



For Sale

5 Joseph Street, Belper, Derbyshire, DE56 1DP

**bennet
samways**

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Guide Price £375,000



A Grade II Listed three bedroom three storey stone cluster cottage located in a World heritage site in this famous mill town of Belper. With driveway and lovely views across Belper towards countryside. Full of rustic charm and character throughout.

BENNET SAMWAYS are delighted to offer for sale this grade II Listed three bedroom three storey stone cluster cottage located in Belper within the Amber Valley, on the bankside of the river Derwent. It is a site within the Derwent Valley Mills Unesco World Heritage Centre. With driveway and lovely views across Belper towards countryside. The gross internal area is 1,100sq.ft. The ground floor has a wet underfloor heating system with radiators on the upper floors.

Interior - Stepping through the front door into the sitting room, or from the side entrance straight into the utility room. The sitting room has a beamed ceiling and the original stone fireplace with log burning stove. The stairs lead up to the first floor. There is a door leading into a quaint dining room with beamed ceiling and partially exposed stone wall. The kitchen is fitted with a range of hand painted units and solid wooden worktops. Appliances include a range cooker with extractor fan over, dishwasher and fridge. The utility has plumbing for washing machine, and side door leading to the garden and driveway. There is also a fitted guest cloakroom. On the first floor there is the an impressive master bedroom with a unique feature of a study, or it could be a lovely nursery area, or even dressing area. One further double bedroom and a fitted wet room. On the second storey there is bedroom three which has a lovely view across roof tops and beyond.

Exterior - There is a spacious driveway providing ample parking. There is a raised stone patio and main garden enclosed by a stone wall. Lawns and display borders with a lovely Wisteria growing on the front which the is apparently renowned locally.

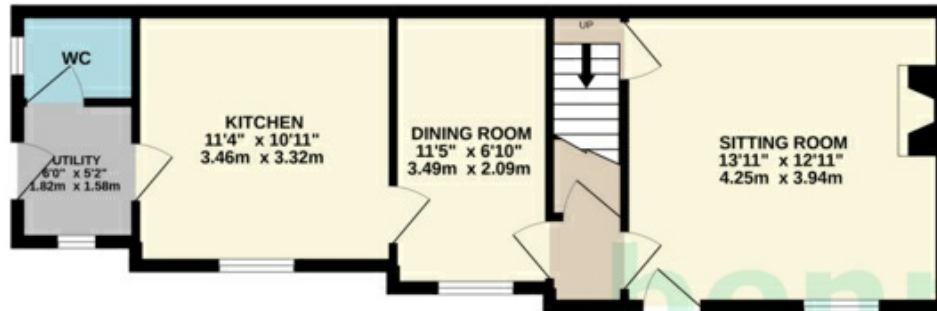
Locality - Belper has a rich industrial history and lies at the heart of the Derwent Valley Mills World Heritage Site. Discover why Belper was acclaimed Winner of Winners at the 2014 & 2019 Great British High Street Awards with some retail therapy at specialist shops and a popular monthly Farmers' Market in the historic Market Place. Close by, The Butts is worth a look for its choice of period antiques, interior furnishings and giftware. There's a host of cafés, pubs and restaurants where you can find a friendly welcome, locally produced food, real ales and live music. Or treat yourself to an art house film or blockbuster movie at the award-winning, independent Ritz Cinema.

Owner's perspective - Nestled in the historic area of Belper Town Centre, we offer the colloquially known 'Wisteria House' on Joseph Street for sale. Perfectly positioned, the back to back grade 2 listed property offers all the aesthetics of traditional cottage living, with modern additions of an extension, underfloor heating, a generous garden and parking; almost unique in the area. As with the pleasing compliments of the property, No 5 Joseph Street is situated in the peaceful and quiet Clusters Heritage area of Belper, with a wonderfully warm community around it, but then only five minutes walk from the bustling, Belper town centre vibrancy and the train station connecting you to Derby, the East Midlands and beyond. This property offers you all you need for modern living, in a comforting heritage Mill House steeped in history, with excellent opportunities for work, rest and play.

Agents notes - Agents notes - Council Tax: Amber Valley & Band C. Services: Mains electricity, mains water, mains gas and mains drainage. Tenure: Freehold. Notes: Located in a conservation area and is also Grade II Listed.

