

45 Chapel Street, Belper, Derbyshire. DE56 1AR

£199,950 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this charming and characterful detached stone cottage offering accommodation arranged over three floors. The property briefly comprises: charming entrance porch, living room, kitchen with vaulted ceiling to the lower ground floor, and a bedroom to the first floor with ensuite shower facilities. Externally, there is a beautiful cottage-style garden offering a high level of privacy from neighbouring properties, along with a useful outbuilding with light and power currently utilised as a utility room. This versatile space could easily lend itself to a variety of uses including a home gym, bar, office or hobby room. We believe the property will ideally suit a single purchaser or couple, potentially those looking to downsize or buyers wishing to explore the opportunity of an investment within the Airbnb market due to its central location.

## FEATURES

- Detached Character Cottage
- 1 Bedroom
- En-Suite Shower Room
- Accomodation Over 3 Floors
- Charm & Character Throughout
- Original Features
- Beautiful Country Garden
- Secluded Location
- External Utility Room
- View Essential!



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

This wonderful addition is entered via a hardwood door from the front elevation and features a pitched roof ceiling with windows to both side aspects. A stable door then provides access into the living accommodation.

#### Living Room

A beautiful and characterful room offering a wealth of original features including exposed beams and a fireplace housing a log-burning stove with original stone surround and raised hearth. The room also benefits from bespoke bookcases, shelving and a charming window seat. A staircase rises to the first floor landing and a door provides access to the lower ground floor.

### Lower Ground Floor

#### Kitchen

Accessed via a bespoke hardwood staircase with useful storage cupboard is this well-appointed kitchen featuring a striking vaulted ceiling with spot lighting. The kitchen comprises handmade bespoke units with solid work surfaces incorporating a sink with mixer tap and tiled splashback areas. There is space for a cooker, tiled flooring, a wall-mounted radiator, part-tiled walls, exposed beams and trusses, and a double glazed window to the front elevation.

### First Floor

#### Bedroom

Accessed from the living room is this charming master bedroom featuring a stunning exposed beam ceiling. Double glazed windows to the front and side elevations provide natural light. Additional features include half-height wood panelling, decorative wall lighting and space for bedroom furniture.

### En-Suite

This quirky ensuite comprises an enclosed WC, wall-mounted wash hand basin and shower enclosure with wall-mounted electric shower. Additional features include exposed beams, extractor fan and a double glazed window to the front elevation.

### External Utility Room

Comprising useful workbenches with under-counter space and plumbing for a washing machine and tumble dryer, wall-mounted radiator, wall-mounted gas combination boiler and tiled flooring. A door leads to the side elevation with window to the rear and a feature vaulted ceiling.

### Outside

The property enjoys a secluded position set back behind Chapel Street and benefits from a delightful English cottage-style garden. The garden begins with a paved patio seating area surrounded by well-stocked flower beds and borders with mature hedging providing privacy from neighbouring properties. There is also a timber garden shed, lawned section and pleasant seating area.

Immediately upon entering the garden is a brick-built outhouse currently utilised as a superb utility space. This versatile room could easily serve a number of purposes including a home office, gymnasium or study, ideal for those wishing to run a business from home.



# EPC

