Fletcher & Company

5 Forge Hill Place, Makeney, Belper, DE56 0RU

Offers Around £179,950

Freehold



- A Characterful Stone Cottage
- Elevated Position With Far Reaching Views
- Modernised And Refurbished By The Current Owner
- Entrance Lobby And Shower Room
- Sitting Room With Inglenook Fireplace And Log Burner
- Kitchen Area Opening To The Sitting Room
- Bedroom One With Far Reaching Views To The Front
- Single Bedroom Two/Study/Office
- Westerly Facing Garden And Patio To The Front
- Rear Elevated Garden





Summary

Nestled in the charming village of Makeney next to Milford this delightful stone cottage offers a unique blend of character and modern living. With two bedrooms, this property is perfect for those seeking a tranquil retreat in a sought-after location.

Upon entering, you are welcomed into an inviting entrance lobby that leads to a cosy sitting room, featuring an inglenook fireplace, log-burning stove and beams to the ceiling. The open-plan design flows seamlessly into a modern kitchen area.

The cottage has a shower room and a double bedroom that provides far-reaching views over the picturesque Derwent Valley. The second single bedroom can also serve as an office or study for those working from home.

Set within a delightful row of cottages, this property enjoys an elevated position, accessed only by foot from Makeney Road and with no through access. The patio and lawned garden at the front faces west, and enjoys far reaching views over Milford and the Derwent Valley, while an additional garden at the rear provides an additional outdoor space with potential to landscape.

Walking distance of local pubs, restaurants and open countryside of Milford and Makeney. For commuters there is very convenient access to the A6 leading to the A38 and M1. The Peak District is within easy reach and there is a regular bus service to Derby and Belper. Trains to London St Pancras and other major cities are accessed from stations in Belper, Duffield and Derby.

This charming cottage is a rare find, lovingly renovated and improved by the current owner and combining traditional features with modern comforts, making it an ideal home for those looking to embrace the beauty of village life in Makeney.

The Location

The village of Makeney is noted for character properties, access to open countryside, the Holly Bush Inn and Makeney Hall.. The nearby villages of Milford and Duffield offer an excellent range of amenities including schools, shops, restaurants, pubs and easy access to the A6 together with a regular bus service and a train station in Duffield. Belper, a thriving town is situated only 2 miles away and offers a more comprehensive range of amenities and leisure facilities.. The Peak District is on the doorstep and nearby transport links include the A6 and A38 which leads to the M1 motorway. Train stations in nearby Duffield, Derby and Belper provide links to London St Pancras and other major cities.

Accommodation

Ground Floor

Entrance Lobby

3'9" x 3'8" (1.15 x 1.13)

Having a tiled Chinese slate floor, a cottage style door providing access and a wall mounted Worcester boiler (serving domestic hot water and central heating system). The entrance lobby leads to the sitting room and shower room.

Sitting Room

14'1" x 10'5" (4.31 x 3.20)

Having a feature stone inglenook fireplace with stone lintel and surround, exposed brickwork and stone hearth housing a log burning stove. Having beams to the ceiling, a central heating radiator and a cottage style window with character latches provides views over the front garden and countryside beyond.



Kitchen Area

The sitting room is open to a kitchen area which has modern base cupboards and eye level units with solid oak worktops over incorporating a stainless steel sink drainer unit with mixer tap. There is an electric hob, a refrigerator and tiling to the splashback areas. An understairs area provides excellent storage space and stairs lead off to the first floor. Having a Chinese slate tiled floor, exposed beams to the ceiling and a window with tiled sill.



Shower Room
5'11" x 5'2" (1.81 x 1.60)
Having a three piece white suite comprising a corner shower cubicle with mains fed shower over and sliding glass doors, a low flush WC and a pedestal wash handbasin. There is full tiling to the walls and floor, inset spotlighting, an extractor fan and a central heating radiator. Having a cottage style window to the side with frosted glass.



First Floor Landing
3'7" x 3'5" (1.10 x 1.05)
With doors leading to the bedrooms.

Bedroom One
10'11" x 8'0" (3.33 x 2.44)
Having a central heating radiator and a cottage style window to the front elevation providing views over the garden, open countryside and the village of Milford beyond.



Bedroom Two/Study
6'9" x 5'11" (2.06 x 1.82)
With a single glazed window to the rear.



