

Home 2 Sell

Quality Service For Less



## 111 Bridge Street

Belper, DE56 1BA

Offers Over £550,000



Home2sell are delighted to offer for sale by private treaty a unique and versatile opportunity to acquire a lot of historic properties comprising of a two bedrooomed sympathetically extended character cottage that has undergone a modernisation program having beautiful kitchen with orangery roof lantern and tri fold doors to its rear garden. A spacious two bedroom house ideal for a family home with generous garden. A Bake house building with potential development subject to the necessary planning approvals. Valuable Parking and approximately three quarters of an acre of land laid mainly to lawn with mature trees, kennel outbuildings and kitchen garden with green house..



## Two Bedrooomed Cottage

### Lounge

14'5" x 12'3" (4.41m x 3.75m )

The property is entered via traditional door with wooden windows to the front and rear elevations, central heating radiator, tiled flooring, built inn bespoke cabinet with shelving, wall lighting and television point. The focal point of the room is a Derbyshire fireplace having an exposed Grit stone lintel with exposed brick back drop having an inset multi fuel burning stove.

### Dining Room/ Playroom/ Study

11'1" x 8'11" (3.39m x 2.74m )

Having a wooden window to the front elevation, useful under stairs cupboard with shelving, central heating radiator, Amtico tiled flooring and ceiling light.

### Kitchen

13'5" red6'2" x 11'4" red 6'5" (4.11m red1.90m x 3.47m red 1.98m )

Having a modern fitted kitchen comprising of a range of a range of base wall and matching drawer units with roll top wood block effect work surfaces over incorporating a stainless steel sink drainer unit with a Swan neck mixer tap. Space and plumbing for an automatic washing machine, space for a dishwasher, space for a free standing fridge freezer, oven and hob. Complimentary splash back tiling, column radiator, Amtico flooring, ceiling lights, tri fold doors to the rear garden aspect and an impressive , PVCu orangery lantern roof light.

### Family Bathroom

Having a modern three piece suite comprising of a close couple WC, wall mounted hand wash basin and a bath with panelled side having a thermostatically controlled shower over with rain head and hand held attachment. Chrome ladder style heated towel rail, complimentary splash back tiling, Amtico flooring and extractor fan.

### To the first floor landing

Giving access to bedrooms and WC. Useful cupboard with generous storage space.

### Master Bedroom

12'7" x 14'9" m (3.84m x 4.51 m)

Having a wooden window to the front elevation, central heating radiator and ceiling light. Exposed feature stone wall, feature Victorian style open fire place and access to the loft void having a pull down ladder.

### Bedroom Two

6'10" x 9'0" (2.10m x 2.76m )

Having a wooden window to the front elevation and ceiling light.

### WC

Having a two piece suite comprising of a close couple WC and a vanity hand wash basin with complimentary splash back tiling. Ceramic tiled flooring and a window to the rear elevation.

### Attic Room

21'0" x 6'2" max (6.41m x 1.88m max )

Having Velux style window.

### Outside

Having a courtyard to the front with establish climbing plants.

To the rear a patio with pergola having steps to a raised lawn area with outbuilding, further lawn with established mature borders.

### Two Bedrooomed House

#### Entrance Hall

The property is entered via door having a storm porch canopy, original Minton tiled flooring and stairs off to the first floor landing.

#### Lounge

12'1" x 15'5" (3.70m x 4.71m )

This generously proportioned light and airy room has a PVCu window to the front elevation with wooden window to the side and a wooden Georgian style window to the rear elevation. Central heating radiator, original coving to the ceiling and light. The focal point of the room is a marble fireplace with an inset electric fire.

#### Dining Kitchen

15'3" x 12'0" (4.66m x 3.68m )

Having a traditional kitchen comprising of a range of base wall and matching drawer units with wood block work surfaces over incorporating a sink drainer unit with Swan neck mixer tap, space and plumbing for an automatic washing machine, gas stove, PVCu window to the front elevation, Georgian style wooden window to the rear elevation, exposed ceiling beams, ceiling light, inset exposed stone fireplace with raised tile hearth, central heating radiator and tiled flooring.

