



CURRAN
BIRDS
+ CO

17 George Street DE56 1DL
£325,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



CHARACTER COTTAGE IN HISTORIC BELPER - WITH GARAGE TO REAR – Located within the heart of the Belper Conservation Area, this immaculately renovated two-bedroom cottage presents a rare opportunity to acquire a truly charming home with timeless appeal. Designed for those who appreciate craftsmanship and heritage, George Street offers a carefully curated blend of original features and modern comfort. From the beautifully arranged cottage garden to the welcoming interior with feature fireplaces and wooden floors, this home offers the perfect retreat for those seeking an exceptional blend of lifestyle, design, and location. With Belper's vibrant town centre just moments away, this property combines peaceful living with convenient access to the best of local amenities.





The Detail

This beautifully presented cottage is rich in period detail and finished to a high standard throughout. The living room is both welcoming and elegant, with exposed original floorboards, a double glazed bay window, and a striking fireplace set against a slate hearth and exposed brickwork. The adjoining dining room features classic quarry tile flooring, decorative coving, and a cast iron fireplace—creating a charming space for entertaining. A bespoke kitchen lies to the rear, fitted with solid wood worktops, a double Belfast sink, and quality integrated appliances. A cleverly designed cloakroom/utility area adds further practicality, with traditional finishes and plumbing for laundry appliances.

The two double bedrooms offer generous proportions, attractive views, and original features, including a cast iron fireplace and fitted storage. The bathroom has been updated in a modern and contemporary style, featuring a freestanding bathtub, large walk-in shower with heritage tiling, and a pedestal washbasin. A separate WC with decorative dado rail adds convenience.

Outside, the front-facing cottage garden is a standout feature, designed with stone and brick wall boundaries, shaped lawn, and mature planting that adds both colour and privacy. The garden enjoys a south-facing aspect with views towards the Chevin. To the rear, an enclosed courtyard provides access to a private garage, offering secure parking or valuable storage space.





CURRAN BIRDS + CO

The Location

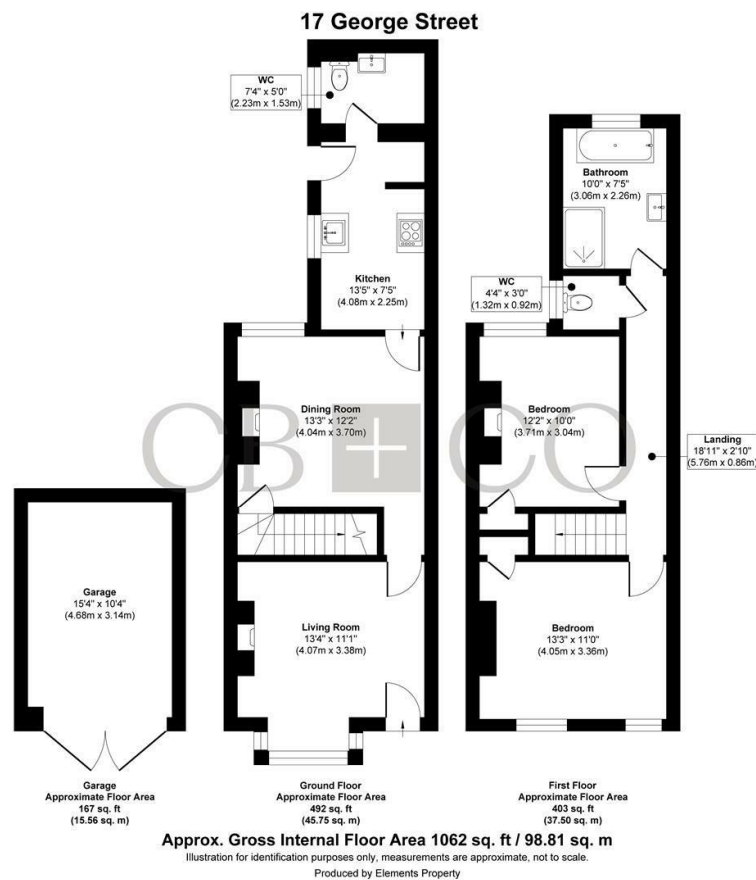
Set in the heart of Belper's conservation area, George Street benefits from a location rich in local heritage and community spirit. The town centre, a short walk away, offers a selection of award-winning independent cafés, pubs, and restaurants. For everyday essentials, the town includes a variety of shops, a local butcher, deli, and well-stocked Co-Op. Leisure is well catered for with scenic walking trails on The Chevin, as well as Belper River Gardens and the historic Strutts North Mill.

Residents enjoy a well-connected lifestyle, with convenient transport links to Derby and Matlock via rail or road, while still benefiting from the tranquillity of this charming market town. George Street offers the ideal balance of period living, modern convenience, and a close-knit community setting that continues to attract those seeking a slower pace without compromise.









The Particulars

- Beautifully Period Cottage Located In The Belper Conservation Area
- Generous Living Room With Feature Fireplace, Pleasant Outlook
- Elegant Dining Room With Quarry Tile Flooring
- Bespoke Fitted Kitchen With Solid Wood Worktops
- Two Spacious Double Bedrooms With Original Features
- Impressive Contemporary Bathroom, Walk In Shower, Separate Bath
- Front-Facing Cottage Garden With Stone Wall Boundaries
- Private Rear Courtyard And Garage
- South-Facing Aspect With Views Towards The Chevin
- Walking Distance To Belper Town Centre

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

C

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved