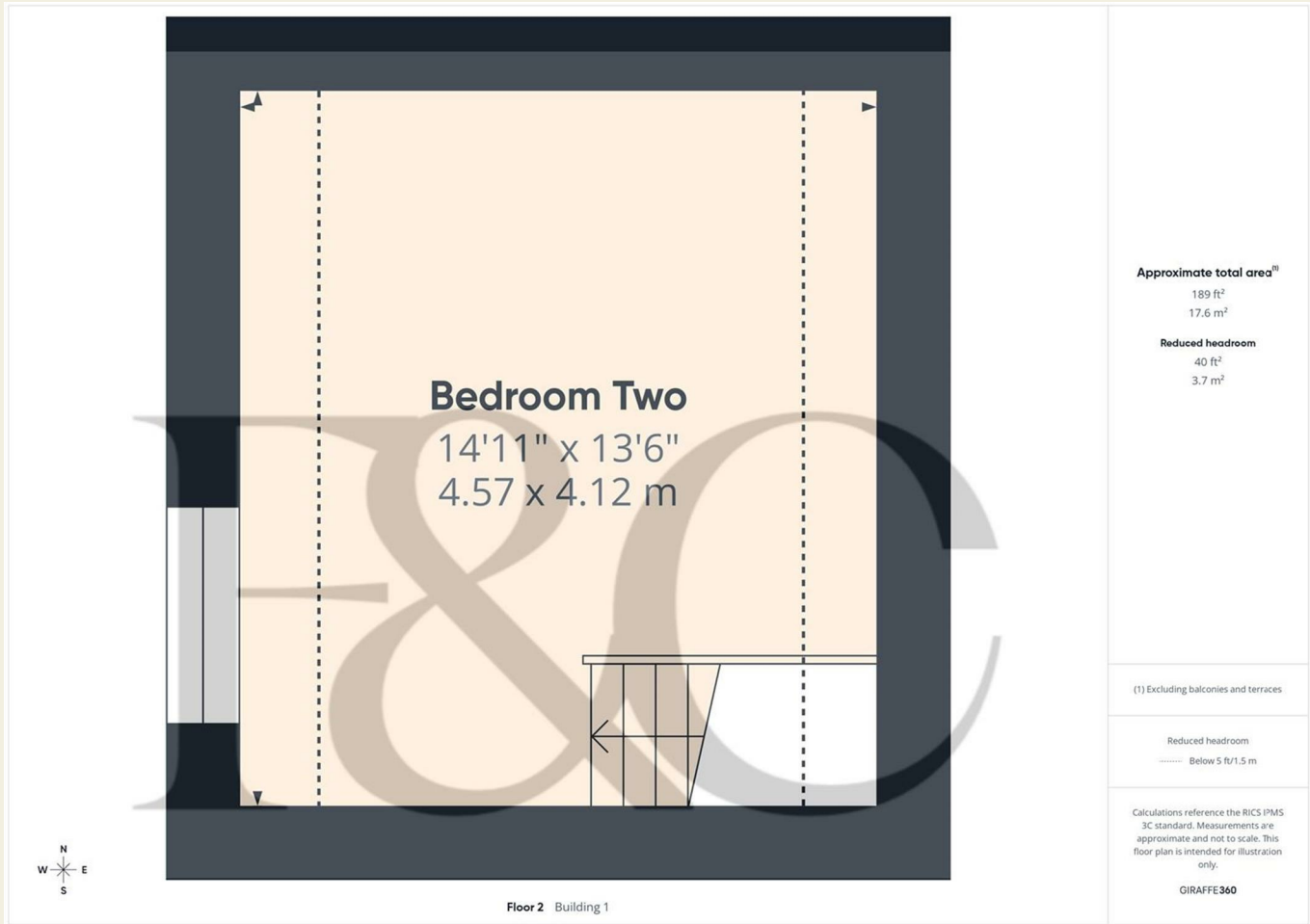
Floor 0 Building 1

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## Brick Store

3'6" x 4'10"  
1.08 x 1.49 m

### Approximate total area<sup>(1)</sup>

18 ft<sup>2</sup>  
1.7 m<sup>2</sup>



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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