

Farnah Green

Belper, Derbyshire, DE56 2UP

John 
German





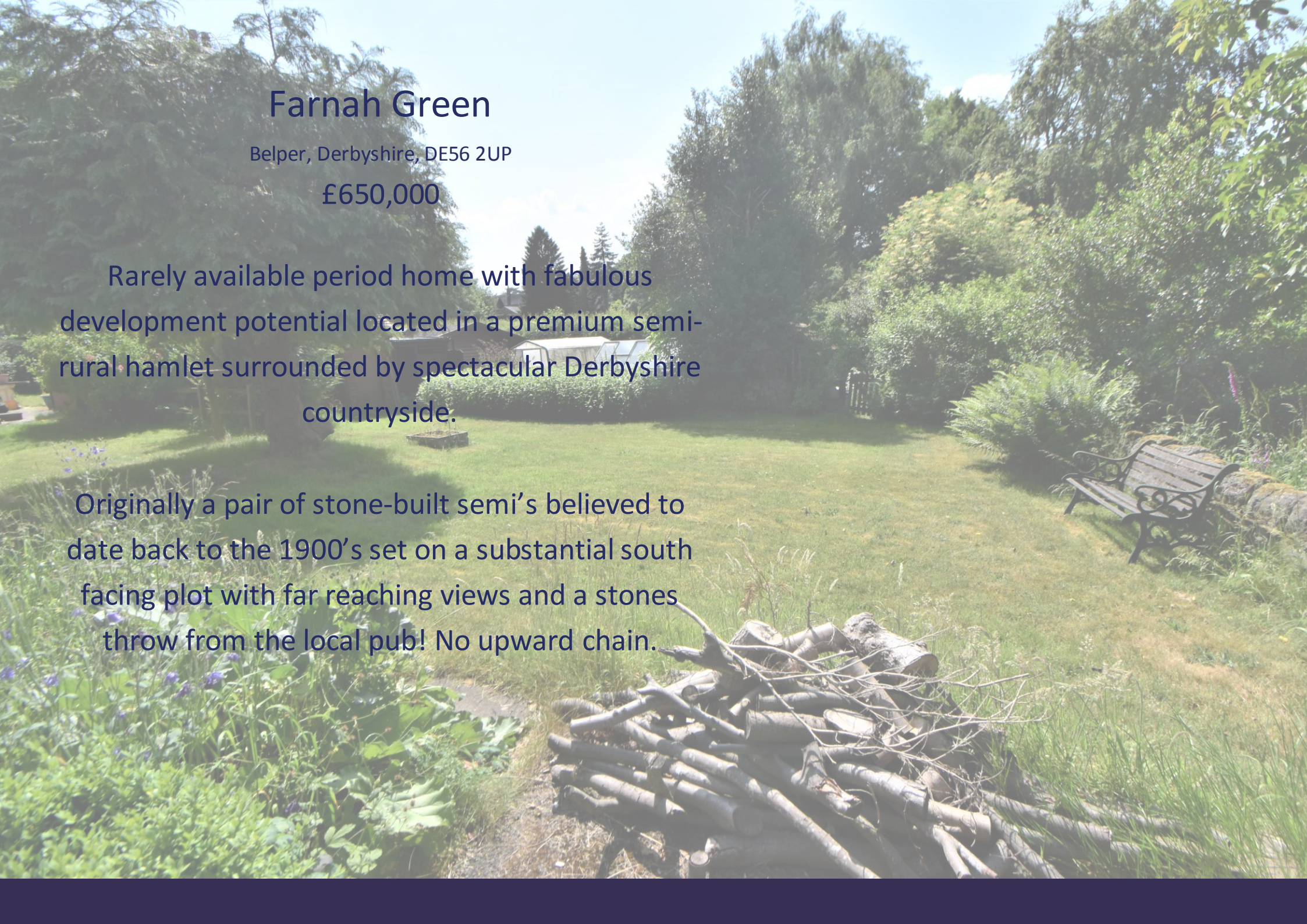
Farnah Green

Belper, Derbyshire, DE56 2UP

£650,000

Rarely available period home with fabulous development potential located in a premium semi-rural hamlet surrounded by spectacular Derbyshire countryside.

Originally a pair of stone-built semi's believed to date back to the 1900's set on a substantial south facing plot with far reaching views and a stones throw from the local pub! No upward chain.



Farnah Green is a highly sought after Hamlet set amongst rolling Derbyshire countryside, popular with walkers who take advantage of the local trails often taking a break at the local Bluebell public house. Located 2 miles from the famous Mill Town of Belper which boasts a charming collection of independent shops, cafés, restaurants and bars as well as supermarkets, doctors and schools, 8 miles from Derby and 11 miles from Ashbourne or Matlock.

The property is still mainly divided into two cottages but linked by a doorway between the two dining rooms. The property provides a range of options for the potential purchaser and could be split into two properties or reworked to make a superb single family home. The accommodation comprises in brief, four reception rooms, two kitchens, six bedrooms and two bathrooms to the first floor. The plot also offers great potential with wrap around gardens two separate driveways, a garage and an orchard to the rear.

Entrance to the left-hand side of the property is via a front facing entrance door with inset circular window, leading to an entrance hall with staircase leading to the first floor and doors off to the main living rooms on this side of the property.

The cosy living room has a character fireplace, a bay window to the front and a sash window to side.

The dining room has an open fire, sash windows to front, understairs storage cupboard and French glazed doors giving access to the conservatory and a door through to the right hand side of the property.

