



West Terrace
Milford Belper

burchell
edwards

West Terrace Milford Belper DE56 0RF

for sale
£180,000



Property Description

Set within an elevated position in the ever-popular village of Milford, this delightful Grade II listed stone-built cottage offers charm, character and truly stunning countryside views to the front. Arranged over three floors, the property combines period features with a practical layout, making it an ideal choice for a first-time buyer, downsizer or those seeking a picturesque weekend retreat.

The accommodation is entered on the ground floor into a cosy lounge, where a feature log-burning stove provides a warm and welcoming focal point as well as full gas central heating. Also on this level is a bathroom, thoughtfully positioned for convenience. Stairs rise to the first floor, which hosts the kitchen, enjoying an elevated outlook and well-suited to everyday living.

The second floor is home to the bedroom, complete with fitted wardrobes, creating a peaceful and private retreat. Throughout the cottage there is an abundance of charm typical of a period home, including the solid stone construction and the unique layout over three levels.

Externally, the property benefits from a low-maintenance courtyard garden to the front, perfectly positioned to take advantage of the elevated views across the surrounding countryside. Milford is a sought-after village location, valued for its scenic setting and community feel, whilst remaining convenient for nearby amenities and transport links.

Lounge

13' 10" x 11' Max into chimney Breast (4.22m x 3.35m Max into chimney Breast)

The property is entered via wooden door to the front elevation into a lounge which has a wooden door to the cellar, two radiators, multi-fuel log burning stove with stone lintel, window to the front elevation, exposed brick chimney breast and access to the bathroom.

Bathroom

Having a bath, obscured window to the front elevation, pedestal wash hand basin and low level W.C, heated towel rail and tiled splashback.

First Floor Landing

Having a window to the front elevation, a wooden latch door leading to the kitchen and stairs off leading to the second floor.

Kitchen

10' x 12' 1" (3.05m x 3.68m)

Fitted with wall and base units with work surfaces over, stainless steel one and a half bowl sink and drainer unit with mixer tap over, electric cooker point, space for fridge freezer, a radiator, exposed beams to the ceiling, plumbing for a washing machine, stunning views from the front window and wood flooring. It is our understanding that the owner is prepared to include all of the white goods within the sale.

Second Floor Landing

Having wooden latch door leading to bedroom, window to the front elevation, useful storage cupboard and loft access with pull down ladder.

Bedroom One

.10' 1" x 14' Max (3.07m x 4.27m Max)

Having a window to the front elevation with a stunning outlook, a radiator and built-in shelving.

Outside

Externally, the property benefits from a low-maintenance courtyard garden to the front, perfectly positioned to take advantage of the elevated views across the surrounding countryside.

Agent's Note

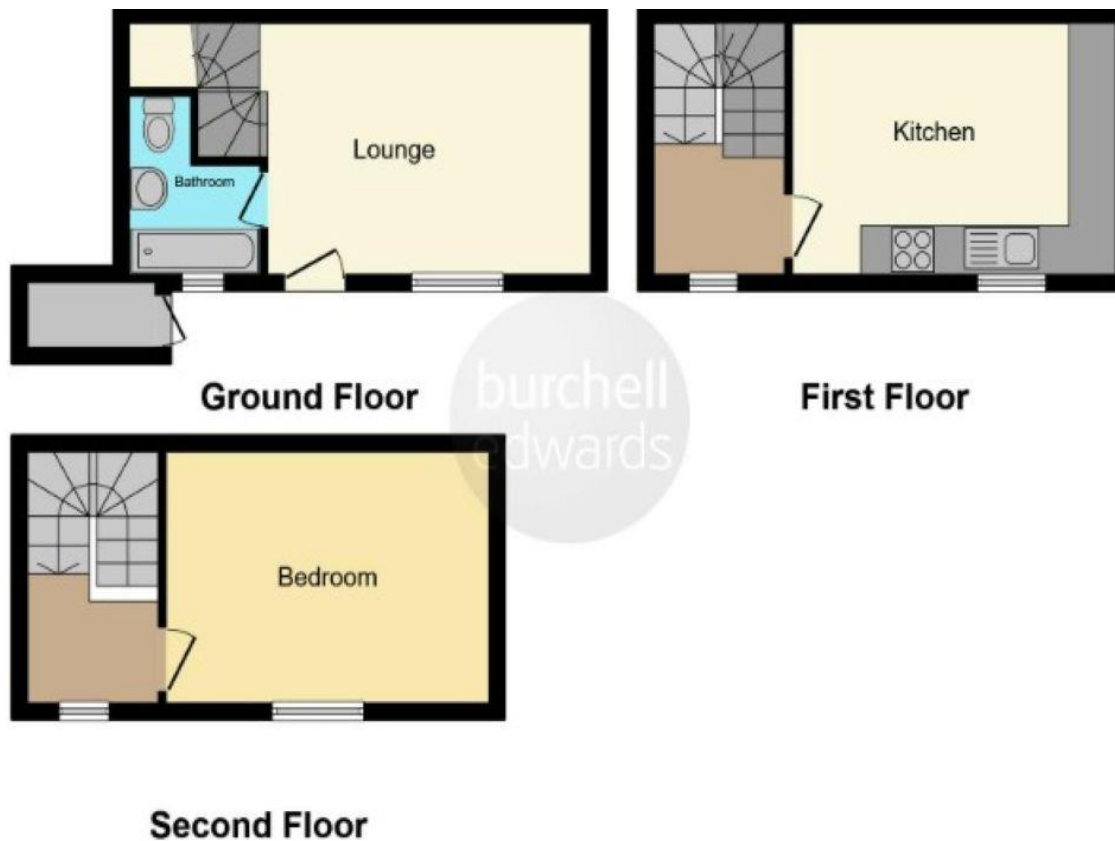
The property benefits from a newly fitted boiler two and a half years ago, with a remainder of a ten year warrantee. The lounge was also re-tanked two and a half years ago, with a remainder of a ten year warrantee.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
BELPER DE56 1AY

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

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