



Far Laund
Belper



Property Description

An utterly beautiful stone-built Grade II listed home with incredible views across Belper being sold with NO ONWARD CHAIN! Offering a fantastic versatile space for families spanned over three floors the property comprises in brief: To the ground floor: Entrance with storage, living room, dining room and kitchen with rear entrance porch off. To the first floor are two double bedrooms and a shower room whilst to the second floor you find a further double bedroom and a single room used as an office. The bedrooms have the original beams giving the cosy cottage atmosphere. Externally the property offers parking for two cars alongside the house, plus a garage with power & lighting which could house a further third car, as well as a delightful rear garden which is laid to lawn with planted borders, offers flower beds, a pond and a timber shed. There is a side access gate, and the garden is enclosed with fence and hedge boundaries.

Outside

The property offers parking for two cars alongside the house, plus a garage with power & lighting which could house a further third car as well as a delightful rear garden which is laid to lawn with planted borders, offers flower beds, a pond and a timber shed. There is a side access gate and the garden is enclosed with fence and hedge boundaries.

Garage

16' 1" x 8' 8" (4.90m x 2.64m)

Having a front elevation up & over door, a side elevation door and window with lighting and power.

Entrance

Accessed via a wooden entrance door, offering a storage cupboard, finished with a carpet floor covering and leading through a latched door to:

Living Room

14' 1" x 13' 9" recess (4.29m x 4.19m recess)

Having a front elevation window, a stone fireplace with gas fire, radiator and doors leading to the kitchen. The living room is finished with beams to the ceiling a fitted carpet.

Kitchen

15' 9" x 7' 7" (4.80m x 2.31m)

Having a rear elevation window, side elevation door leading to a rear porch area and in turn the garden area. The kitchen is fitted with a range of high gloss wall and base units with work surfaces over and comprises: Stainless steel sink/drainer unit with mixer tap, integrated electric oven with microwave at eyelevel, a five ring gas hob with cooker hood over, an integrated dish washer and integrated fridge. It also offers a handy breakfast bar with pull out table, pull out larder, plinth heater and radiator. The kitchen is finished with splash back tiling.

Rear Entrance Porch

Having a UPVC rear door, built in storage, a tiled floor covering and two windows.

Dining Room

10' x 9' 7" (3.05m x 2.92m)

Having dual aspect windows and a radiator the room is finished with a fitted carpet.

Landing 1st Floor

Having a front elevation window radiator and built in bookshelf, stairs rising to the second floor and doors leading to:

Bedroom

14' 2" x 11' 10" (4.32m x 3.61m)

Having a front elevation window, built in wardrobes and a radiator. The room is finished with a fitted carpet.

Bedroom

11' 1" x 10' (3.38m x 3.05m)

Having a rear elevation window radiator and built in wardrobes. The room is finished with a fitted carpet.

Shower Room

Having a rear elevation obscure glazed window offering privacy. The Shower room comprises: walk in double shower cubicle with electric shower and glass screen. It offers a W.C, wash hand basin built into vanity unit with electric mirror, spot lighting and an extractor fan.

Landing 2nd Floor

Having a front elevation window, leading to:

Bedroom

14' 1" x 14' (4.29m x 4.27m)

