

Home 2 Sell

Quality Service For Less



## 26 Albert Street

Belper, DE56 1DA

Offers Over £550,000



An Exceptional Late Victorian Five-Bedroomed Family Residence of Outstanding Character and Historical Significance.

Rarely does a property of this calibre come to the market. Tucked away on a quiet cul-de-sac yet perfectly positioned within the heart of Belper Town Centre, The Laurels is a magnificent late Victorian family home built in 1885 and lovingly preserved to retain an extraordinary wealth of original period character throughout.

From the moment you step through the traditional painted oak door into the reception hall — with its stunning original Minton tile flooring and magnificent original Victorian spindle staircase — it is clear this is no ordinary home. Beautifully presented throughout, the well-appointed accommodation offers exceptional space and versatility across three floors, combining authentic period charm with the comforts expected by a modern family.

The generous sitting room features a walk-in bay window and open Victorian fireplace, whilst the formal dining room provides an elegant entertaining space. The impressive 19'3" dining kitchen is fitted with granite worktops, a Belfast sink, range cooker, and integrated appliances. A utility room with pantry and guest WC complete the ground floor, along with a traditional Victorian cellar and coal shoot! To the first floor, four well-proportioned bedrooms are served by a family bathroom boasting a freestanding roll top bath on claw feet, thermostatic shower enclosure and Edwardian-style radiator. The second floor reveals a versatile dressing room — formerly part of the original servants' quarters — and a stunning 19'11" bedroom/attic with Dormer window enjoying fine rooftop views and a characterful half-moon arch window overlooking the garden.

Outside, the property enjoys generous off-road parking a detached garage, a sheltered courtyard terrace and a beautiful mature garden with well-stocked established borders.

A home with a genuine story to tell, in one of Derbyshire's most sought after Towns



### Storm Porch Vestibule

The property is entered via a storm porch vestibule having a traditional painted oak door with glazed opaque inserts, half moon over window.

### Reception Hall

Having original Minton tile flooring, two central heating radiator, cornice coving arch, coving to the ceiling, ceiling and wall lighting and door to the cellar. Having a magnificent original natural stained spindle Victorian staircase being a fine example of Victorian craftsmanship.

### Cellar

14'7" max x 12'2" max (4.47m max x 3.73m max )

Having a staircase to the traditional Victorian cellar which has generous storage and light.

### Sitting Room

13'3" plus bay x 15'8" reducing 14'3" (4.05m plus bay x 4.78m reducing 4.35m )

This generously proportioned room has a walk in bay sash style window to the front elevation, double doors to the garden aspect, picture rail, coving to the ceiling and light. Open Victorian fire place, three wall lights and television point.

### Formal Dining Room

15'0" x 13'6" reducing 12'9" (4.58m x 4.14m reducing 3.90m )

Having a sash style window to the rear elevation, sash style window to the side elevation, picture rail, central heating radiator, coving to the ceiling and light.

### Dining Kitchen

19'3" x 12'0" (5.88m x 3.68m )

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with granite work surface over incorporating a Belfast sink with chrome swan neck mixer tap. Roll top work surfaces with complimentary splash back tiling, recessed ceiling lighting, ceiling light, integrated dishwasher, range cooker with extractor canopy over, over plinth lighting, picture rail, central heating radiator, wood grain effect flooring and window to the side elevation.

### Utility

7'10" x 9'3" (2.39m x 2.82m )

Having a window and door to the side elevation, space and plumbing for an automatic washing machine, space for tumble dryer, space for free standing fridge freezer, stainless steel sink drainer unit with cupboard, tile effect flooring and ceiling light. Useful pantry with storage space and ceiling light.

### WC

Having a close couple WC and ceiling light.

### To the first floor landing

Having wall lights and half landing. Door to the second floor staircase and door to the useful storage cupboard.

### Family Bathroom

Having a modern four piece suite comprising of a low flush WC, pedestal hand wash basin, free standing roll top bath on claw feet having a Victorian style hand held mixer tap and a tiled shower enclosure with a thermostatically controlled shower. Recessed ceiling lighting, two sash style opaque windows to the side elevation, Edwardian style radiator and complementary wall and floor tiling.

