



Blue Mountains  
Duffield Belper



## Property Description

A Charming One Bedroom Cottage with Countryside Views - Blue Mountains, Duffield. Situated in the highly sought-after Blue Mountains area of Duffield, this charming one-bedroom cottage enjoys stunning far-reaching countryside views and offers a wonderful opportunity for a single occupier or couple seeking a peaceful setting. The accommodation briefly comprises an entrance hallway with a useful study area, leading into a comfortable lounge featuring a multi-fuel stove, creating a warm and inviting living space. The fitted kitchen is presented with traditional shaker-style units and includes a range of integrated appliances. To the first floor there is a generously sized double bedroom benefiting from fitted wardrobes providing ample storage, alongside a well-appointed bathroom suite and an additional spacious storage cupboard. The property benefits from uPVC double glazing throughout, with picturesque countryside views from every window. Heating is provided via a gas central heating system with a combination boiler. The loft space is well insulated and partially boarded, offering further storage potential. Externally, the property enjoys two useful outbuildings, both equipped with power and lighting, as well as a small stone flower bed to the side. The cottage is located on Rigga Lane, surrounded by beautiful countryside with numerous nearby footpaths offering scenic walks. This truly special cottage offers character, comfort and breathtaking views in a desirable rural location.

## Entrance Hallway

With a composite entrance door to the front elevation, Built in storage, UPVC double glazed window to the side elevation and entrance to the living room. The vendors also use this room as a study area.

## Lounge

fitted with a feature multi fuel stove, carpet flooring, radiator and a UPVC double glazed window to the front elevation with far reaching elevated countryside views.

## Kitchen

A stylish shaker style fitted kitchen with a range of matching wall and base units, oak effect work surfaces incorporating a sink and drainer unit. Appliances include a cooker, hob, integrated fridge, integrated freezer and space for a washing machine machine. UPVC double glazed window to the front elevation and stairs leading to the first floor landing.

## First Floor Landing

With two storage cupboards over stairs, loft hatch with a drop down ladder, the loft has power, light and is part boarded for storage,

## Bedroom One

12' 5" x 11' 4" ( 3.78m x 3.45m )

UPVC double glazed windows to both the side and front elevations, again with that beautiful elevated view. Carpet flooring,

radiator and built in wardrobes,

## Bathroom

Fitted with a panelled bath with mains shower over, low level wc and a pedestal hand wash basin. Fully tiled walls and wood effect flooring. Heated towel rail and wall mounted electric fan heater. UPVC double glazed window to the front elevation.

## Storage

There is a large walk in storage cupboard housing the wall mounted combi gas boiler. Ample storage space and shelving.

## Outside

Outside the property are two brick-built storage sheds, both fitted with lighting, with one also benefiting from power. In front of the sheds is a small flower bed that forms part of the property.

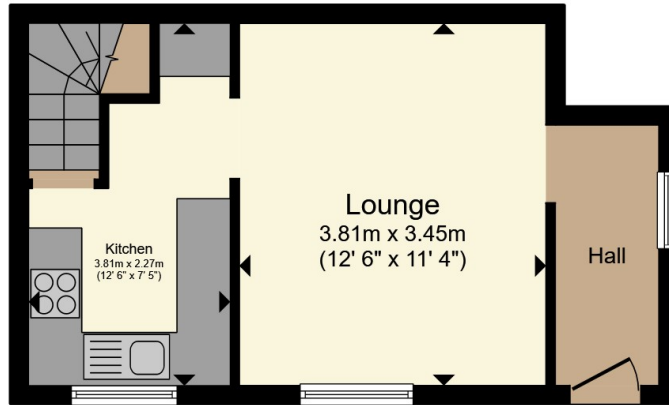
Although there is no garden, the home enjoys stunning, far-reaching views, offering a beautiful outlook without the maintenance.

Off-street parking is available along the lane and the current owners have always been able to park directly in front of their property. There is also a lay-by down the lane to accommodate additional visitors.

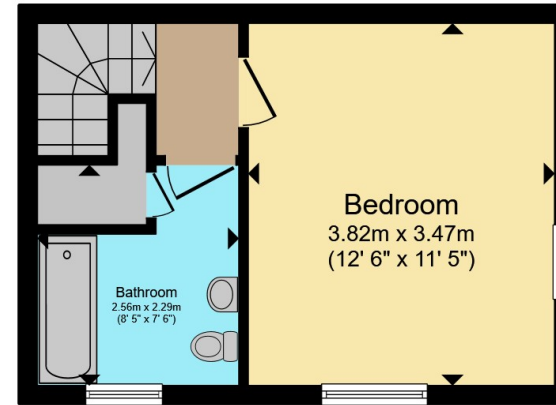








**Ground Floor**



**First Floor**

Total floor area 51.3 m<sup>2</sup> (552 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: B

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Tenure: Freehold



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