



Weavers Cottage Well Yard  
Holbrook Belper



## Property Description

A well presented two bedroom stone cottage, situated in the heart of Holbrook offered with NO UPWARD CHAIN. With great access to the village's amenities the property briefly comprises of: An entrance porch, an entrance hallway, a spacious living room, and a country style kitchen. With two well-proportioned bedrooms to the first floor as well as the family bathroom. The property is set back from the road, with a driveway granting access to the property, having planting beds to the rear and the front elevation of the property for climbing or perennial plants. This low maintenance property offers great character and charm. Viewing is highly advised to fully appreciate the accommodation on offer.

## Entrance Hallway

Rear elevation wooden door with glazed insert, tiled flooring, under stair storage, and a radiator.

## Kitchen

19' 1" x 10' 5" ( 5.82m x 3.17m )

This delightful kitchen enjoys natural light from a side elevation single-glazed window and a Velux-branded skylight, creating a bright and welcoming atmosphere. Designed in a charming country style, it features a range of wall and base units with complementary work surfaces, a five-ring gas hob with electric oven, and a traditional sink with drainer. Practicality is well catered for with plumbing for a washing machine, space for an under-counter fridge and tumble dryer,

and stylish splashback tiling throughout.

Character touches include exposed ceiling beams, tiled flooring, and dual radiators for comfort. Altogether, this kitchen blends rustic charm with everyday functionality — perfect for family living or entertaining.

## Lounge/Diner

13' 4" x 20' 7" ( 4.06m x 6.27m )

Features a front double-glazed window, two side single-glazed windows, open fireplace with log burner, exposed beams, two radiators, carpeted flooring, TV and telephone points. A stable door with stained glass insert leads to;

## Entrance Porch

With a side elevation wooden door, a front elevation single glazed window, and tiled flooring.

## First Floor Landing

With stairs rising from the living room the landing has: two original windows, loft access, and is carpeted.

## Bedroom One

13' 7" Plus Recess x 12' 3" Plus Recess ( 4.14m Plus Recess x 3.73m Plus Recess )

A Double glazed window to the front elevation, a cast iron fire place, built in storage, a radiator and carpet flooring

## Bedroom Two

10' 6" x 10' 6" ( 3.20m x 3.20m )

Having a front elevation double glazed window, a radiator and carpet flooring

## Family Bathroom

Having a rear elevation single glazed window the bathroom briefly comprises of: A bath with mixer taps, shower over the bath, a wash hand basin, a W.C, built in storage/shelving, an extractor fan, a radiator, partly tiled walls, and wood effect vinyl flooring.

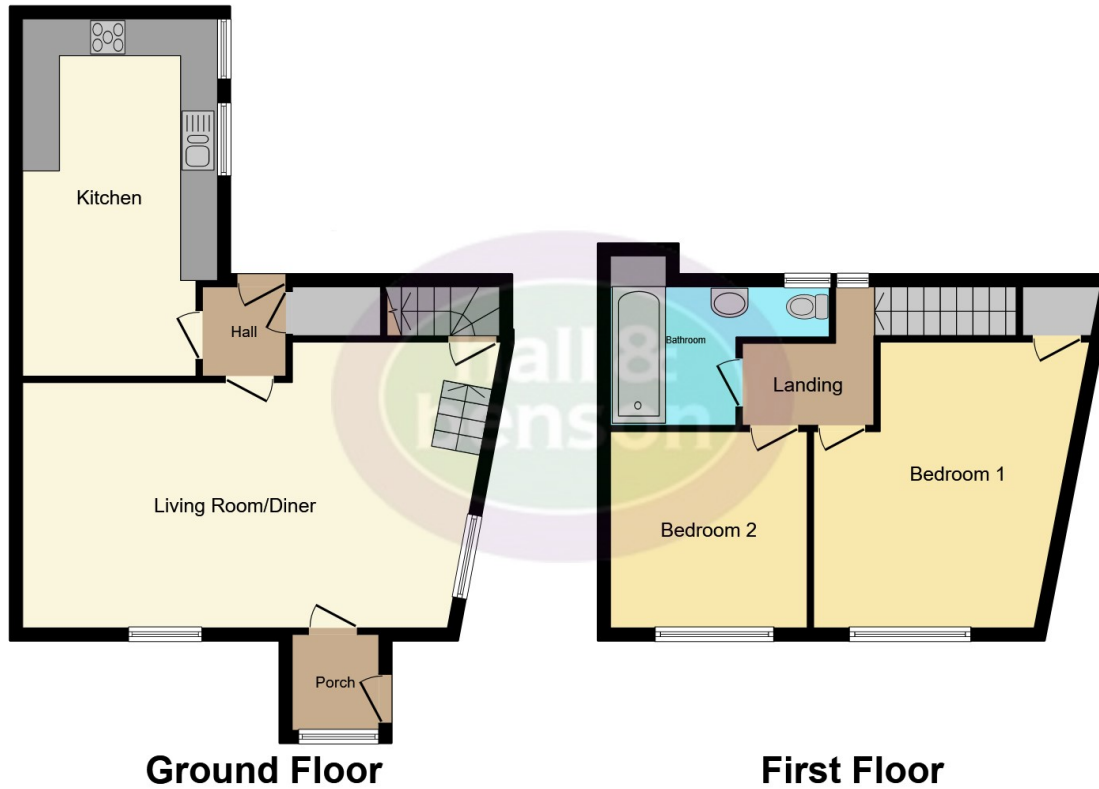
## Parking

Set back from the road, the property benefits from a private driveway and well-positioned planting beds to both the front and rear—ideal for climbing or perennial plants. Full of character and easy to maintain, this home offers a unique blend of charm and practicality. Early viewing is strongly recommended to appreciate all it has to offer









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