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

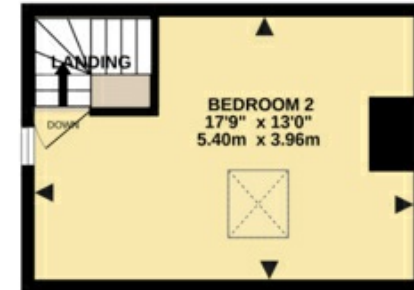
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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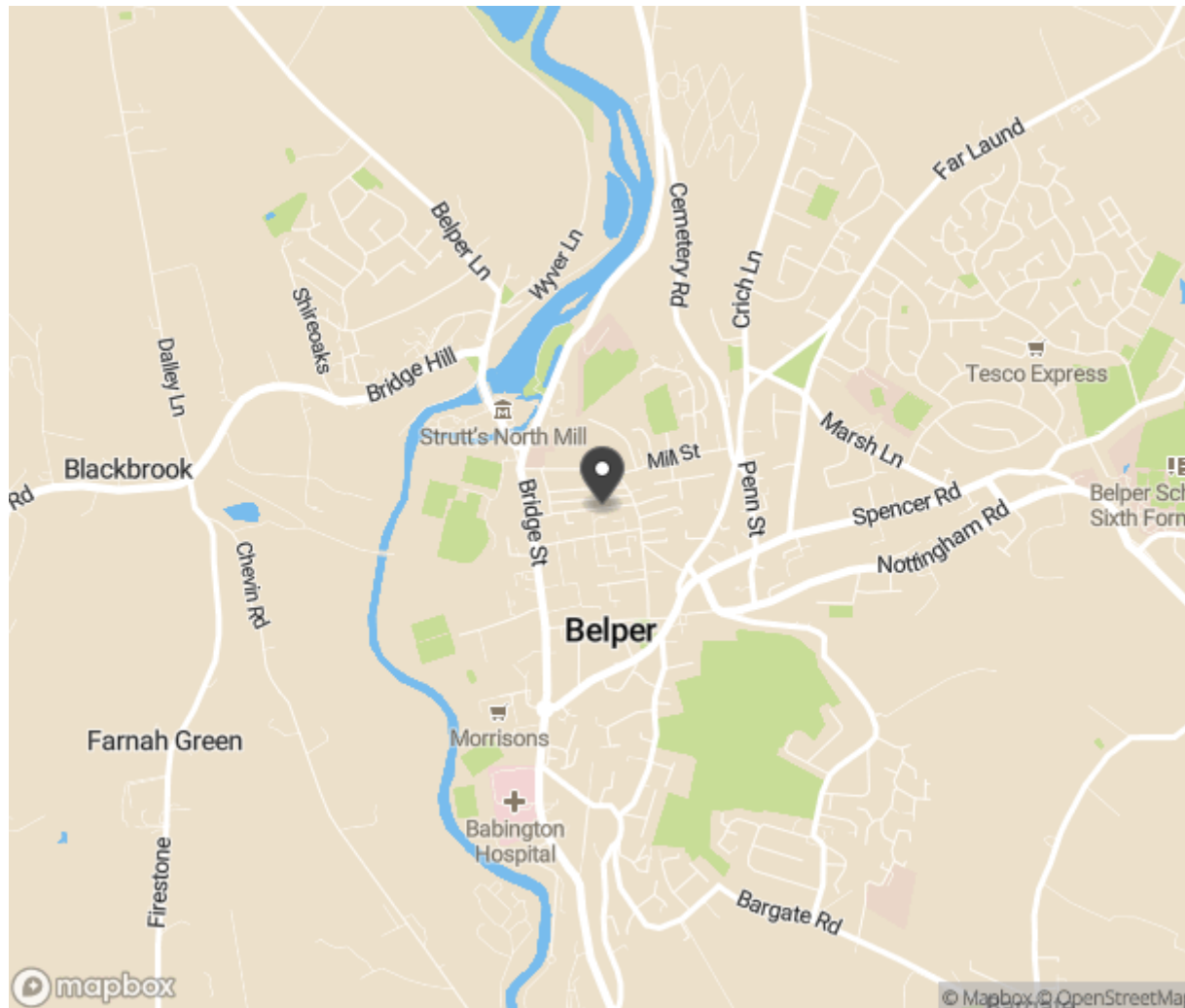
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 3
  1
  3
  1100 sq ft