3 Bed Cottage

Swan Cottage, 57 Hopping Hill, Milford, Belper DE56 0RL
Offers Over £299,950 Freehold

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Fletcher & Company

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- Four Storey Grade II Listed Cottage in Conservation Area
- One of the Most Spacious Cottages on Hopping Hill in Milford
- Around 1250 Square Feet of Accommodation
- Lounge with Multi Fuel Log Burner
- Kitchen/Dining Room
- Three/Four (Study) Bedrooms
- Family Bathroom and Laundry/Utility
- Sunny Private Walled Gardens
- Many Period Features
- Located Between Duffield & Belper

GRADE II LISTED FOUR STOREY COTTAGE - This three bedroom character cottage is one of the most spacious cottages on Hopping Hill and located between Duffield and Belper.

The Location

The historic village of Milford has an excellent range of amenities available locally. The City of Derby is approximately seven miles to the South providing a superb range of facilities including leisure centres, schools at all levels and The Derbion modern shopping centre.

The market town of Belper is approximately two miles away and offers a broad range of facilities including a supermarket and a range of quality delis and restaurants. Milford is also noted for its village inns, reputable primary school and is also one mile away from the village of Duffield, again offering a good range of amenities including a railway station.

This superb location offers fast access to the A6 and A38 leading to the M1 motorway and is also in the Derbyshire countryside with the River Derwent providing some delightful country walks.

Ground Floor

Charming Lounge

14'1" x 12'9" (4.3m x 3.9m)

Stone chimney breast incorporating fireplace surround, multi-stove and raised hearth, quarry tiled flooring, beams to ceiling, sash period window to the front, panelled entrance door, two radiators and two character windows to the rear

Lobby

Staircase leading to the first floor and stripped latch door giving access to the lower level.

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Bedroom Three

12'9" x 8'2" (3.9m x 2.5m)

Character stone flooring, beams to ceiling, character windows to the front. side and rear elevations, radiator, internal latch door and fitted double storage cupboard.

Lower Level

Lobby

Door with inset window giving access to the private rear garden.

Kitchen/Dining Room

12'9" x 11'5" (3.9m x 3.5m)

Dining Area

Vaulted ceiling, radiator, two character windows to the rear with tiled sills, wood effect flooring and open space leading into the kitchen area.

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Kitchen Area

Fitted with a range of wall, base and drawer units, work surfaces with tiled splash-backs, sink unit with mixer tap (hot water tap), induction hob and oven, integrated dishwasher, integrated fridge and vaulted ceiling.

Study/Bedroom Four

11'6" x 6'8" (3.52m x 2.04m)

Vaulted ceiling, window overlooking the rear garden, exposed brickwork and stripped latch door.

Landing

Storage cupboard with stripped latch door, character window with stone sill and latch door giving access to the second floor.

Bedroom Two

15'10" into recess x 14'2" x 8'4" (4.84m into recess x 4.34m x 2.55m)

Chimney breast, exposed wood flooring, radiator, sash period-style windows with aspect to front and rear, radiator and stripped latch door.

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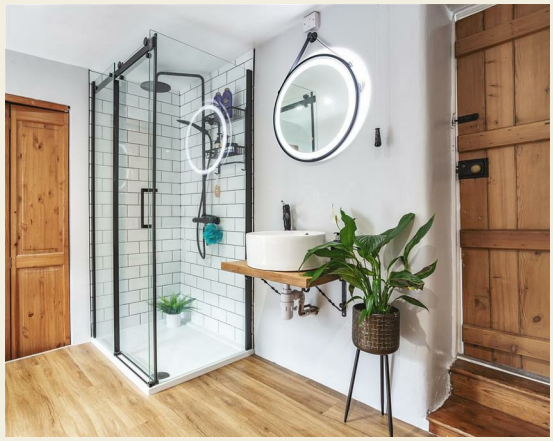
Four Piece Bathroom

9'6" x 8'2" (2.90m x 2.49m)

This bathroom suite includes a roll top bath with tall floor standing mixer tap with shower attachment, low flush wc, walk in shower with sliding glazed door with black frame with wall mounted shower with shower attachment with rain shower head and metro style tiled splashbacks, circular ceramic wash hand basin with mixer tap, karndean flooring with underfloor heating, two column radiator and stripped internal latch door leading to the laundry/utility room.



Laundry/Utility Room

Plumbing for a washing machine and space for tumble dryer.

