



## 57 Blanch Croft, Melbourne

Guide Price £265,000

## 57 Blanch Croft

Melbourne, Derby

Stunning three storey grade 2 listed cottage was originally built in 1795 as a former Weavers cottage. This cottage has been restored to retain its cottage features and tastefully modernised throughout, boasting a delightful plot and position right at the top of Blanchcroft, with historical stone wall and generous landscaped garden and recently installed cottage shed. The cottage enjoys a central village location and is within walking distance of all Melbournes vibrant village life, the boutique shops, restaurants and beautiful walks.

The cottage has been well designed to enjoy modern living in a charming environment, with high specification and fully fitted kitchen and bathroom. Gas central heating throughout with newly installed log burner. Majority of the cottage windows have been recently replaced with in keeping timber georgian style cottage windows.



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- Grade II Listed Edwardian Cottage
- Modern cottage retaining character features
- Log Burner (useable)
- Gas central heating
- New windows to the rear elevation
- Planning consent for further changes (external doors)
- Substantial Garden with Pergola & timber shed
- handsome original 8ft stone wall to the garden
- High Spec fully fitted Kitchen with integral appliances
- Elegant high spec Bathroom
- NO UPWARD CHAIN

## Room Sizes

- Lounge 3.84m x 4.22m
- Bedroom 2 3.94m x 3.43m
- Master Bedroom 4.22m x 3.94m



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## KITCHEN

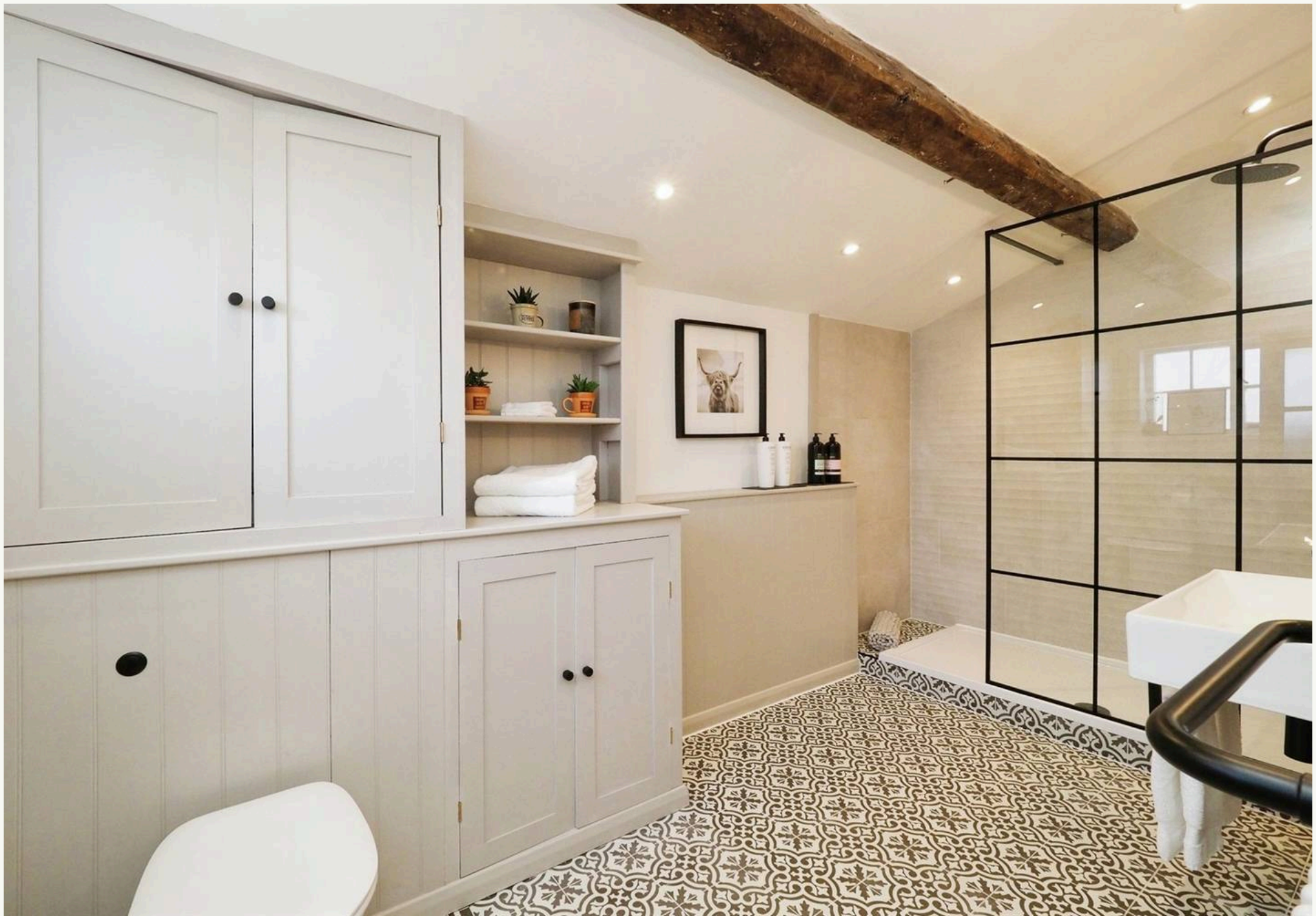
Through a timber front door you are welcomed into a light and modern fully fitted kitchen with original exposed beams. Range of modern taupe matt base cupboards and wood effect laminate worktop over, integrated appliances include, fridge, combination microwave oven, two ring electric hob, dishwasher. The space has been cleverly designed with pull out bin store, upgraded internal cupboards and hidden cutlery drawers. With bespoke fully fitted double pantry in a shaker syle. With modern Belfast sink, modern matt antique brass swan neck mixer tap. Inset spotlights, Victorian style column radiator, patterned ceramic tiled flooring, single glazed Georgian style timber window to front aspect

