



## Kirkham Lane, Fritchley Belper, DE56 2FS

**£450,000**

We all fell in love with this characterful, spacious cottage which has spectacular panoramic countryside views, lots of off-road parking, versatile rooms and a peaceful edge-of-village location.

Formerly two cottages, this home is located on a quiet country lane on the edge of the village, within walking distance of the village primary school, a couple of great local pubs (Red Lion and Canal Inn) and pleasant countryside walks in all directions. The villages of Crich (with a wide range of shops, cafes, salons and pubs) and Ambergate (railway station, petrol station and renowned chippy!) are within a five minute drive.

On the ground floor is a large conservatory, kitchen, breakfast room, dining room, living room and guest suite with pull-down bed, shower cubicle and WC. On the first floor are three bedrooms, two large walk-in storage rooms and a family bathroom.

To the front is an easy-maintenance garden with wonderful views to the wooded hillside opposite. Two separate parking bays offer space for 4-5 vehicles to park.

Beyond the immediate locality, the wonders of the Peak District are located northwards with the UNESCO World Heritage village of Cromford, Matlock and Matlock Bath, Bakewell, Buxton, Chatsworth House and much more besides within an easy drive. Commutes in under an hour can be undertaken by rail to Derby and by road to Nottingham, Sheffield, Derby and other nearer towns on the M1 corridor.

This home is in a wonderful location, with splendid views and great scope to create a home to suit your needs.



Front of the home

This wide home was previously two cottages and therefore has the benefit of separate parking areas at each end, with room for 4-5 vehicles to park. A stone wall forms the front boundary, with a well-tended privet hedge above in parts. A central entrance in the middle has steps up to the left-hand entrance to the home. The wide front garden has elevated seating areas, all perfectly-positioned to admire the views and enjoy the tranquillity and sounds of nature all around. The home is of stone construction with a tiled roof. There is an outside tap, power points, outside lights, a wall-mounted letterbox and entrances into the home at both ends. We will start by entering through the conservatory at the right-hand (north) end.

Conservatory

15'1" x 11'4" (4.62 x 3.46)

Enter the hardwood conservatory through double timber-framed glass doors. The conservatory has a stone base and vaulted glass roof. There is a ceramic tiled floor and walls which are paneled and painted. The built-in bench seating in the corner is a perfect spot to gaze out at the views and also to position a table. There are wide tiled sills, wall lights and lots of power points. Importantly, the conservatory has underfloor heating and a radiator, meaning that this room can be used all year round. A half-glazed timber stable door leads through to the kitchen.

Kitchen

11'4" x 11'3" (3.46 x 3.44)

The spacious, high-quality country style kitchen has a ceramic tiled floor. Natural light comes in through the tall east-facing window, a window to the conservatory and a large window in the adjacent breakfast room area. The U-shaped granite worktop has lots of high and low level cabinets above and below, including an integrated Bosch dishwasher and Liebherr fridge-freezer. The washing machine is also included in the sale. A large ceramic 1.5 Butler's sink with heritage chrome mixer tap sits beneath that window looking through to the conservatory.

A substantial Falcon stove has a five ring gas hob, oven, warming plate, grill and extractor fan. The room has a ceiling light fitting, radiator, open entrance to the breakfast room, beamed ceiling and a large cupboard which was formerly the entrance to the living room.

Breakfast Room and Dining Room

9'10" x 7'1" and 9'11" x 7'1" (3.01 x 2.16 and 3.04 x 2.16)

This fantastic extension adds so much to the home. It makes the ground floor a more open and light space with the large east facing windows providing stunning views as well as bringing lots of natural light in. This room has space for a breakfast dining set beside the kitchen and a more formal dining setting beside the living room. Alternatively, you might choose to set up a home office in some of this space - if indeed, you could get any work done without looking out the window all day!

These two rooms combined are carpeted and have two radiators, two chandelier light fittings, vaulted beamed ceilings with Velux windows and quality modern timber-framed double-glazed windows.

