



**The Cottage Deep Lane, Pilsley Chesterfield S45 8AE**

**welcome to**

**The Cottage Deep Lane, Pilsley Chesterfield**

Offering a plethora of character and charm throughout. The Cottage stands in an enviable position to the bottom of a private lane. Having once formed part of the Chatsworth Estate. This beautiful home stands in 1/3 of an acre, fringed by open fields with panoramic views to include Hardwick Hall



## Introducing

The Cottage can be found to the head of a private lane and stands in an approx. 1/3 of an acre plot. Fringed with open fields and offering breath taking far reaching views of Hardwick Hall. The Cottage was formerly part of the renowned Chatsworth estate, and offers a wealth of character and charm throughout. Retaining many features to include beautiful exposed beams, low level ceilings and curved and exposed walls. Accommodation is offered over three floors, with the lounge, dining room, kitchen and spacious boot room found to the ground floor. The first floor offers two well appointed double bedrooms and the spacious family bathroom with a four piece suite. Whilst stairs rise to give access to two attic rooms, being the perfect place for home offices or bedroom space. If this is not enough the extensive grounds boast a spacious courtyard driveway, garage and beautifully maintained laid to lawn gardens.

## Entrance Hall

The character of this beautiful home is offered from the minute that you walk into this entrance hallway. Laid with a stone tiled floor and offering exposed beams to the low ceilings. Entrance doors can be found to both the front and rear of the hallway, whilst the stairs of the home rise to the first floor accommodation with a storage cupboard offered under.

## Kitchen

12' 3" Max x 10' 10" Max ( 3.73m Max x 3.30m Max )  
This well appointed kitchen offers the true feel of country living. Fitted with a range of wall, base and drawer units with contrasting work surfaces over and an inset stainless steel sink and drainer. The work surfaces extend to offer breakfast bar seating, whilst an open tiled alcove with feature beam, houses a double range master cooker and an integrated dish washer can also be found. The kitchen is completed with a tiled floor, whilst low level doors with exposed door lintels, bring character to the room.

## Utility Area

4' 1" Max x 12' 9" Max ( 1.24m Max x 3.89m Max )  
Found off the kitchen and extending to give access to the boot room. This area offers space for a free standing fridge and freezer. Whilst a window with deep sill and exposed lintel allows natural light within and the floor is finished to tile.

## Boot Room

Offering high ceilings with exposed beams, this spacious utility area/boot room offers plumbing for an automatic washing machine and a dryer with work surfaces over which house a sunken porcelain sink. Again laid with a tiled floor, the room offers the perfect place for coat hanging and shoe storage away from the main accommodation of the home.

## Lounge

12' Max x 21' 8" Max ( 3.66m Max x 6.60m Max )  
This beautiful lounge features an exposed brick fireplace, with a log burning stove. Whilst windows to the rear aspect, finished with deep stone sills, enjoy views over the extensive gardens. Feature beams can be found to the low ceilings of the room and the walls are complemented with lighting and deep skirting.

## Dining Room

11' 10" Max x 11' 2" Max ( 3.61m Max x 3.40m Max )  
This double aspect dining room, again features deep sill windows to the side and rear of the room allowing an abundance of natural light within. Feature beaming to the ceiling fills the room with character, whilst completing the room is a Herringbone effect flooring.

## Landing

Stairs rise from the entrance hallway, to this first floor landing which gives access to the first two bedroom of the home and the main bathroom. Exposed feature beams can be found to the over stair wall complemented with a feature high level storage cupboard. Natural curved walls and exposed floor boards add character to the area which is finished with a window to the rear elevation and a second stair case which rises to the Attic bedrooms.

## Bedroom One

12' 9" Max x 14' 3" Max ( 3.89m Max x 4.34m Max )  
The main feature of this well appointed and spacious bedroom is the feature stone wall. This lovely room further offers a low level window, with a feature sill which would make the perfect place for window seating, whilst a walk in wardrobe, with a further window and radiator has been created to serve the room.

## Bedroom Two

12' 10" Max x 12' 1" Max ( 3.91m Max x 3.68m Max )  
Again found to the first floor this beautiful double bedroom is finished with an extensive range of built in wardrobes to one wall and features impressive beams to the ceilings. The room is complemented by wall lighting and a window allowing natural light within.

## Bathroom

Found to the first floor of the home. This spacious bathroom offers a low level window and exposed floor boards. A free standing bath sits to the room offering a beautiful framed view through the window of open countryside. Whilst the suite further offers a pedestal hand wash basin, a low flush w.c and a walk in tiled shower enclosure with mains shower. The bathroom is finished and complemented with a feature half height wall

cladding which brings the true cottage feel to the room whilst built in cupboards provide storage and house the water tank.

## Second Flooring Landing

Stairs rise from the first floor standing to this second landing area. Finished with exposed beams and floor boards this landing gives access to bedrooms three and four.

## Bedroom Three

12' 3" Max x 6' 4" Max ( 3.73m Max x 1.93m Max )  
This lovely versatile attic bedroom offers a Velux style window and is laid with the carpet. The room makes the perfect space for both a bedroom or office space for the home worker or teenager. Please note; This room does have some restricted head heights.

## Bedroom Four

13' 5" Max x 6' 9" Max ( 4.09m Max x 2.06m Max )  
Bedroom four again offers the perfect space for both bedroom or office space, finished with a Velux style window and carpet laid to the floor. Please note; This room does have some restricted head heights

## Grounds

Accessed from Farm Lane, which leads from Deep Lane. A traditional five bar gate opens to a private drive which sweeps towards the cottage and gives access to an extensive private courtyard offering space for a number of vehicles and providing access to the stone built garage. The courtyard is finished with established shrub borders and dry stone walling. The property boasts beautifully maintained and enclosed rear gardens. Surrounded by established tree borders, which fringe open fields, offering breath taking panoramic views. Whilst stone patios offer the perfect place for alfresco dining and entertaining.

## Garage

This double attached garage with power and lighting offers traditional wooden doors, accessed from the extensive courtyard parking to the front of the home.

## Additional Out Buildings

Additional out buildings of the property include a coal shed and an outside w.c

welcome to

## The Cottage Deep Lane, Pilsley Chesterfield

- Stunning Detached Cottage built Circa 1700's
- Standing in an enviable plot of approx 1/3 of an acre ,to the head of a private lane
- Far reaching views over open fields and Hardwick Hall
- Retaining many features, to include exposed beams, window and door lintels and curved walls
- Two Reception Rooms, Kitchen and Boot Room
- Two well appointed first floor Bedrooms and Bathroom. Two Second Floor Attic rooms
- Extensive Private Courtyard Parking and Garage/Barn which could lend itself to conversion
- Beautifully Maintained Private Gardens, fringed by Open Fields

Tenure: Freehold EPC Rating: F

# £600,000



Please note the marker reflects the  
postcode not the actual property

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