Approach

The cottage is approached on foot via a pathway leading from Makeney Road to cottages on Forge Hill. The cottages enjoy an elevated position with far reaching westerly views over Milford and the Derwent Valley. The access doesn't extend beyond 5 Forge Hill Place and therefore the cottage enjoys a private frontage.



Outside

To the front of the property a path leads along the terrace of cottages to the end when Number 5 can be found. A gate provides access to a delightful westerly facing garden and patio with extensive lawn and open views of Milford, Makeney and the surrounding area. There is a separate brick built former outside WC. This provides excellent storage space.

Steps from Forge Hill Place lead to the rear of the row of cottages where there is an additional tiered garden with mature woodland to the surround.

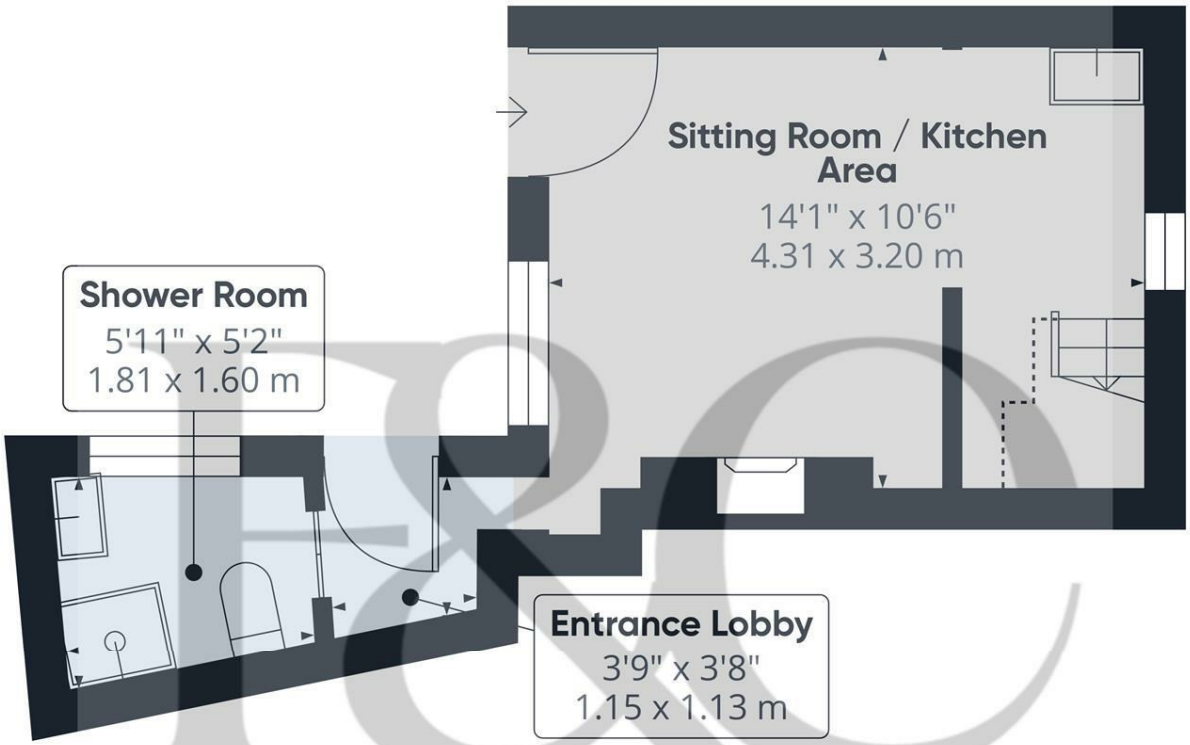


Views





Council Tax Band A



Floor 0

Approximate total area(1)

