



Laburnum Cottage Cordwell Lane, Holmesfield, Dronfield, S18 7WJ

Saxton Mee

Laburnum Cottage Cordwell Holmesfield

£595,000

This stunning FOUR DOUBLE BEDROOMED semi detached home which is largely built from lovely mellow stone being part rendered and is enviably located standing on the fringe of the glorious Peak District National Park within the sought after hamlet of Millthorpe.

The stylishly presented accommodation has recently undergone a scheme of work by the existing owners creating a lovely property which is equally ideal for a family or couple. Offering oil fired central heating via a boiler which has been fitted during recent years along with double glazed windows, the accommodation briefly comprises: entrance hall, downstairs cloakroom/WC, inner hall, lounge with Aga log burning stove and rustic surround, built in storage cupboards and shelving with ample room for a study area. Superb kitchen with an extensive range of built in units together with an electric Aga (which is available by separate negotiation), with exposed brickwork to the chimney breast and tiling to the floor which extends through to the rear porch which doubles as a utility. Dining room leading off the kitchen with twin French doors to the garden and exposed mellow stonework. First floor landing, superb master bedroom with attractively refurbished en-suite shower room, double bedroom two with substantial fitted wardrobes, double bedroom three and stunning family bathroom again fitted in December 2022. Second floor occasional bedroom/study.

York stone flagged driveway provides ample off road parking (which fits two large cars) with gated access to the side of the cottage via a stone flagged path giving access to the good sized private rear garden which has been attractively landscaped with a broad Indian stone flagged entertaining terrace and lawn beyond with dry stone retaining wall and fencing.



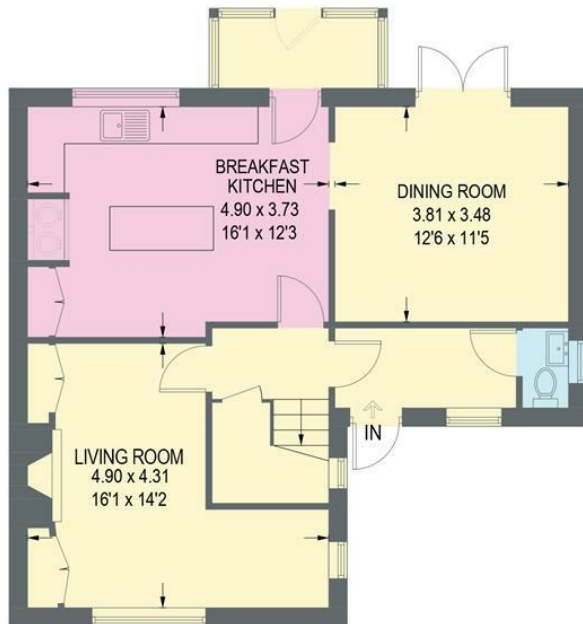
- Outstanding semi detached three/four double bedroomed cottage
- Enviably located within the heart of this popular hamlet close to Barlow and Holmesfield
- Stylishly presented and beautifully refurbished
- Level landscaped private walled and fenced rear garden
- York stone flagged driveway
- Oil fired central heating with boiler fitted in 2018 and new oil tank in 2022
- Stunning family bathroom and superb en-suite to the master bedroom
- Excellent breakfast kitchen with electric Aga (available via separate negotiation)
- Viewing highly recommended
- EPC / Freehold / Council Tax Band





LABURNUM COTTAGE

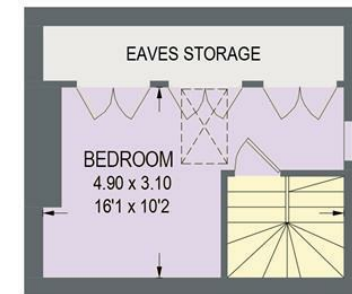
APPROXIMATE GROSS INTERNAL AREA = 141.5 SQ M / 1523 SQ FT



GROUND FLOOR
62.8 SQ M / 676 SQ FT



FIRST FLOOR
59.1 SQ M / 636 SQ FT



SECOND FLOOR
19.6 SQ M / 211 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