Living Room

19'10" x 11'4" (6.05 x 3.46)

This room has a grand feel, with the substantial stone fireplace as the focal point. A multi-fuel burner with flue sits upon the tiled hearth and has a distinctive distressed stone surround. The beamed ceiling has two ceiling light fittings and there are several wall lights. Natural light pours in from the east-facing windows. The room is carpeted and has a radiator, in-built shelving under the stairs and an alcove beside the fireplace.

A glazed timber door leads through to the guest bedroom suite - this entrance could be configured to recreate two separate dwellings should you wish to have an annexe or more permanent guest living space at that end of the home.

A beveled timber door with iron latch leads up to the first floor, where - on this side of the home - there are two bedrooms, the main family bathroom and a large, long walk-in storage cupboard.

Guest Bedroom (Bedroom Three)

14'2" x 11'4" (4.34 x 3.46)

Situated in the former smaller cottage, this has a useful pull-down double bed. The room could be an additional reception room or retained as it's current use. The room is carpeted and has a fitted corner desk, large east-facing window, high beamed ceiling with light fitting, radiator and feature fireplace. A door opens to reveal the cleverly disguised shower cubicle with Mira electric shower. There is a door to the WC and open stairs up to the first floor at this end of the cottage.

Ground Floor WC

Our photographer christened this room as "The loo with a view" and it definitely deserves that moniker! Located in the former entrance porch, the modern bathroom suite has a sleek vanity unit, capsule WC, sink and chrome mixer tap. There is a ceiling light fitting and spotlights above the vanity unit, a large east facing window, carpet and timber glazed door out to the front garden.

Office/Bedroom Four

14'2" x 10'10" (4.34 x 3.32)

Located above the Guest Bedroom and accessed via a wooden staircase, this carpeted views has magnificent elevated views through a deep window with wide ledge which is perfect for a window seat. There are fitted wardrobes, a vaulted ceiling with light fitting, radiator and fitted dressing table. A partitioned room is perfect for a dressing room or walk-in wardrobe. That space has a ceiling light fitting, wall light, extractor fan and sliding timber door.

Stairs to first floor landing

From the living room, stairs lead up to the carpeted landing, which has wall lights and a door into a long, deep storage cupboard. Frosted glazed doors lead into two bedrooms and the family bathroom.

Bedroom One

11'4" x 11'3" (3.46 x 3.44)

Located at the end of the landing is this splendid dual aspect room with the best views in the house! North and east facing windows offer splendid panoramas of the wooded hilly countryside immediately outside. This large double bedroom is carpeted and has lots of fitted wardrobes on the right with integral lighting. There is a radiator, ceiling light fitting, ceiling beam and loft hatch. The loft is boarded and provides a substantial additional storage area.

Bathroom

8'6" x 8'2" (2.61 x 2.51)

This really lovely bathroom has a separate bath and shower - always hugely popular. On the left is the shower cubicle with curved sliding doors and a Mira electric shower. The bath is situated beneath the east facing window, so has lovely views. It has a side-mounted heritage mixer tap with hand-held attachment so that you can truly stretch out in the bath without taps at the end. There is a splendid vanity unit with substantial ceramic sink and gold-effect mixer tap. The ceramic WC has an integrated flush. The room is carpeted and has two chrome vertical heated towel rails, a ceramic bidet, recessed ceiling spotlights, a full-height cupboard housing the modern Worcester boiler and an integrated radio too.

Bedroom Two

8'8" x 8'6" (2.65 x 2.61)

Like all of the rooms in this home, this has more of those wonderful east-facing views. This single bedroom has a high ceiling with light fitting, loft hatch and is carpeted.

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (92 plus) A                                                     |         |                            |
| (81-91) B                                                       |         |                            |
| (69-80) C                                                       |         |                            |
| (55-68) D                                                       |         |                            |
| (39-54) E                                                       |         |                            |
| (21-38) F                                                       |         |                            |
| (1-20) G                                                        |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |

