



Blue Mountains
Duffield Belper

Blue Mountains Duffield Belper DE56 4BN

for sale offers in the region of
£200,000



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.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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.

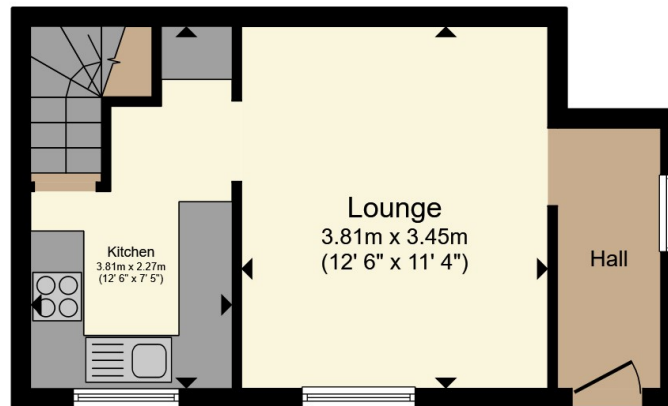
Although there is no garden, the home enjoys stunning, far-reaching views, offering a beautiful outlook without the maintenance.

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 accomodate additional visitors.

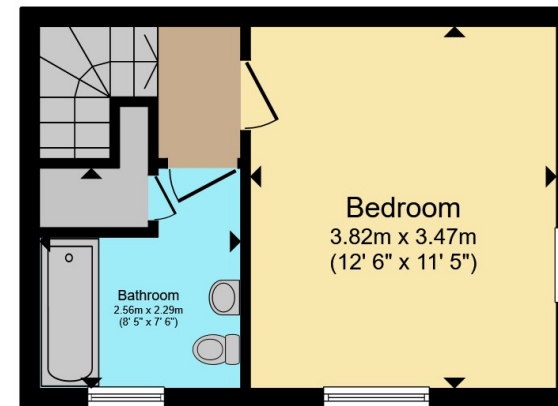








Ground Floor



First Floor

Total floor area 51.3 m² (552 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Hall & Benson on

T 01773 824232
E belper@hallandbenson.co.uk

2a King Street
 BELPER DE56 1PS

EPC Rating: C Council Tax
 Band: B

view this property online hallandbenson.co.uk/Property/BPR102384

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BPR102384 - 0006