



Columbine Cottage Quarry Lane,  
Alton, S42 6AT

OFFERS IN THE REGION OF

£410,000

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WILKINS VARDY

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STUNNING RURAL LOCATION - THREE BED EXTENDED COTTAGE - GARDEN ABUTTING PROTECTED WILDLIFE AREA - ONE OF TWO COTTAGES BEING SOLD

Welcome to Quarry Lane, Alton, Chesterfield - a charming cottage that exudes character whilst having features to suit 21st Century living. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones, and a modern kitchen. With three cosy bedrooms, and a 5-piece family bathroom, there's ample space for the whole family to unwind and make this house a home.

Located in a serene neighbourhood, this cottage offers a peaceful retreat from the hustle and bustle of everyday life. With fabulous views, many beautiful walks on its doorstep and being ideally located to explore the Peak District and Derbyshire.

- Extended Stone Built Character Cottage in Sought After Village Location
- Two Good Sized Reception Rooms
- Modern Fitted Kitchen with Integrated Appliances
- Useful Cellar
- Three Double Bedrooms
- 5-Piece Family Bathroom
- Car Standing Space for at least One Vehicle
- Attractive Lawned Garden abutting Protected Wildlife Reserve
- NO UPWARD CHAIN
- EPC Rating: D

## Foxglove Cottage & Columbine Cottage

Our clients have been long term owners of both of these cottages. It appears possible that the two properties could be knocked through to form one larger property, but expert advice should be sought if this is a consideration.

### General

Oil central heating (Worcester Bosch Greenstar boiler fitted in January 2024 - 5 Year Manufacturers Guarantee)  
Wooden framed sealed unit double glazed windows  
Gross internal floor area - 99.6 sq.m./1072 sq.ft.  
Council Tax Band - D (when last assessed - has been under Business Rates)  
Tenure - Freehold  
Primary School Catchment Area - Ashover Primary School  
Secondary School Catchment Area - Tupton Hall School

### On the Ground Floor

A wooden framed and double glazed door opens into the ...

### Kitchen

16'0 x 10'0 (4.88m x 3.05m)  
Being part tiled and fitted with a range of modern cream wall, drawer and base units with complementary work surface over.  
Inset single drainer sink with mixer tap.  
Integrated appliances to include a slimline dishwasher, electric oven and 4-ring hob with glass splashback and extractor hood over.  
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.  
Tiled floor, downlighting and pendant lighting.  
An open balustrade staircase rises to the First Floor accommodation.

### Dining Room

11'5 x 9'5 (3.48m x 2.87m)  
A good sized reception room fitted with engineered oak flooring. A door from here gives access to steps which descend down into the cellar.  
A further door gives access into the living room.

### Cellar

11'0 x 8'10 (3.35m x 2.69m)  
A good sized cellar having light, power and also housing the oil fired boiler.

### Living Room

16'7 x 10'10 (5.05m x 3.30m)  
A spacious dual aspect reception room, fitted with engineered oak flooring and having a feature fireplace with an electric stove sat on a stone hearth. There is a corner brick plinth with wood top to one side suitable for TV standing.  
A wooden framed and glazed door opens onto the garden.

### On the First Floor

#### Landing

With two loft access hatches.

#### Bedroom One

12'9 x 9'10 (3.89m x 3.00m)  
A good sized front facing double bedroom having a walk-in over stair wardrobe.

#### Bedroom Two

10'11 x 8'2 (3.33m x 2.49m)  
A rear facing double/twin bedroom having a built-in double cupboard.

#### Bedroom Three

10'10 x 8'2 (3.30m x 2.49m)  
A dual aspect double/twin bedroom.

#### Family Bathroom

Fitted with a 5-piece white suite comprising a panelled bath with tiled splashback, fully tiled shower cubicle with mixer shower, 'his' and 'her' wash hand basins set in a worktop with tiled splashback and storage below, and a low flush WC.  
Built-in airing cupboard housing the hot water cylinder.  
Tiled floor and downlighting.

#### Outside

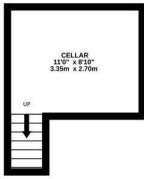
In the centre of Alton there is an unadopted gravel lane leading up to the property. This lane turns into a public footpath over open fields after the cottages. On the right hand side a wedge of land is included within the sale. This land will be divided between Columbine Cottage and Foxglove Cottage and will provide Columbine Cottage with off street parking for at least one vehicle. There is potential to extend this to three or more spaces.

The lane continues up to Columbine Cottage which has a shared access path to the front and which leads to steps up to a pleasant garden with a lawn and flower beds.

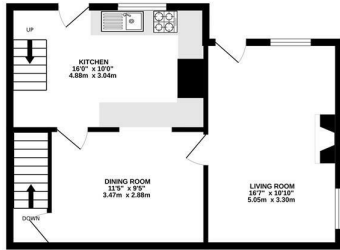
At the end of the garden there is a patio which abuts a protected wildlife reserve which is owned by a charity.



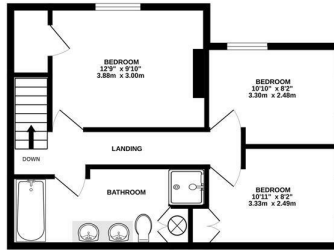
BASEMENT  
112 sq.ft. (10.4 sq.m.) approx.



GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>57</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

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### VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

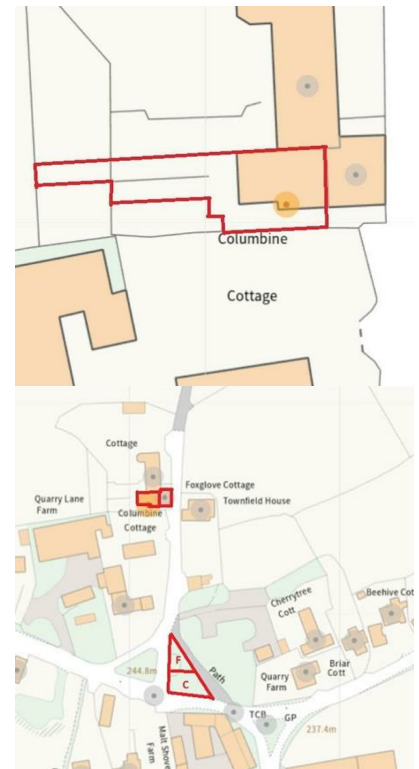
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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