190 ft²
17.7 m²

Reduced headroom

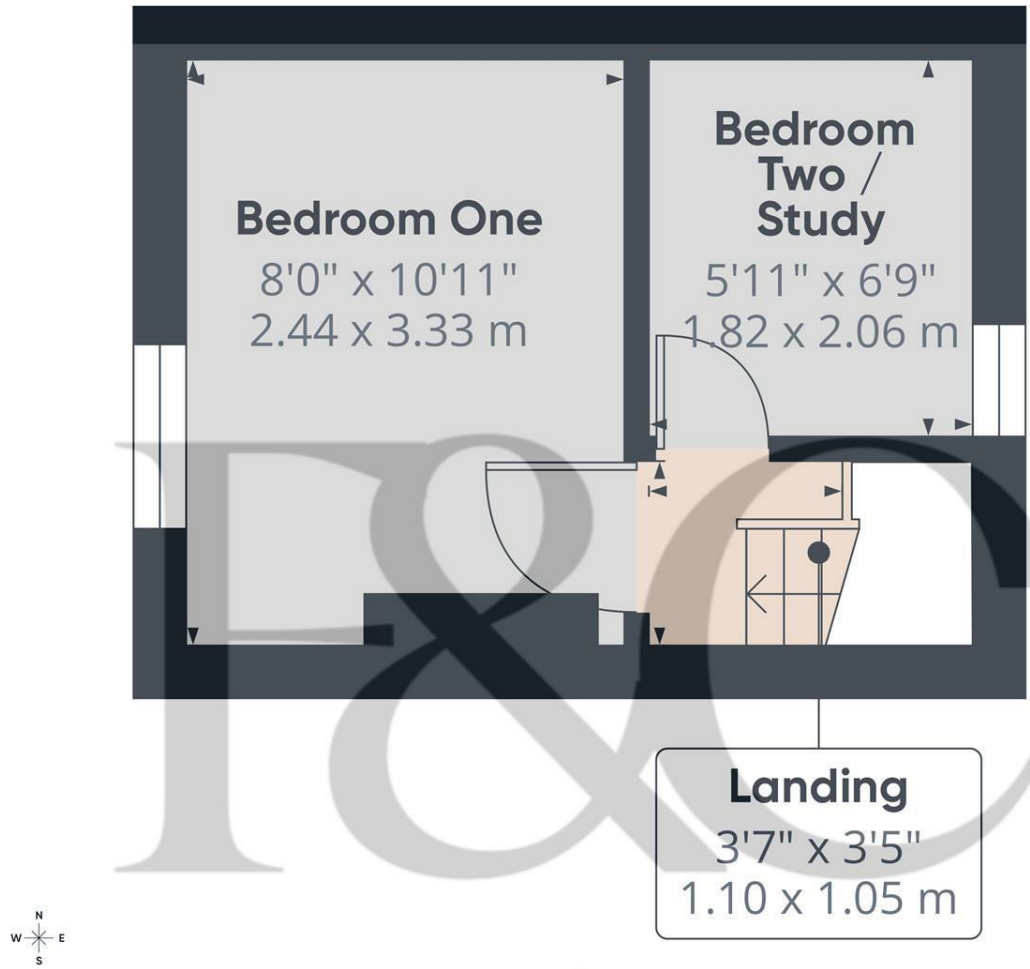
11 ft²
1 m²

(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 1

Approximate total area(1)

132 ft²
12.2 m²

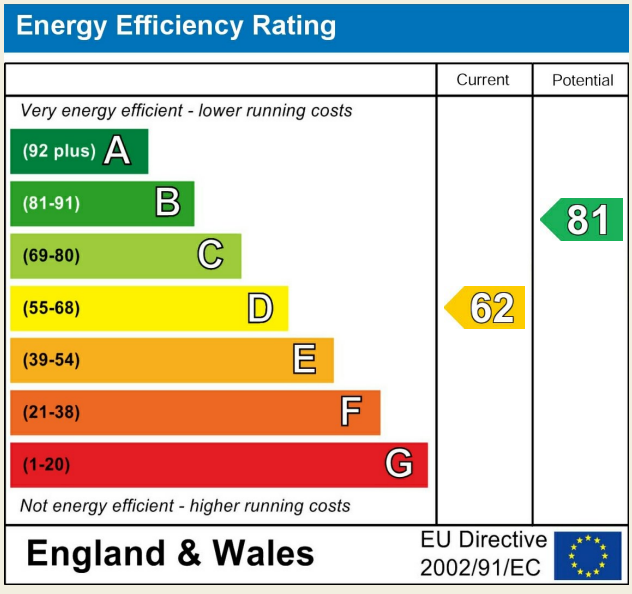
(1) Excluding balconies and terraces

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Council Tax Band: A
Tenure: Freehold