## BATHROOM

Stunning light bathroom with a pitched beamed ceiling and inset spotlights. This elegant bathroom has pattered ceramic tiled floors, double low profile composite shower with georgian style glazed screen, matt black thermostatic shower, wall hung generous double sized sink with matt black mixer tap over, feature wall lights, low level w.c with concealed unit and fully fitted cabinetry with shelving and including a cupboard housing the washing machine and boiler. There is a newly fitted timber single glazed georgian style window to the side elevation.











STREET  
57 Blanchcroft

LOCATION  
Melbourne, DE73 8GG

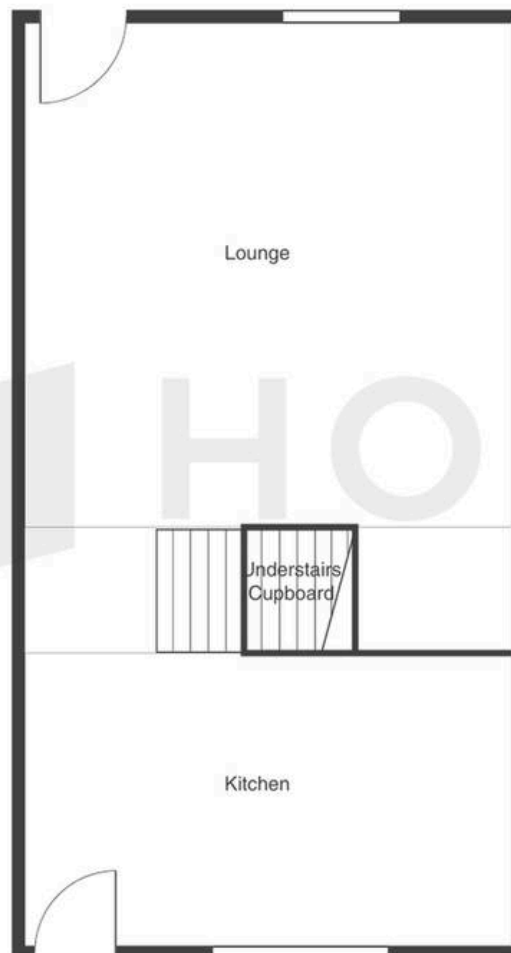


LISTING AGENT  
Charlotte Poulton

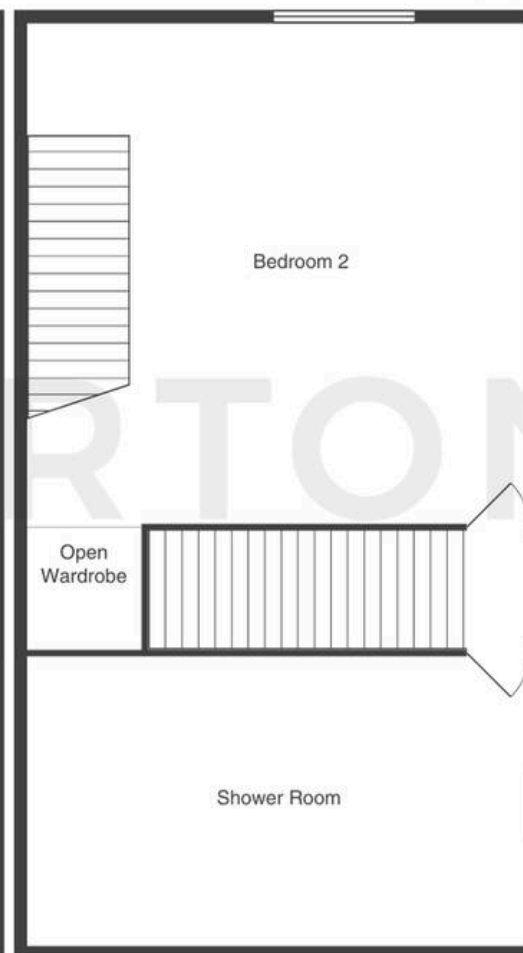
07599. 214969  
charlotte@hortons.co

This floor plan is intended as a guide to layout. Any measurements quoted are approximate. Not to scale.

## Ground floor



## First floor





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## Second floor

