



2 Crow Hole, Barlow, Dronfield, S18 7TJ



2 Crow Hole

Barlow

Price Guide

£280,000

Guide Price £280,000 - £310,000

This immediately appealing two double bed roomed stone built cottage is offered for sale along with the walled croft opposite. Being enviably located on the semi rural fringe of this highly sought after village.

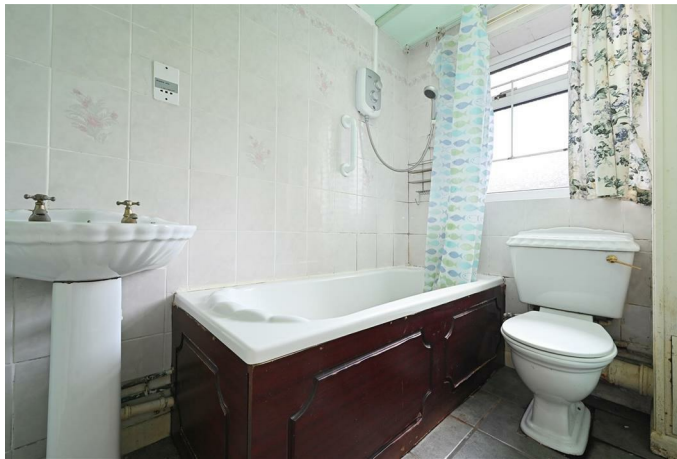
The property is sensibly priced reflecting the need of general modernisation and updating although it does have double glazing and gas central heating via a Worcester combination boiler. The accommodation briefly comprises of an entrance porch with useful store, living/dining room with feature ornamental fireplace, breakfast kitchen, rear entrance lobby, downstairs bathroom, landing with store cupboard and two large double bedrooms.

Off road parking to the front with good sized rear garden set down to lawn with patio with lovely peaceful views. Large walled croft opposite the property which we believe has formerly been used as a vegetable garden and could be used a small holding paddock for a pony. Small off lying single garage which is approximately 30m up from the cottage

** We are informed that there is a well on the croft which is pegged off for safety reasons **



- Amazing opportunity
- Delightful two double bedroom cottage
- Walled croft included in the sale
- Rear garden, off road parking and garage
- In need of general modernisation
- No upward chain
- Gas central heating and double glazing
- Sought after village location
- EPC: C
- Council Tax Band: B Freehold



2 CROW HOLE

APPROXIMATE GROSS INTERNAL AREA = 84.4 SQ M / 908 SQ FT
(EXCLUDING GARAGE / STORE)



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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