Second Floor

Bedroom One

16'0" x 13'10" (4.88m x 4.22m)

Exposed wood flooring, radiator, two exposed beams to ceiling and character window.

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Front Garden

The property is set back from the pavement edge behind a low maintenance garden which has original stone wall, space for sitting out, raised flower beds and outside light.

Side Garden

To the side there is a space for storing wheelie bins or a shed with outside cold water tap. There is potential to remove the wall to create a parking space, subject to planning permission.

Rear Garden

The property benefits from a double plot and has a private garden to the rear, fully enclosed by natural stone walling with rear access gate. The garden has been designed for low maintenance and offers privacy with a warm south-westerley aspect.

Brick Store

4'3" x 3'2" (1.3m x 0.97m)

Window and latch door.

Council Tax Band C - Amber Valley

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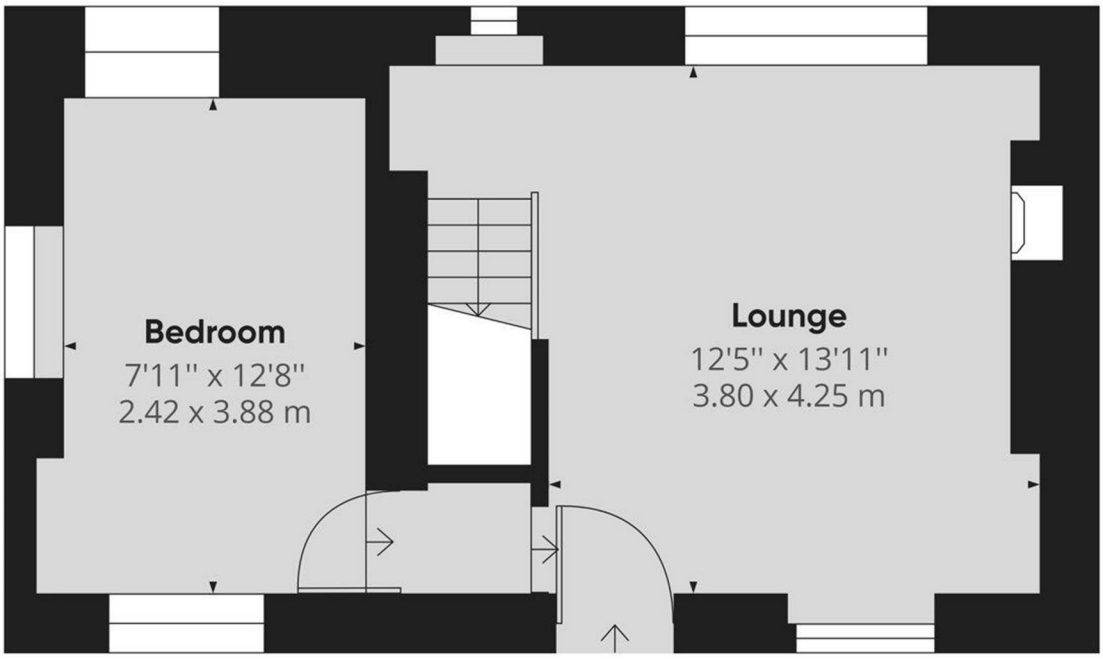

Floor 1

Approximate total area(1)