### Bedroom Four

9'7" x 12'0" (2.93m x 3.67m )

Having a sash style window to the side elevation, central heating radiator and ceiling light, Fitted wardrobe.

### Bedroom One

15'1" x 12'9" (4.60m x 3.90)

This generously proportioned room has sash style windows to the rear elevation and side elevations, central heating radiator, pedestal hand wash basin and two ceiling lights.

### Bedroom Two

13'2" x 11'0" (4.03m x 3.37m )

This generously proportioned room has sash style windows to the front and side elevations, central heating radiator and ceiling light.

### Bedroom Three

9'7" x 8'2" (2.93m x 2.51m )

Having a sash style window to the front elevation, central heating radiator and ceiling light .

### To the second floor landing

Staircase

### Dressing Room

7'8" max reducing 6'5" max x 19'11" max (2.34m max reducing 1.97m max x 6.09m max )

Being a most versatile space would formally have been part of the servants quarters, having eaves storage, skylight window, galleried landing, exposed floorboards and door to the bedroom.

## Bedroom Five

19'11" x 12'11" (6.08m x 3.94m )

This most impressive room has a Dormer window offering a most pleasant aspect with fine rooftop views. Having an inglenook arch sash style feature half moon window to the side elevation overlooking the garden, exposed floor boards, ceiling light, and wall mounted electric storage heater.

## Area

26 Albert Street is situated within 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

Leave the Home2Sell office and proceed passing the Market Place on your right, turn left onto Chesterfield Road then first left on to Church lane. Continue to the bottom turning left on to Green Lane and right into Albert Street where the property can be located on the right hand side.

## Garage

17'0" max x 10'0" max (5.20m max x 3.06m max )

Having power and light. 15.91 square meters max (171 square feet max)

## Outside

Outside the property sits in a prominent position having a fore garden with pathway and brick boundary wall. To the side of the property gated access to the driveway which provides generous off road parking and leads to the detached garage. Having a courtyard terrace to the side of the property with raised border and mature planting. A special feature of the sale is the garden which is laid mainly to lawn with mature established well stocked borders.

## History

### Historical Interest

The house was built for Samuel Edwards in 1885. Samuel was a local man whose family were involved in several enterprises locally. Records show a coal company located off Derby Road, Belper in the goods yard to the original train station before this was relocated, the access road is still called Goods Road. A hosiery factory which fronted both King Street and Campbell Street as far as the present day Masonic Hall and Edwards the Printers a stationary shop on King Street having a printing works in the yard.

## Forward

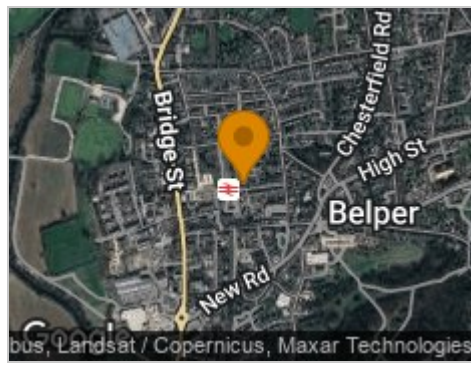
This truly is a once in a lifetime investment opportunity having had only two family owners in the past 140 years which is very rare. The size and scale of the residence can only be truly appreciated when viewed.



