



2 Hollins Cottages, Old Brampton, Chesterfield, S42 7JR



2 Hollins Cottages

Old Brampton

Offers Around

£300,000

This immediately appealing three double bed roomed stone built cottage is believed to date back to around the mid 1700's and is enviably located standing on the rural fringe of this highly sought after linear village on the doorstep of the glorious Peak District National Park.

Offered for sale with vacant possession and no upward chain the property is understood to have originally been two cottages which were converted into one many years ago and now offers uPVC double glazing and gas fired central heating via a Worcester combination boiler. There may be a possibility of creating off road parking within the front garden (subject to any necessary permissions from the local council and Highways).

The surprisingly well proportioned accommodation has three good size reception rooms and briefly comprises: large entrance porch, family room, living room (both with tiled floors), dining room, fitted kitchen with oak fronted units and Rangemaster cooker and pantry, downstairs WC/wash room, excellent uPVC double glazed conservatory with plumbing and cupboard for a washing machine. First floor landing of which opens master bedroom with built in wardrobes and superb views over the farmland opposite, double bedroom two with similar aspect, good size third bedroom at the rear and large family bathroom with corner bath and separate shower.

Private enclosed easily managed rear garden/sitting out area.



- Most attractive period stone cottage
- Delightful rural location - impressive views
- Sought after village
- Doorstep of the Peak National Park
- Surprisingly well proportioned
- No upward chain
- Gas central heating and double glazing
- Viewing recommended
- EPC: D
- Freehold / Council Tax Band B





2 HOLLINS COTTAGES

APPROXIMATE GROSS INTERNAL AREA = 136.9 Q M / 1474 SQ FT

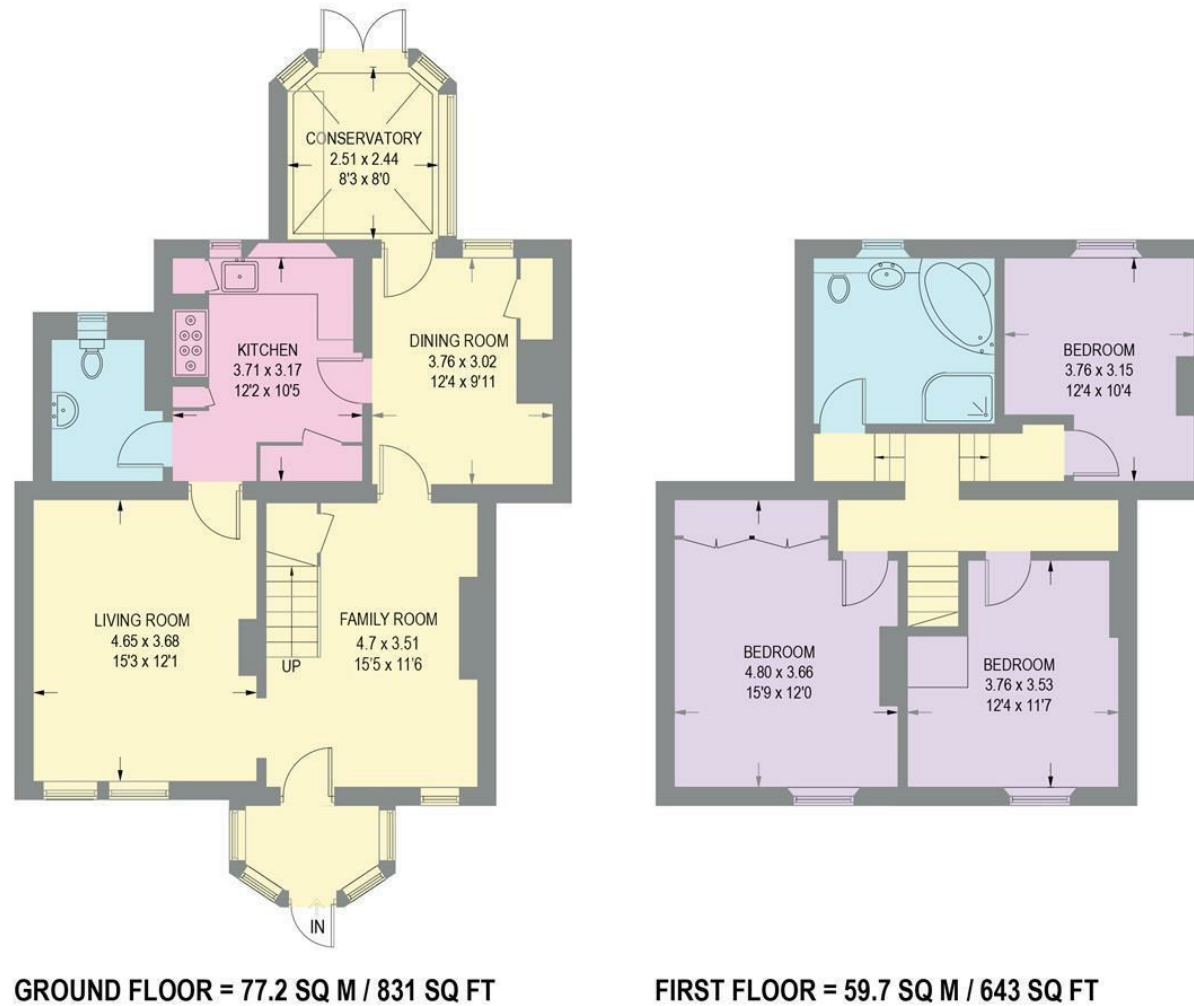


Illustration for identification purposes only, measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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