



Gorsefield Cottage, 20 East Terrace, Milford, Belper, DE56 0RF

£260,000



A charming grade II listed mill workers cottage, offering deceptively spacious two bedroom accommodation situated within Milford's conservation area. The character cottage has a well stocked garden with a cabin building. Viewing is highly recommended.



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The charming stone built character accommodation offers beautifully presented two bedroom split level living with a cosy sitting room, basement kitchen beautifully appointed with a solid wood bespoke units, lobby, bedroom two is currently used has a dining room and there is a double bedroom and luxury bathroom to the first floor.

Benefitting from character double glazed windows with conservation glass and gas central heating fired by a newly fitted Worcester combi boiler.

Externally there is a flagstone courtyard with two outhouses, one with storage and the second one a laundry with plumbing for a washing machine and space for tumble dryer. Opposite is a well stocked tiered garden with sunny seating areas and a hobbit pine cabin, perfect for entertaining and alfresco dining.

Milford is a popular village located close to Belper within the World Heritage corridor, renowned for its historic mills character and charm. The village has an excellent primary school, popular bars, restaurants and real ale pubs with many countryside walks close by. Belper is within walking distance and boasts a railway station, excellent shopping, schools and leisure facilities. There is easy access to Nottingham and Derby via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A glazed wooden entrance door opens into :

SITTING ROOM

14'6 x 11' (4.42m x 3.35m)

A cosy room with solid oak flooring, beams to the ceiling, character double glazed window to the front and an original exposed brick fire surround with stone lintel and recess arched detail. There is wall lighting, radiator, TV aerial point and an original latch door.

LOBBY

Having matching solid oak flooring, character double glazed window to the front, column radiator, telephone point and central heating thermostat. Latch doors open onto lower staircase leading to :

BASEMENT KITCHEN

10'10 x 8'8 extending to 15'5 (3.30m x 2.64m extending to 4.70m)

Stone stairs provide access. Comprehensively appointed with a quality range of bespoke solid wood, distressed base cupboards, drawers and eye level units with a solid wood block work surface over incorporating a porcelain sink drainer with mixer taps and extends to a breakfast bar. Integrated appliances include an electric oven, ceramic hob, extractor hood, fridge and freezer. There are beams to the ceiling, radiator, window to the front, original recessed stone shelving, terracotta coloured linoleum flooring, under plinth lighting and inset spot lights.

BEDROOM TWO

10'2 x 7'10 (3.10m x 2.39m)

Currently used as a dining room. There is reclaimed solid oak parquet flooring, beams to the ceiling, radiator and wall lights.

LANDING

There is a character double glazed window to the front elevation and an elevated plinth providing storage.

BEDROOM ONE

11'11 x 11' + wardrobe recess (3.63m x 3.35m + wardrobe recess)

Fitted with a range of built-in wardrobes providing hanging and shelving, radiator, original latch door and character double glazed window to the front elevation overlooking the beautiful garden.

BATHROOM

Appointed with a panelled bath with thermostatic shower over, his and hers wall mounted wash hand basins and a low flush WC. There is complementary half tiling, heated towel radiator, character double

glazed window to the front, latch door and ceramic tiled flooring.

OUTSIDE

The cottage is situated in an historic terrace with a communal path leading to the property. A gate opens into a flagstone courtyard garden with two brick built out buildings. One is a laundry room with plumbing for a washing machine, space for a tumble dryer and the wall mounted Worcester combi boiler serves the domestic hot water and central heating system. The second outhouse provides storage with light and power.

GARDEN

Shared stone steps allow access to the garden opposite the cottage. The tiered and landscaped garden has a sunny seating area, well stocked flower beds with paths, trees and flowering plants. There is a greenhouse, productive raised beds and shed storage.

BBQ PINE HOBBIT HOUSE

Constructed with pine in an hexagonal shape, the eco friendly cabin has a central barbeque with chimney and built-in bench seating.



