





## Hundall

## Apperknowle

Offers Around

£625,000

An amazing opportunity to purchase an immediately appealing and spacious five bedroomed and two bathroomed cottage with 3/4 of an acre or thereabouts of garden and grounds which is enviably located within the sought after hamlet of Hundall, amidst delightful rural surroundings.

Believed to have origins dating back to 1720 with later extensions, the property was last offered to the market 45 years ago and offers flexible and versatile accommodation equally ideal for a family or couple who would embrace the land/garden.

Offering gas fired central heating via a Worcester combination boiler and having many new recently installed uPVC double glazed windows, the accommodation briefly comprises: entrance porch, downstairs WC, spacious living room, conservatory, fitted breakfast kitchen, dining room, snug with log burner, side porch, landing, master bedroom with period feature fireplace, four further bedrooms (one being ideal as a study area which in turn provides access to a shower room with adjacent laundry room), and family bathroom.

Cottage garden immediately to the front of the property, drive to the side, breeze block garage and two good sized former farm buildings (one of which is in need of repair). Garden and grounds are set down mainly to grass with orchard of apple and damson trees. It should be noted that there is a footpath which has its own access initially leading down the right hand side of the plot.

- Delightful location
- Sought after hamlet/village
- Four/ five bedrooms / two bathrooms
- Three miles from Dronfield
- 3/4 of an acres of grounds
- Considerable potential to improve/extend (subject to necessary consents)
- Downstairs WC
- Council Tax Band: E
- Freehold
- EPC: D













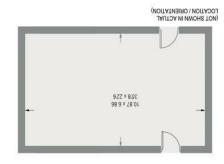






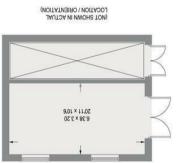
## RAMSHAW COTTAGE

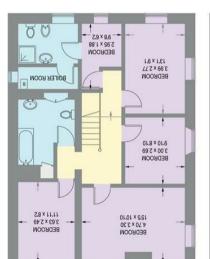
APPROXIMATE GROSS INTERNAL AREA = 190.7 SQ M / 2052 SQ FT OUTBUILDINGS = 59.7 SQ M / 643 SQ FT TOTAL = 250.4 SQ M / 2695 SQ FT





(NOT SHOWN IN ACTUAL LOCATION)







FIRST FLOOR = 80.2 SQ M / 863 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 to scale. Under no circumstances should they 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 a particular importance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for sevent or a particular in working order. The buyer is advised to obtain verifications of credit terms available on request.



GROUND FLOOR 110.5 SQ M / 1189 SQ FT