





null Bed House - Detached

North Chapel, 43 Hazelwood Road, Duffield, Belper DE56 4DQ

Offers Around £250,000 Freehold

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Fletcher & Company

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- Grade II Listed Victorian Detached Chapel - 562 sq. ft
- Set with a Four-Acre Site
- Requires Modernisation/Renovating
- Potential to Extend - subject to planning permission (STPP)
- Ecclesbourne School Catchment Area
- A Short Walk To Duffield Village Amenities - Countryside Walks & Golf Course
- Generous Garden Plot
- Rare to the Open Market
- Views of Ecclesbourne Valley
- Approx. Plot Size - 616 sqm/736 yards/0.15 acres

The North Chapel, located on Hazelwood Road in Duffield, is a Grade II listed Victorian mortuary chapel built in 1880. Situated within the grounds of the four-acre Duffield Cemetery and offers a rare opportunity for true buyer to make a wonderful home.

Built out of rock-faced gritstone with dressed gritstone accents, the structure was designed in the Early English Gothic Revival style. It features characteristically steep gabled porches, double-chamfered entrances adorned with foliage stops, trefoiled lancet windows, and a prominent four-light south window displaying intricate plate tracery.

With high ceilings, light and bright interiors converted chapels often make an impressive place to call home.

The Location

The village of Duffield is extremely sought after providing an excellent range of amenities including a varied selection of shops, schools (William Gilbert/The Meadows and the noted Ecclesbourne school). There is a regular train service to Derby city centre which lies five miles to the south of the village. Local recreational facilities include football, cricket, tennis/squash club and Chevin golf course. A further point of note is the fact that the Derwent Valley in which the village of Duffield nestles is one of the few world heritage sites.



Accommodation

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Entrance Porch

6'7" x 4'9" (2.03 x 1.46)

With front doors and internal double opening doors opening into the chapel.







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Chapel

24'8" x 17'9" x 12'3" x 7'4" (7.54 x 5.42 x 3.74 x 2.24)

With character vaulted ceilings, complemented by stained glass windows.









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Garden

A generous size garden.





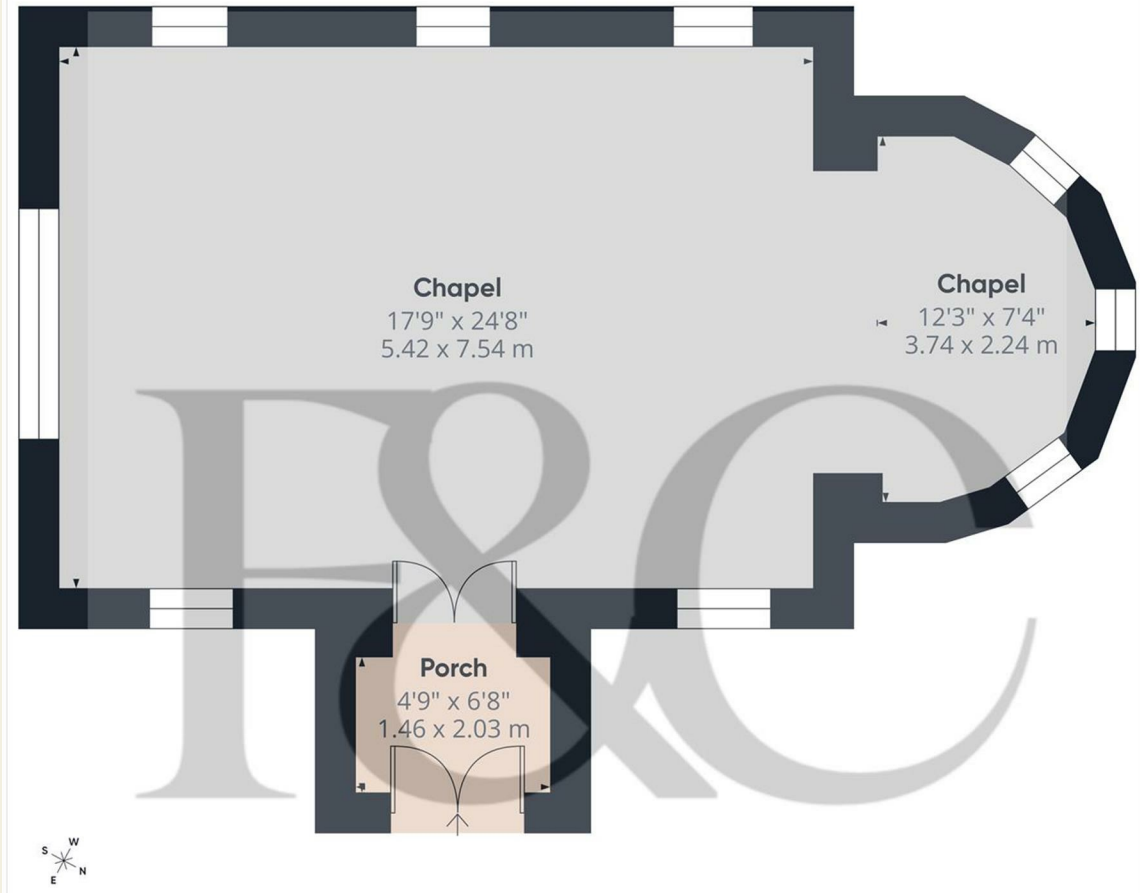


IMPORTANT NOTICE – LAND & BOUNDARIES

Please note that the property currently forms part of a wider Land Registry title, and the precise boundaries and extent of land to be included in the sale have not yet been formally established.

The boundaries and any associated access arrangements are open to discussion and negotiation with the purchaser as part of the sale process, subject to agreement between the parties and formal confirmation by their respective solicitors.

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Approximate total area[1]

562 ft²

52.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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