Road Map



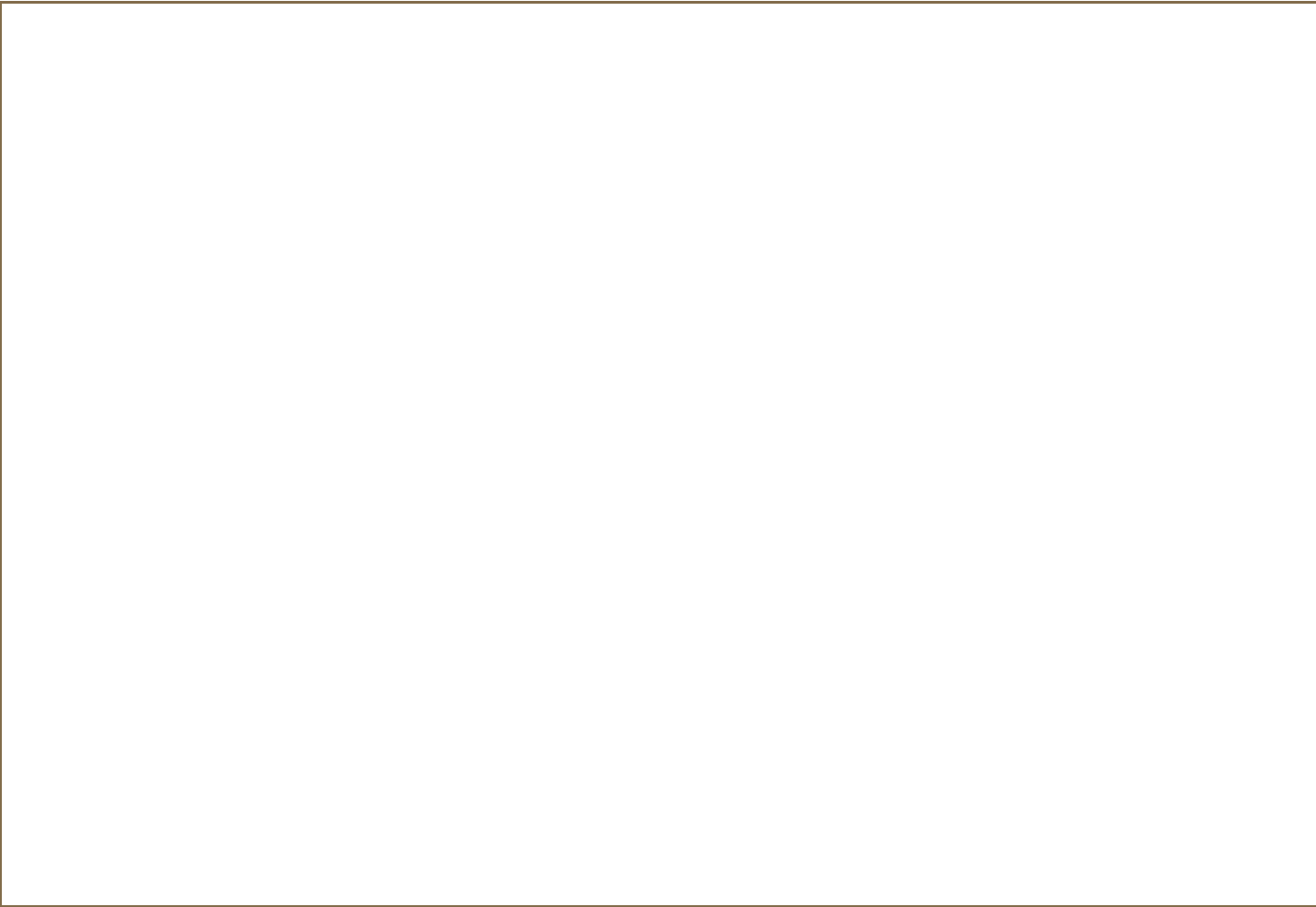
Hybrid Map



Terrain Map



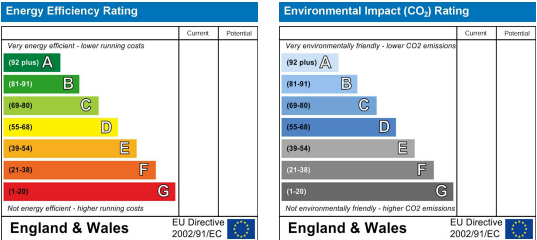
Floor Plan



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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