The kitchen is fitted with a range of base and eye level units with glazed display cupboards, worktop space over, inset one and a half bowl stainless steel sink unit with mixer tap, tiled splash-backs, window into the conservatory and a stable style door giving access to conservatory plus the concealed central heating boiler.

Across the rear of this side of the property is a large conservatory with two pairs of French doors opening out onto the rear garden.

On the first floor three bedrooms are arranged around a central landing with sash windows and lovely views especially from the rear bedrooms and the landing.

Also located on the first floor and completing the accommodation on this side of the property is the bathroom fitted with a three piece suite comprising bath with electric shower, pedestal wash hand basin, low level WC, tiled splash-backs, sash windows to rear, access to roof space.

Crossing over to the right hand side, the accommodation mostly mirrors that on the left starting with a front facing entrance door with inset circular window, leading to an entrance hall with staircase leading to first floor and doors off to the main reception rooms.

The living room has a character fireplace, a bay window to the front and a sash window to side.

The dining room has a cast-iron log burner, sash windows to front and rear, understairs storage cupboard and a door through to the kitchen.

The kitchen still houses the original cooking range and is fitted with a range of base and eye level units, stainless steel sink and sash window to the rear.

A ground floor shower room is fitted with a shower and low flush WC, window to the rear.

Again on the first floor are three bedrooms arranged around a central landing with sash windows and lovely views especially from the rear bedrooms and the landing.

The bathroom is fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled splash-backs, sash windows to rear, access to roof space.

Outside sunny south facing gardens wrap around both properties to the rear in addition to a small orchard area and a summer house and two greenhouses. Useful garden storage is provided by way of a brick built-outhouse and a caged lock-up. There are separate driveways on either side of the properties providing off road parking and to the left hand side there is a detached garage.

Agents note: Only part of the land is registered. There is no internet to the property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

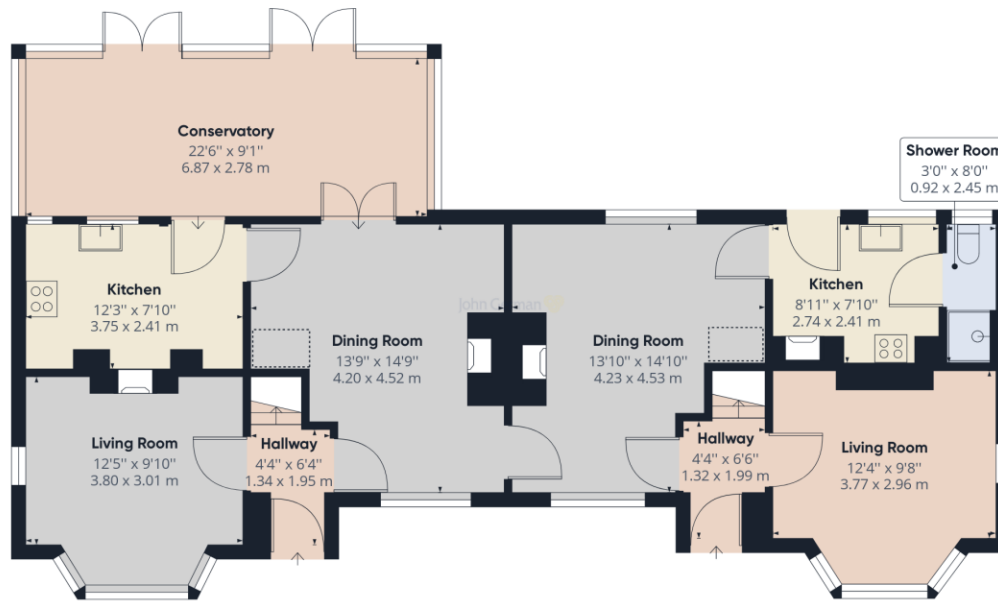
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JG A22082023

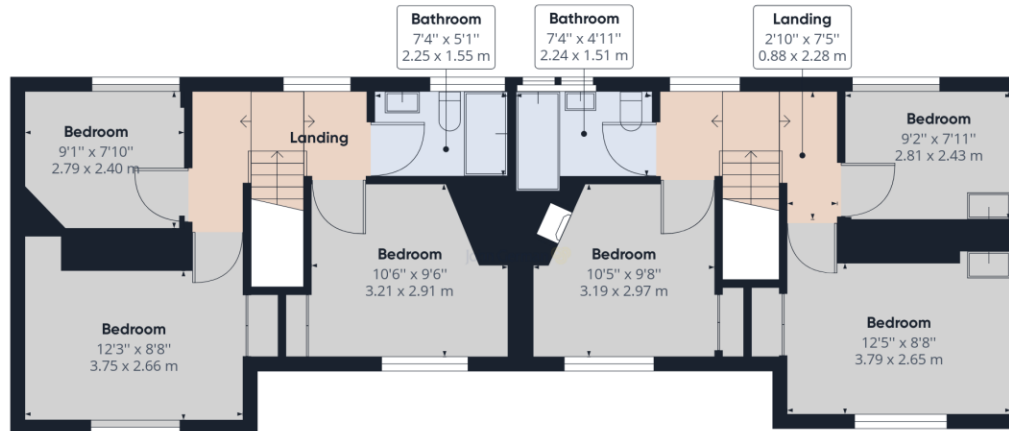
Local Authority/ Tax Band: Amber Valley Borough Council / Tax Band G







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1865.49 ft²


173.31 m²

Reduced headroom

12.72 ft²

1.18 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



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