329.67 ft²

30.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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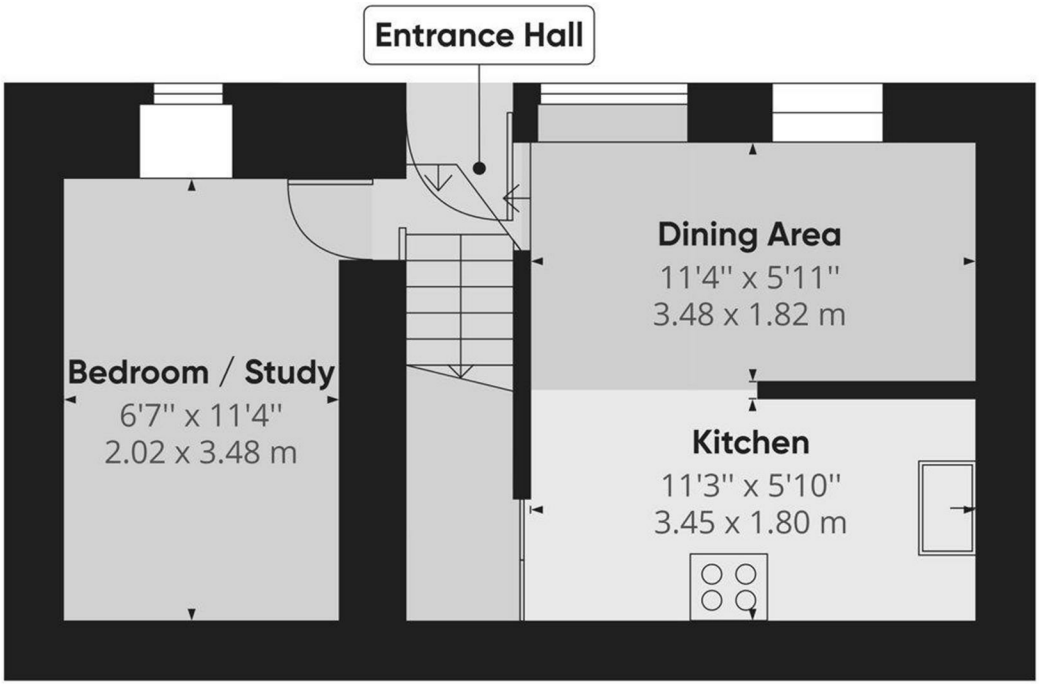

Ground Floor

Approximate total area(1)

260.01 ft²

24.16 m²

(1) Excluding balconies and terraces

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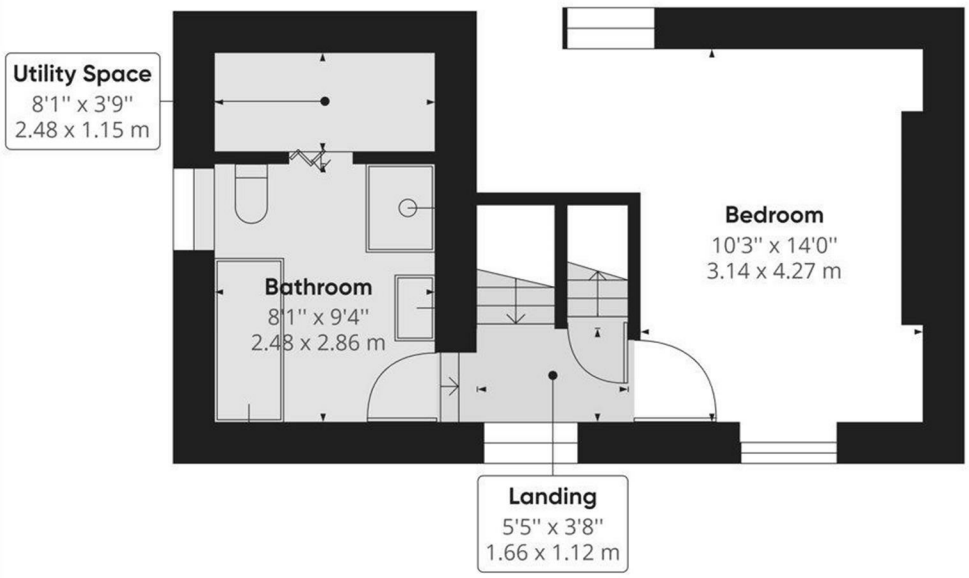

Floor 2

Approximate total area(1)

