



Spring Cottage, 230 Holmley Lane, Coal Aston, Dronfield, Derbyshire, S18

Saxton Mee

230 Holmley Lane

Coal Aston

Price Guide

£240,000

Guide price £240,000 - £250,000

An excellent opportunity to acquire a delightful TWO BEDROOMED DETACHED period cottage which is favourably located towards the top of Holmley Lane near to centre of Coal Aston which has a good range of local amenities along with renowned local schooling.

The property is offered for sale with no upward chain and has recently undergone extensive renovations including a new roof in 2024. It offers uPVC double glazing and gas fired central heating and briefly comprises: car port with store , porch, hallway, fitted kitchen, dining room, good size living room. landing, two double bedrooms and bathroom with white suite.

There is potential to extend the property over the car port and flat roof to create further space (subject to usual planning consents)

Pleasant sitting out area with private sunny garden to the rear and patio.



- Delightful unique period cottage - NO CHAIN
- Two bedrooms
- Favoured location
- Nearby renowned schooling and access to the train station
- Deceptive accommodation and gardens
- uPVC double glazing and gas central heating - re-wired in 2011- re-roofed in 2024
- Possibility to extend (subject to usual planning consents)
- EPC: D
- Council tax band: C
- Freehold - NO CHAIN

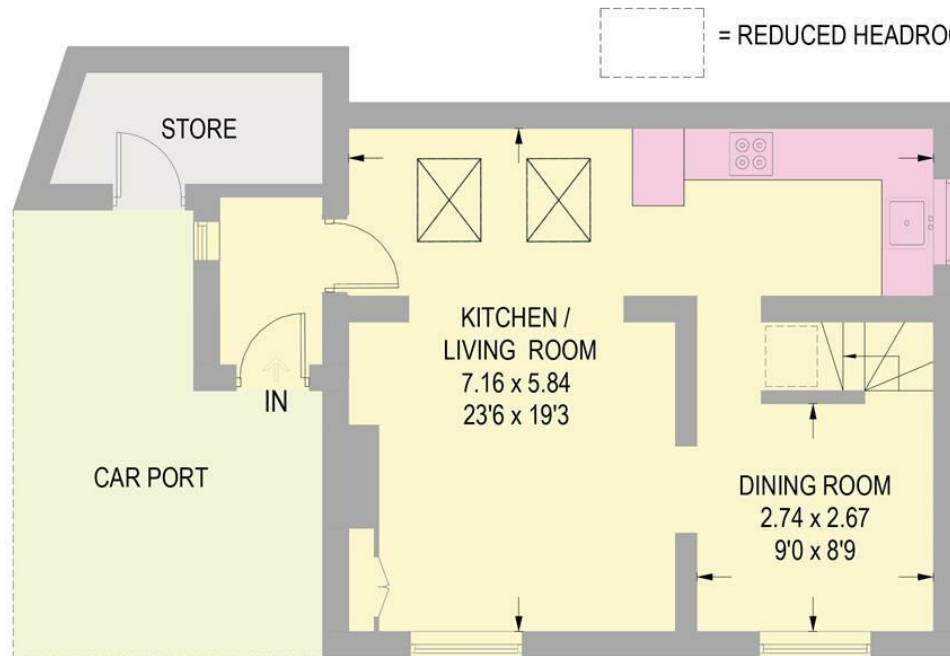


SPRING COTTAGE

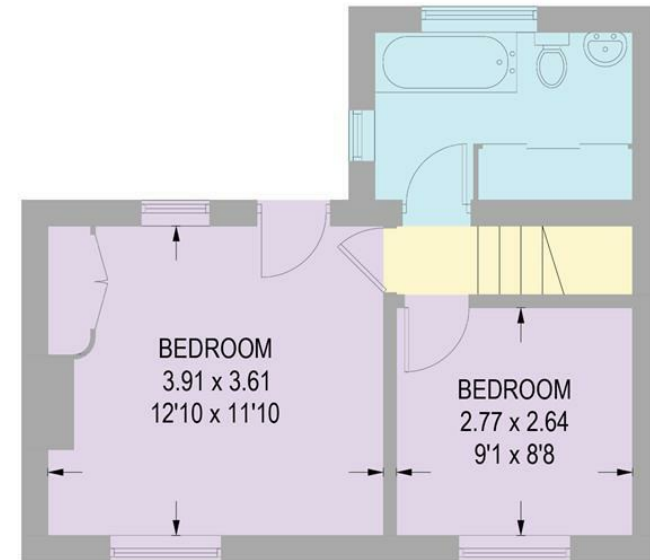
APPROXIMATE GROSS INTERNAL AREA = 74.1 SQ M / 798 SQ FT

STORE = 4.0 SQ M / 43 SQ FT

TOTAL = 78.1 SQ M / 841 SQ FT



GROUND FLOOR
42.8 SQ M / 461 SQ FT



FIRST FLOOR
31.3 SQ M / 337 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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

