



3 Bonemill Cottages Park Road, Belper, DE56 1ND

£375,000



A character stone-built family home steeped in history, formerly a mill, offering generously proportioned yet versatile semi-detached accommodation. Situated conveniently close to Belper town centre, there is ample off road parking, sunny enclosed garden and a wildlife garden. Viewing is strongly recommended.



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Main Features

- Four bedrooms and three bath/shower rooms
- Spacious and modern country kitchen
- South-facing private courtyard garden with lawn plus wildlife garden with brook
- Off-street parking with timber driveway bridge
- Underfloor heating to reception rooms
- Abundant built-in storage
- Versatile layout
- Family room with independent entrance over footbridge
- New slate roof with Solar PV and battery storage
- Newly restored and modernised

A beautifully restored and fully modernised 200-year-old stone mill cottage with flexible living and exceptional character.

Frequently described as a TARDIS, this heritage home offers three large double bedrooms and one generous single, diligently renovated across three floors with a newly installed slate roof, solar PV and battery storage, underfloor heating to both reception rooms, a spacious country kitchen, and abundance of built-in storage. Outside features include off-street parking and timber driveway bridge, south-facing private courtyard with lawn, wildlife garden with brook and mature planting.

Set within easy walking distance of both Belper town centre and the village of Holbrook, offering cafés, shops and the railway station, country pubs and woodland walks — all with a green outlook over the school playing fields opposite.

The property has off-road parking for three vehicles. Entry is over a timber driveway bridge, through double gates that open into a sunny courtyard garden with a paved seating area, perfect for alfresco dining and entertaining. There is an open barn and a hard standing area with additional access from Park Road. A mature wildlife garden has a stream flowing through.

ACCOMMODATION

GROUND FLOOR

CONSERVATORY/ SUN ROOM

9'8 x 8'2 (2.95m x 2.49m)

The practical conservatory entrance opens via hardwood bi-fold doors into:

KITCHEN

17'2 x 9'6 (5.23m x 2.90m)

There is a exposed sandstone wall which marks the site of the original waterwheel. White shaker cabinetry, solid wood worktops, a Belling induction range, space for an American fridge-freezer, and travertine flooring. Comfortable and practical dining space that seats up to six.

SITTING ROOM

16'4 x 12'9 (4.98m x 3.89m)

Having an original stone fireplace with log-burning stove, exposed beams, travertine flooring, under-stair bookshelves, wrap-around high-level rustic shelving, deep built-in cupboard for books, games, and household storage.

FAMILY ROOM/ MUSIC ROOM

16'2 x 12' (4.93m x 3.66m)

The family room has its own entrance over a private footbridge, making it suitable for use as a home office, workplace or studio. The room has a sandstone feature wall containing a mirror-backed LED-lit display cabinet fashioned from the cottage's original kitchen window.

SHOWER ROOM/ UTILITY/ LAUNDRY ROOM

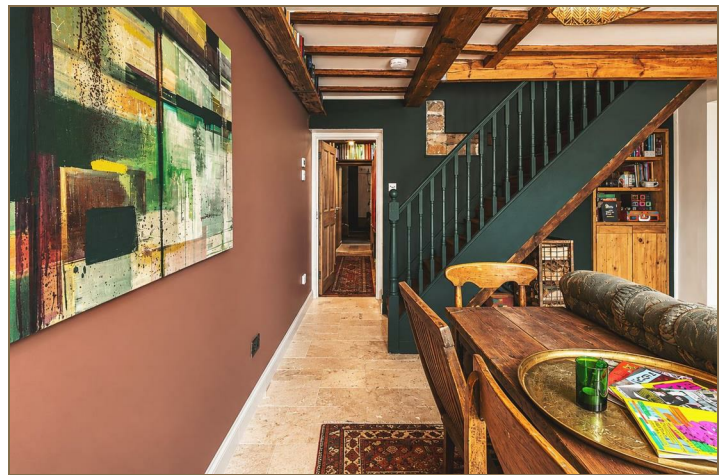
9'9 x 8'2 (2.97m x 2.49m)

Fitted with bespoke solid wood cabinetry, a porcelain Belfast sink, generous countertop, double shower enclosure, a modern WC, and a dual fuel heated towel radiator, with plumbing for a washing machine.

STORAGE HALLWAY

An exceptionally practical floor-to-ceiling storage hallway combines cupboards, shelving, and hanging areas to complete the ground floor.

FIRST FLOOR



GALLERY LANDING

The beamed gallery landing leads to four rooms.

BEDROOM TWO

13' x 8'11 (3.96m x 2.72m)

A generous south-facing double bedroom with twin windows and original beams.

BEDROOM THREE/STUDIO

9'6 x 11'8 extending to 16'8 (2.90m x 3.56m extending to 5.08m)

Being L-shaped dual-aspect bedroom/studio rising to the roof apex, with reclaimed-wood cladding, an exposed stone wall, and a hidden double bed built into the eaves — flexible for guests, teenagers, or any dual room use.

BEDROOM FOUR

10'7 x 7'2 (3.23m x 2.18m)

A well-proportioned single bedroom with a rear window which catches the sunset.

FAMILY BATHROOM

Appointed with a four-piece suite with

double thermostatic shower, polished floorboards and storage hidden beneath the bath panel.

SECOND FLOOR

BEDROOM ONE

13'3 x 11'10 overall measure ments (4.04m x 3.61m overall measure ments)

The principal bedroom occupies the entire top floor: a handcrafted king-size bed from reclaimed timbers with a cosy reading nook and large storage space beneath it. Double-height ceiling, cork flooring, and dual-aspect views — sunrise over hills to the east, soft southern light through a Velux skylight.