158.04 ft²

14.68 m²

(1) Excluding balconies and terraces

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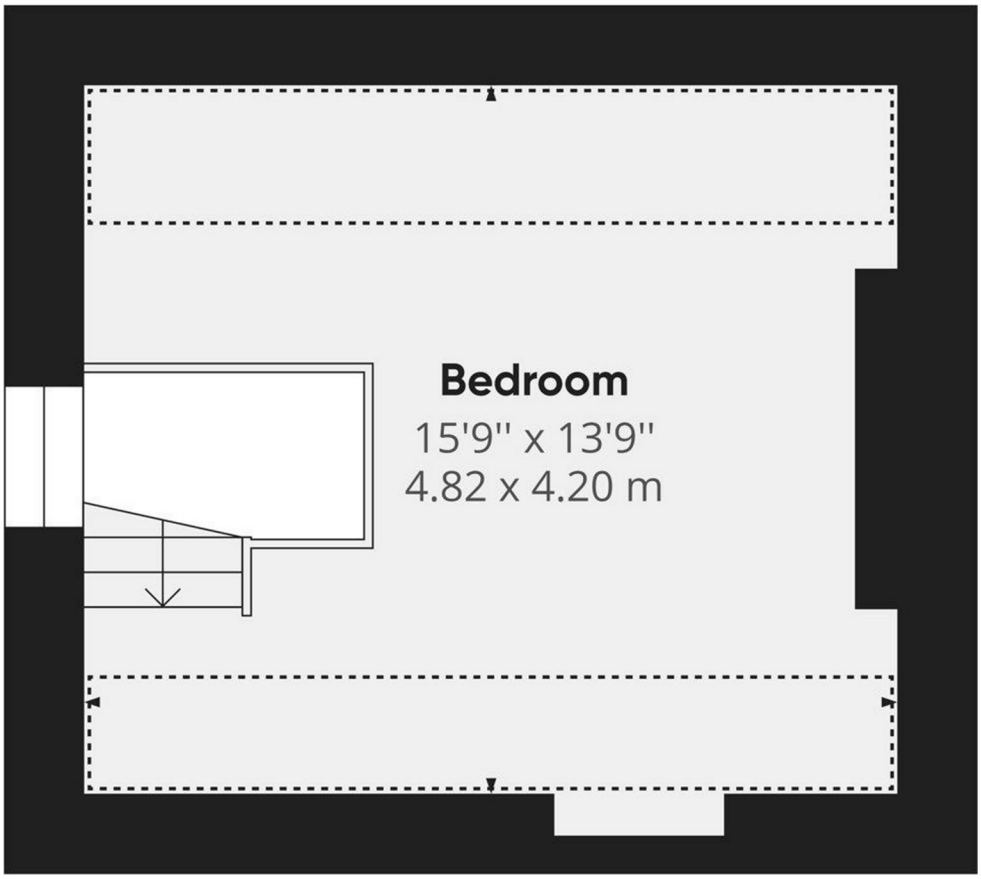

Floor 3

Approximate total area(1)
194.93 ft²
18.11 m²

Reduced headroom
75.53 ft²
7.02 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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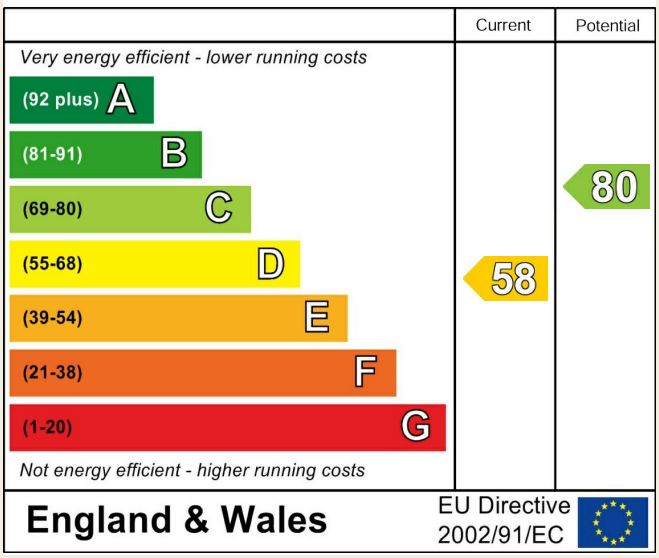
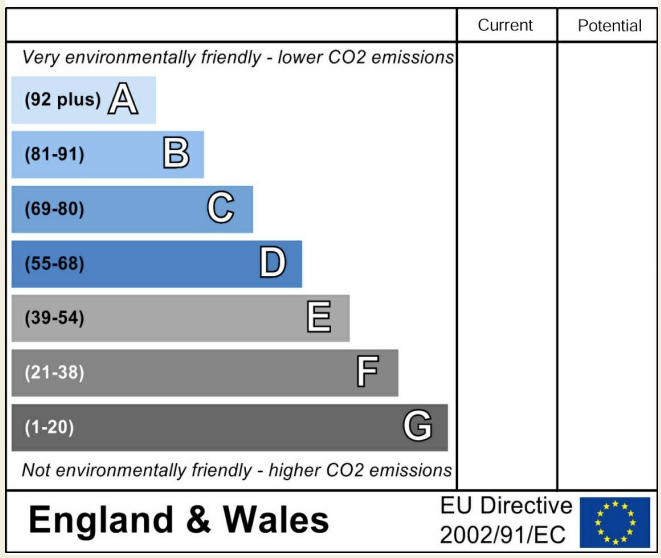
Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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