Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

Cobblers Cottage, 24 The Butts, Belper, DE56 1HX

£575,000

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An historic stone built family home situated close to Belper town centre offering generously proportioned and deceptively spacious yet versatile character three/ four double bedroom accommodation with a studio work shop, enclosed garden and generous car parking. Viewing is strongly recommended. Offered with NO CHAIN.

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£575,000

Offered with vacant possession / no chain. The period property is steeped in history formerly a clog makers workshop and home having been sympathetically extended to create a quality family home offering open plan living comprising split level lounge, dining room and family room with a fitted kitchen and cellar. To the first floor there is a long landing, luxury bathroom and three generous bedrooms with a dressing room, which would easily convert to four double bedrooms.

Benefitting from hard wood windows, character doors and gas central heating.

The property has an enclosed garden with a generous driveway providing ample off road parking and hard standing area. There is a lawned garden with various insulated and air conditioned cabin buildings (suitable for conversion to a granny annex) with workshop and stone store. A sunny paved seating area is perfect for alfresco dining and entertaining.

Situated in the heart of Belpers' conservation area within walking distance of the town with its busy railway station, excellent shopping, schools, bars, restaurants and leisure facilities. There is easy access to Derby and Nottingham via A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A quality hardwood entrance door allows access.

ENTRANCE HALLWAY

Having solid oak flooring, character timber window to the side, stairs climb to the first floor and there are stone stairs leading to the cellar.

CELLAR

Having a vaulted barrel roof with standing height, light, power and cold storage.

KITCHEN

12' x 10'7 (3.66m x 3.23m)

Appointed with a range of stylish cream high gloss base cupboards, drawers, eye level units with larder cupboard with quartz

worksurface over incorporating a stainless steel sink drainer with mixer taps, upstand and deep sills into the dual aspect character windows to the front and side. Integrated appliances include a double electric oven and grill, combination oven/ microwave, five ring gas hob, extractor hood, plumbing for an automatic washing machine, space for a tumble dryer and fridge freezer. There is porcelain tiled flooring, vertical radiator and a panelled door opens into :

ENTRANCE LOBBY

Having terracotta tiled flooring, beams to the ceiling and a period half glazed wooden entrance door allows access to the garden.

LOUNGE

18'2 x 10'8 (5.54m x 3.25m)

A light and spacious room with timber frame French doors opening onto the garden. There is wall lighting, TV aerial point and a radiator. Open plan stone steps climb to :

DINING ROOM

11' 8 x 15'4 (3.35m 2.44m x 4.67m)

Having solid oak polished flooring, wall lights, radiator, a hardwood window overlooks the garden and a half glazed entrance door allows access.

FAMILY ROOM

21'10 x 12'8 (6.65m x 3.86m)

A generous room with dual aspect hardwood single glazed windows and double glazed French doors opening onto the sunny flagstone patio. There are two radiators and inset spot lighting to the tall vaulted ceiling.

TO THE FIRST FLOOR

SPLIT LEVEL LANDING

Having a radiator, steps and two single glazed windows to the rear elevation enjoying views over Belper and its countryside.

BEDROOM TWO

13'2 x 12' (4.01m x 3.66m)

Having a hardwood character window to the front elevation enjoying views, radiator and a built wardrobe providing hanging and shelving facility.

BEDROOM THREE 11'9 X 8'5

11'9 x 8'5 (3.58m x 2.57m)

There is a radiator, original picture rail and a double glazed window to the front elevation.

BATHROOM
8' x 7'8 (2.44m x 2.34m)
Appointed with a three piece suite comprising a panelled bath, with thermostatic rainfall shower over, pedestal wash hand basin and a low flush WC. There is complementary half tiling, extractor fan, heated towel radiator, tiled flooring and a single glazed window to the side elevation.

DRESSING ROOM
A split level room currently used as a dressing room, but easily create an additional bedroom, with radiator, dual aspect single glazed windows to the front and rear elevations and access to :

BEDROOM ONE
12'6 x 11'11 (3.81m x 3.63m)
A generous room with a radiator and wooden window to the rear enjoying views. Steps to a :

MEZZANINE LEVEL
11'10 x 9'8 (3.61m x 2.95m)
Currently used as yoga relaxation studio and would split to an additional bedroom with a window to the front elevation.

OUTSIDE
The enclosed grounds have a gravel driveway providing hard standing and off road parking for several vehicles. There is a flagstone patio area with a lawned garden having established trees and mature hedge to the boundary. A run of insulated, timber out buildings with light, power and heating system with air conditioning incorporate :

STUDIO
19' x 15'9 (5.79m x 4.80m)
Currently used as a studio with wood grain flooring, window to the rear and French doors opening onto the garden.

WC
Low flush WC and a wash hand basin.

STORE
10' x 10'6 (3.05m x 3.20m)
Having wood effect flooring and a UPVC single glazed window fitted with shutters.