EN-SUITE

A compact en-suite with a shower, vanity basin, and WC.

OUTSIDE / GARDENS

A beautifully rebuilt dry-stone wall with tall gateposts frames the Thornhill Avenue entrance, where a timber driveway bridge leads to double gates



opening into a private south-facing courtyard garden, with a lawn and patio, perfect for morning coffee, outdoor dining, or a summer barbecue. There is a covered shelter and large workshop shed with external power, lighting, water, and a large parcel drop-box. Beyond the courtyard wall, a wildlife garden runs alongside a gentle brook, planted with heathers, bulbs, lilac and broom — a tranquil, lightly wooded feel that's rare this close to a town centre. Additional access and hardstanding from Park Road provides further parking flexibility.

BELPER

Part of the Derwent Valley Mills UNESCO World Heritage Site, Belper is consistently ranked among the best places to live in the UK for its independent high street, creative culture, local festivals, it's busy railway station, excellent schools, shops and bars and countryside walks with the River Derwent flowing through the valley. There are convenient major road links to Derby and Nottingham i.e. A38, M1 and

A6 which provides the gateway to the stunning Peak District.



Road Map



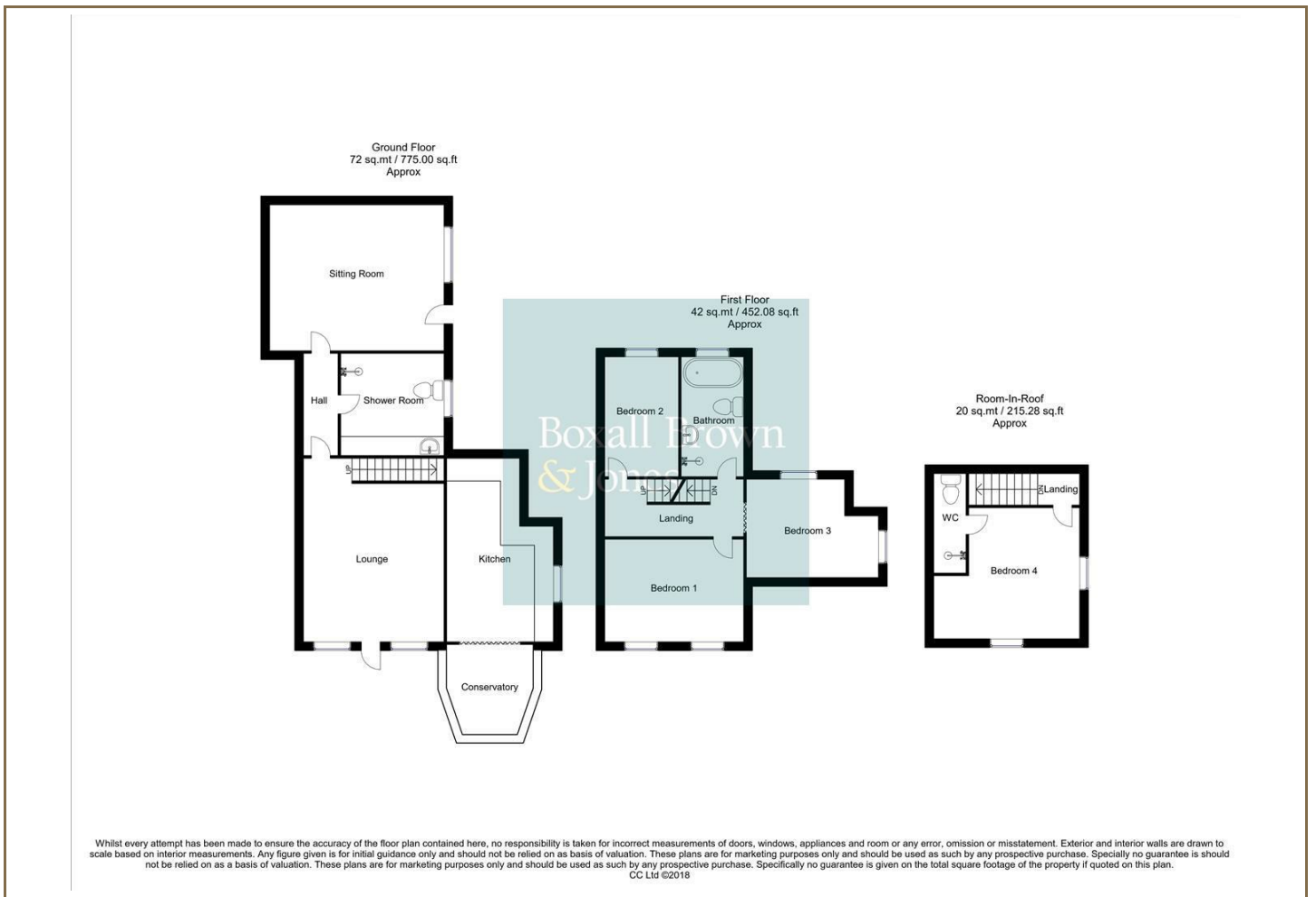
Hybrid Map



Terrain Map



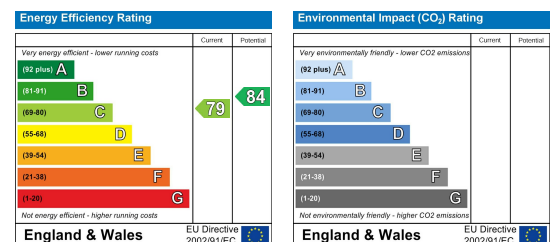
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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