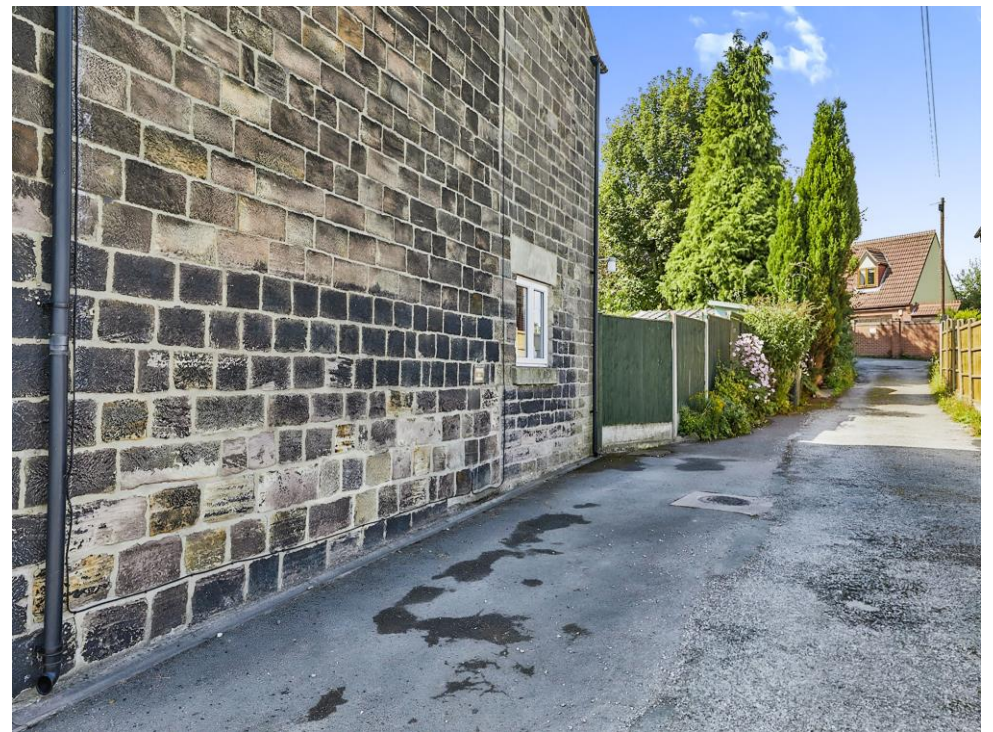
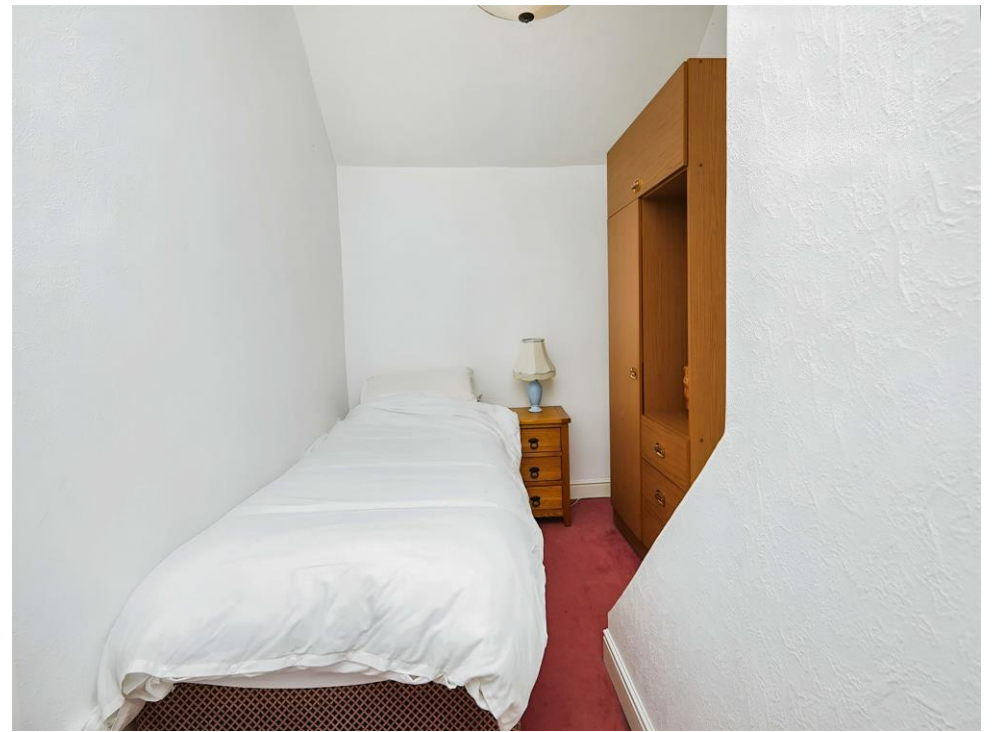
Having a front elevation window, this good-sized double bedroom offers a vaulted ceiling with beams and a radiator. It is finished with a fitted carpet.

Office Room

10' 4" x 7' (3.15m x 2.13m)

Having a glazed front door and fitted carpet.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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view this property online hallandbenson.co.uk/Property/BPR101472

directions to this property:

Situated on the North/East edge of Belper on the B6013 (30 mph speed limit) heading out of Belper towards Heage.

EPC Rating: F

Tenure: Freehold



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