#### Rear Lobby

Having a door to the rear access and under stairs storage.

#### To the first floor landing

Giving access to bedrooms and bathroom. Central heating radiator.

#### Master Bedroom

15'5" x 11'6" (4.70m x 3.51m )

Having PVCu windows to the front and side elevations, central

heating radiator, coving to the ceiling and ceiling light. Feature fireplace.

#### Bedroom Two

8'5" x 9'5" (2.59m x 2.89m )

Having a Georgian style window to the rear elevation, central heating radiator and ceiling light.

#### Family Bathroom

Having a traditional three piece suite comprising of a bath with panelled side, pedestal hand wash basin and a close couple WC. Vinyl tile effect flooring, PVCu window to the front elevation, central heating radiator, wooden wall panelling and a chrome ladder style heated towel rail. Useful over stairs storage cupboard having original door with Worcester gas combination boiler which services the domestic hot water and central heating system.

#### Outside

Having an established garden with well stocked planted mature borders, lawn and timber garden shed.

#### The Bake House

A two story dwelling previously used as a dog grooming business.

#### Room One

14'4" x 10'11" (4.38m x 3.34m )

#### Room Two

7'6" x 7'10" (2.31m x 2.39m )

#### Store

5'0" x 6'2" (1.54m x 1.89m )

#### To the first floor

#### Room Three

9'3" x 11'7" (2.82m x 3.55m )

#### Room Four

11'4" x 14'11" (3.47m x 4.55m )

#### Land and Parking

Valuable Parking and approximately three quarters of an acre of land laid mainly to lawn with mature trees, kennel outbuildings and kitchen garden with green house.

#### Historical Area

The property enjoys a fine aspect and views of the historic Belper Mill. Belper Mill was developed by two of the leading industrialists of their day Jedediah Strutt and Richard Arkwright, whose technical innovations and entrepreneurial skills had a huge influence on the textile industry at the end of the 18th century and played a major part in establishing textile manufacture as Britain's largest industry in the 19th century.

#### Area

Bridge Street is situated with in easy walking distance from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

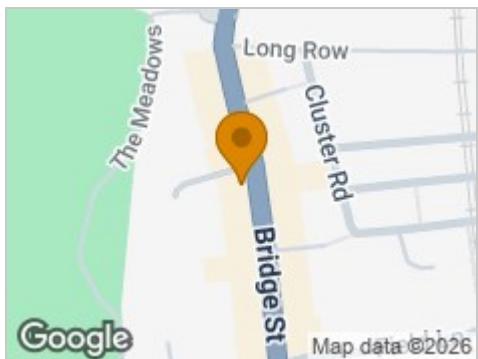
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

#### Directional Note

From our Belper office proceed to the Morrison's Island turn right sign posted Ambergate and Matlock. Continue along the A6 (north bound) past the Lion Pub and Hotel on the right and the property is located on the left hand side shortly after the old library building.



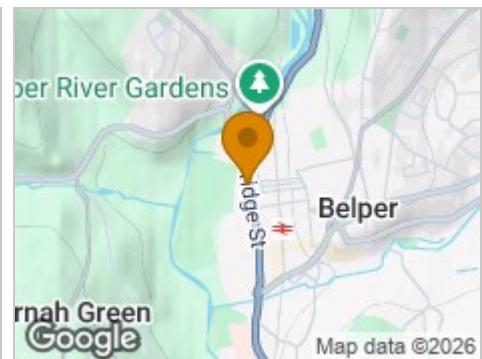
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