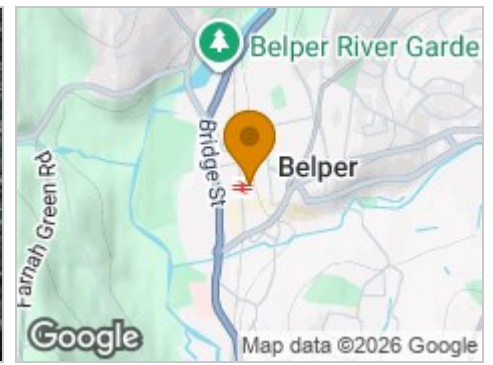
## Road Map



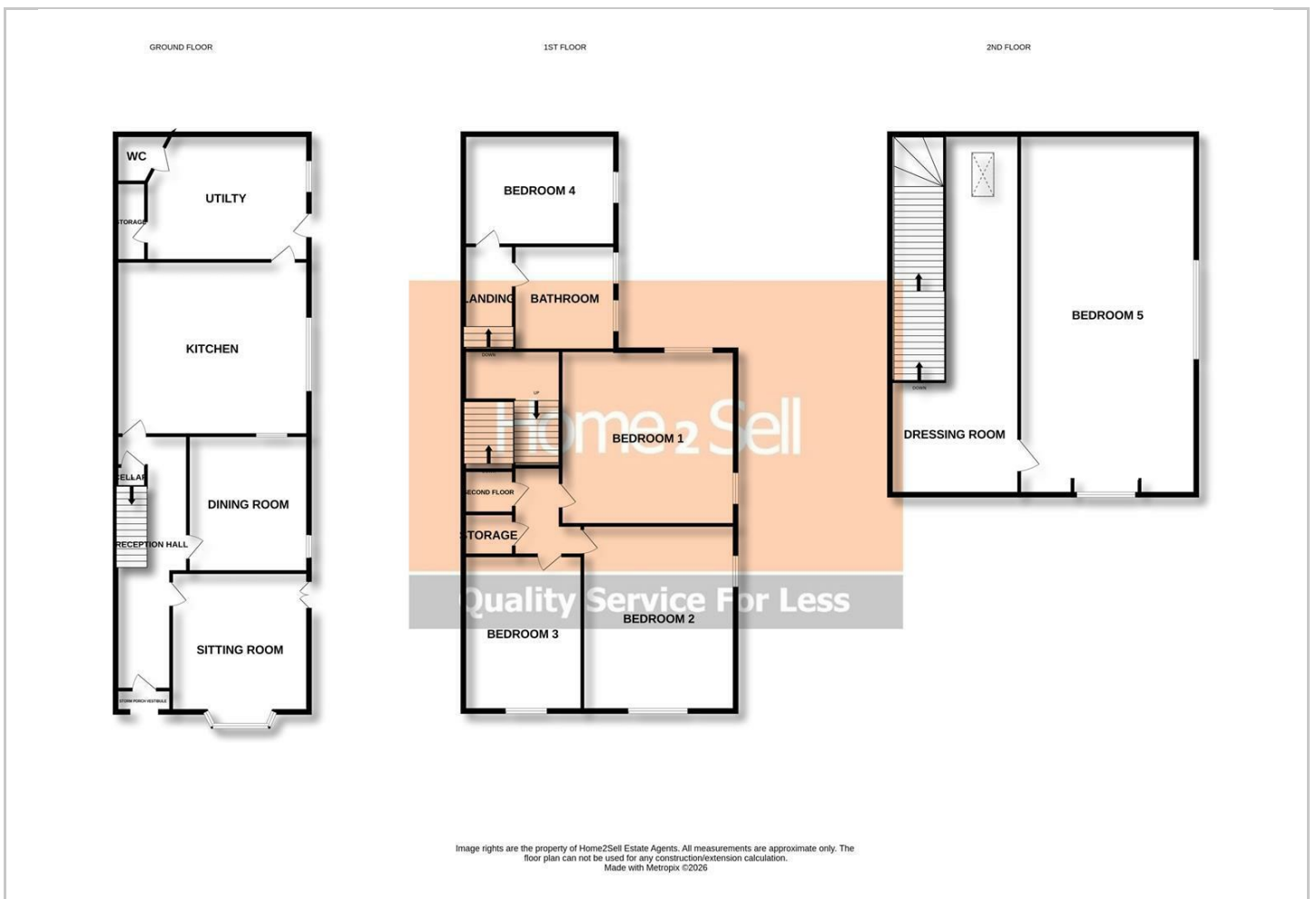
## Hybrid Map



## Terrain Map



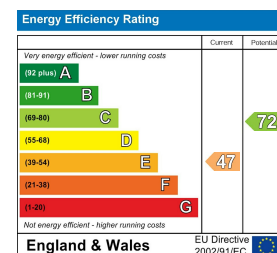
## Floor Plan



## 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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