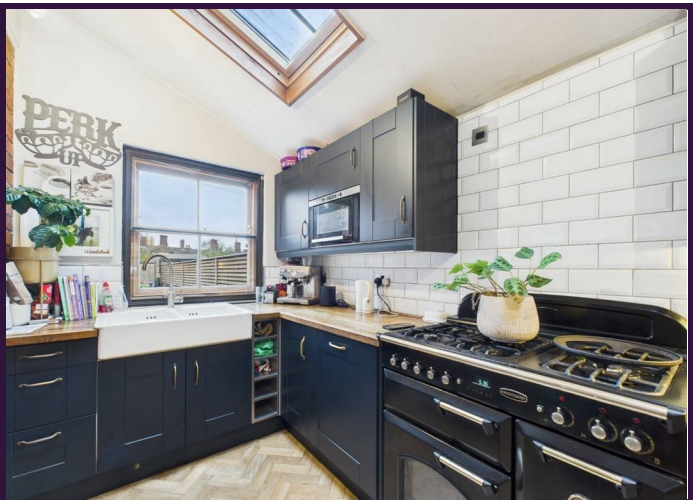




GRANT'S
OF DERBYSHIRE

61 Long Row, Belper DE56 1DR
£375,000

Located in the heart of Belper's sought-after historic conservation area is this well presented Grade II listed former mill worker's cottage. Full of charm and character, the property combines period features with modern comforts. The accommodation briefly comprises entrance porch, a flexible hallway space, an inviting sitting room with wood-burning stove, separate dining room, and a fitted kitchen. To the first floor are three bedrooms and a family bathroom. Outside, the property benefits from a generous south-facing rear garden with an outbuilding and external WC. A particularly rare advantage in this part of Belper is the ample off-street parking for multiple vehicles. The location is highly regarded, offering excellent access to the town's wide range of amenities. Belper train and bus stations are just a five-minute walk away, along with scenic countryside walks. The vibrant town centre, with its many independent shops, cafés and restaurants, is only a short stroll from the property, as is the popular Long Row Primary School. A delightful home in a prime position – viewing is highly recommended.



Ground Floor

To the front of the home is an original wooden entrance door with glazed panels which opens into the

Porch

Features an original quarry tiled floor and a window to the front aspect. There is also an internal window alongside the opening to the

Entrance Hallway 10'3" x 6'5" (3.13m x 1.98m)

Currently used as a playroom, this flexible space lends itself to a range of uses and features wood-effect Karndean flooring, fitted shelving, exposed ceiling beams and a latch door leading through to the

Sitting Room 13'2" x 10'11" (4.02m x 3.35m)

This is a most inviting reception room, full of character with exposed ceiling timbers and oak-effect Karndean flooring. The recessed fireplace with tiled hearth and sandstone mantel provides a pleasant focal point and houses the multi-fuel stove. To the front aspect is an original sash window which benefits from secondary glazing and bespoke fitted shutters.

Dining Room 11'3" x 9'5" (3.45m x 2.88m)

With herringbone oak-effect Karndean flooring, this spacious dining room enjoys an exposed brick feature wall and a recessed fireplace to the opposite side. A door provides access to the staircase rising to the first floor, while glazed French doors open out to the rear garden. A further door opens to a most useful understairs storage cupboard. An open doorway to the side leads through to the kitchen.

Kitchen 14'3" x 6'7" (4.36m x 2.03m)

With a continuation of the herringbone flooring and

having exposed brick to one wall, this kitchen is fitted with a range of wall, base and drawer units with solid wood work surfaces and stylish tiled splashbacks. There is an integrated dishwasher, space for a fridge freezer and currently in situ is a large range style cooker with electric oven and gas hob. The inset porcelain Butler sink with mixer tap is ideally situated beneath the sash window to the rear which overlooks the garden. There are also two double glazed skylights and an internal window into the sitting room.

First Floor

The staircase leading up from the dining room reaches the

Landing

Having a sash window, with secondary glazing, to the side aspect and doors opening to the three bedrooms and the bathroom.

Bedroom One 11'3" x 10'8" (3.45m x 3.27m)

This is a good sized double bedroom with wood effect flooring and a sash window to the rear aspect with secondary glazing which allows very pleasant views over Belper. A built-in cupboard provides useful storage and access to the roof void.

Bedroom Two 11'6" x 7'8" (3.53m x 2.36m)

This second double bedroom has a sash window to the front aspect which benefits from secondary glazing and is fitted with bespoke shutters.

Bedroom Three 13'4" x 6'6" (4.08m x 1.99m)

The third bedroom is also to the front of the home with a sash window with shutters and secondary glazing.

Bathroom 7'4" x 5'4" (2.25m x 1.65m)

With wood effect flooring, this bathroom is fitted with a three piece suite comprising a low flush WC, a wooden wash stand with porcelain wash hand basin and a panelled bath with thermostatic rainfall shower and additional hose attachment. There is an obscured glass sash window with secondary glazing and fitted shutters to the rear aspect.

