



Offers Over £525,000 Freehold

FOX HILL | SCARCLIFFE | CHESTERFIELD | S44 6TH

BuckleyBrown
ESTATE AGENTS

**** NO CHAIN **** - Located in a sought-after location. This 17th century detached cottage is the oldest property in the village & really is a once in a lifetime opportunity! The interior exudes character and warmth throughout, nestled in the sought after village of Scarcliffe. Overlooking the beautiful 12th century church.

You will immediately feel at home as you step inside, the living room boasts exposed ceiling beams and a cosy log burning fireplace, creating an inviting atmosphere, you will love spending time here. Next, the kitchen is complete with a range of attractive traditional units and cabinetry. The perfect setting for showing off your culinary skills. You'll also find a large utility room which hosts modern units and an inset sink, not to mention the integrated appliances and a pantry offering extra space for all of your condiments. There's an equally impressive beamed dining room with plenty of space for sit down meals. From here, you are lead into the bright and airy sun room, which is excellent for creating that indoor-outdoor feel with surrounding views of the countryside.

The first floor hosts three beautifully maintained bedrooms, all of which offer plenty of versatility to make your own. All bedrooms are finished with timeless features! Two of the bedrooms accommodate built-in wardrobes for added convenience. The family bathroom is just off the landing and is complete with a four-piece suite.

The outdoor space is just as impressive. The private garden is surrounded by mature trees and shrubs, creating a peaceful and secluded atmosphere. It's the perfect spot for summer BBQs or alfresco dining, and there's even an oak room that can serve as a home office, snug, or hobby space. The tranquil views of the church and surrounding greenery only add to the charm of the property. Additional perks include a double garage, a carport, and multiple private parking spaces.

This cottage is truly unique!





Hall

With access to;

Living Room 12'5" x 13'7"

Complete with a log burner fireplace and exposed beams. With windows to front elevation.

Dining Room 11'7" x 13'3"

With fitted carpets and exposed ceiling beams. With windows to rear elevation and french doors with access to;

Sun Room 12'6" x 14'2"

With surrounding windows and french doors to front elevation.

Kitchen 12'11" x 13'3"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

Utility 13'3" x 13'10"

Comprising a modern range for units and cabinetry, with an inset sink and integrated appliances. With window to rear elevation.

Pantry 4'1" x 7'7"

Perfect extra food storage space.

WC

Including a low flush WC and hand wash basin. With window to rear elevation.

Landing

With access to;

Bedroom One 13'3" x 22'1"

Complete with window to the front and rear elevation. With central heating radiators.

Bedroom Two 12'2" x 13'3"

Including fitted wardrobes. With window to front elevation.

Bedroom Three 12'4" x 13'3"

Including fitted wardrobes. With window to front elevation.

Bathroom 7'8" x 12'1"

Four piece suite complete with a hand wash basin, low flush WC, bath and a separate shower. Window to the front elevation.

Oak Room 15'9" x 27'3"

This room is currently being utilised as a sitting room. There is plenty of space to turn this into a gym or office for those who work from home. Not to mention this room is fully insulated to domestic standards!

Outside

A super private and spacious garden, with planted trees and shrubs . There are

wonderful views from here of the church and fields. This property hosts a double garage with a carport offering multiple car parking spaces. Not to mention the property was built by the monks of Darley Abbey.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GLEBE COTTAGE
FOX HILL
SCARCLIFFE
CHESTERFIELD
S44 6TH



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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