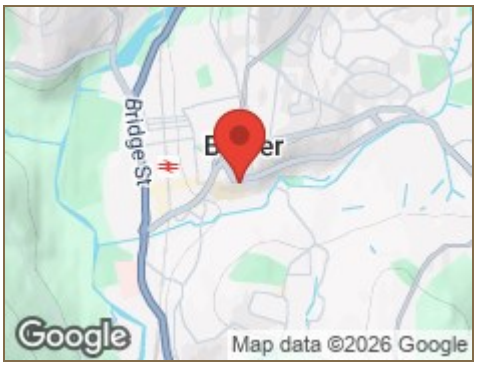
GYM
15'9 x9' (4.80m x2.74m)
Having French doors and wood effect flooring.

GARDEN
Being laid to lawn with outside lighting, power, tap and a wooden garden shed 8' x 6'.

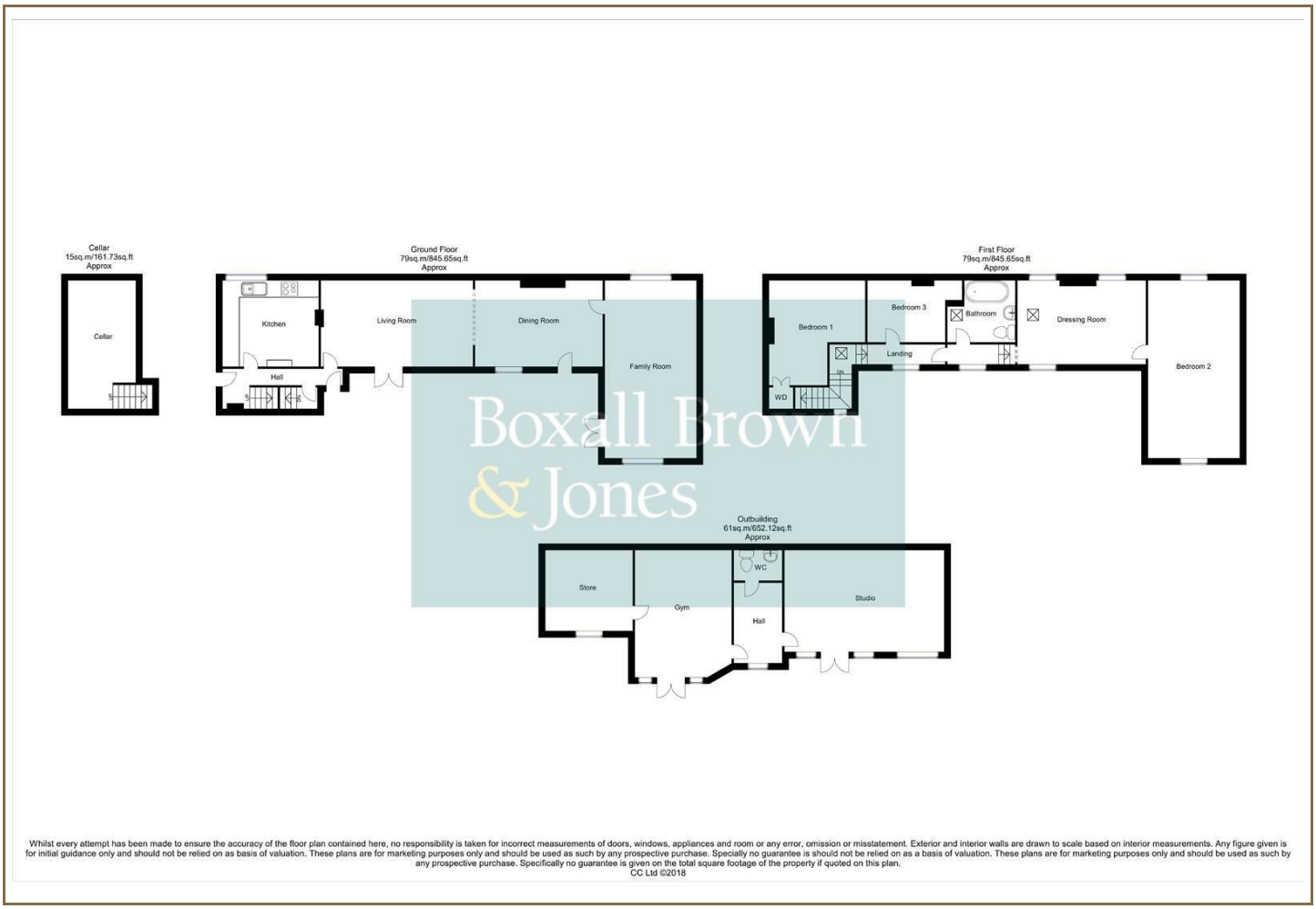
Road Map

Hybrid Map

Terrain Map



Floor Plan



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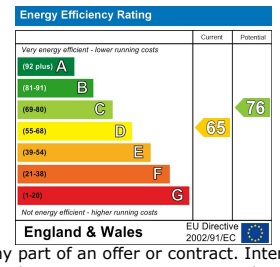
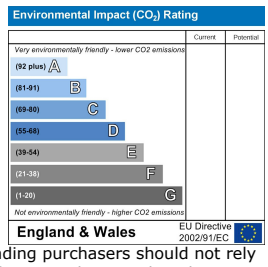
Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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