Outside

To the front of the home is walled foregarden with stone boundary wall and pathway to the entrance door. Immediately to the rear is a stone flagged area which leads to the main garden. This features a well maintained lawn, children's play area, decked patio with summerhouse and a wooden garden shed doubling up as a bar with lighting and power. At the very end of the garden, through a gate, is the driveway which is accessed from William Street. This provides off road parking for up to six vehicles.

WC 4'5" x 3'2" (1.36m x 0.97m)

Fitted with a low flush WC and a wall hung corner wash hand basin.

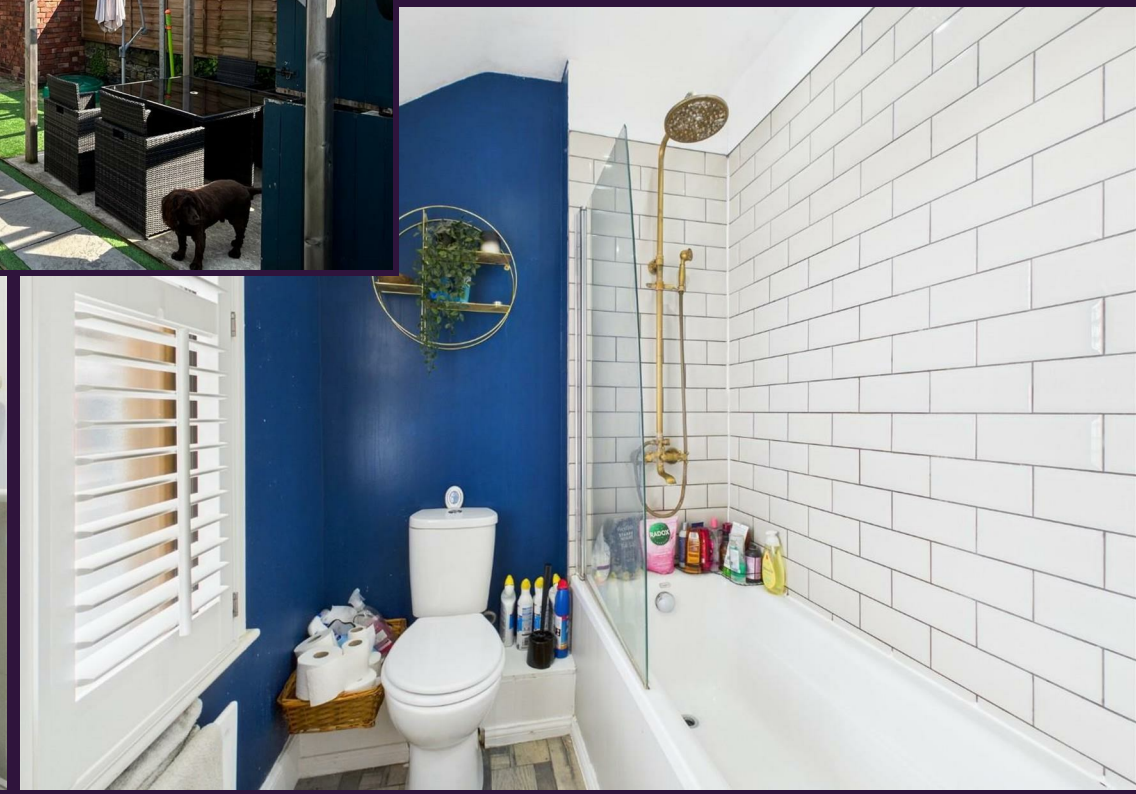
Store/Utility 4'9" x 3'2" (1.46m x 0.98m)

With space and plumbing for a washing machine.

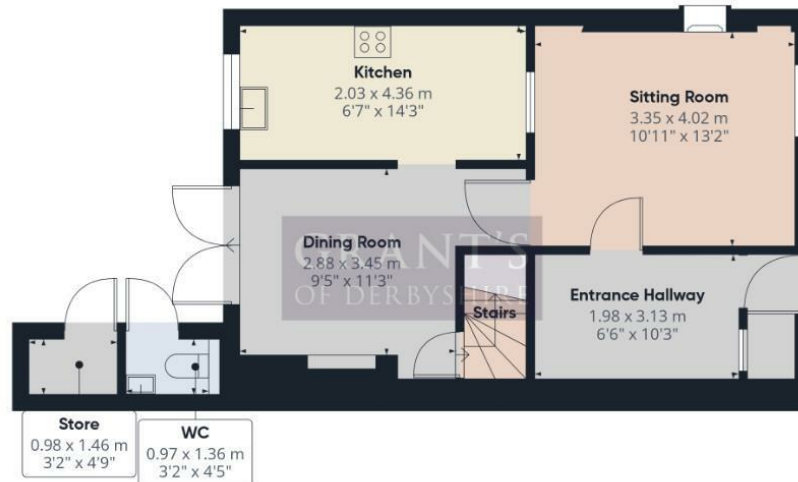
Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band C which is currently £2065.25 per annum.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.







Floor 0



Floor 1

Approximate total area⁽¹⁾

81.2 m²
874 ft²

(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.

GIRAFFE 360

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