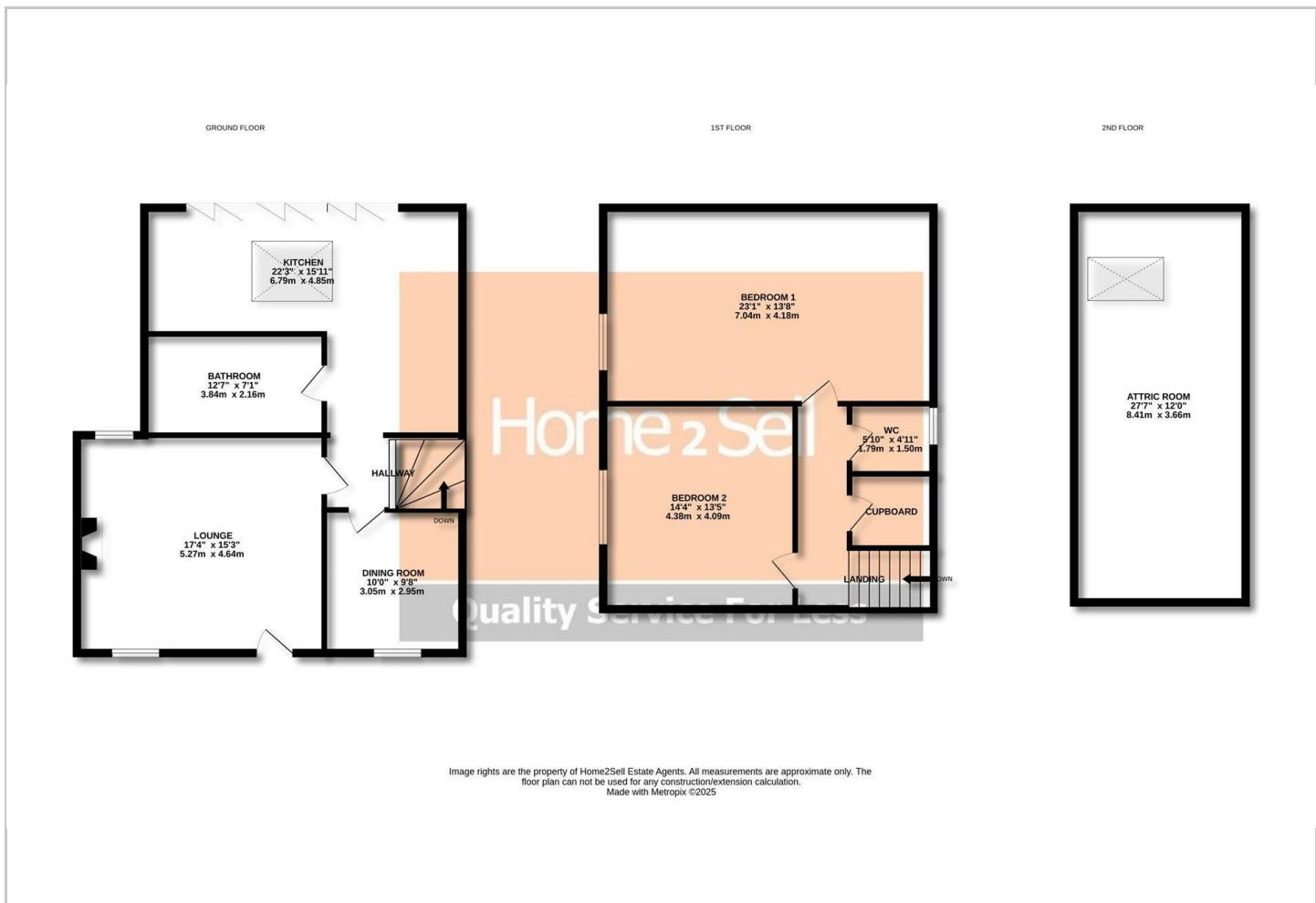
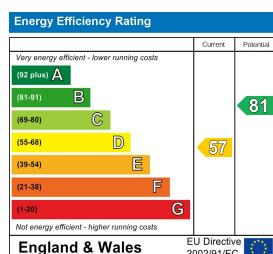


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## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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