



Jasmine Cottage Station Road,  
Scarcliffe, S44 6TG

OFFERS IN THE REGION OF

£420,000

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WILKINS VARDY

£420,000

CHARACTER STONE COTTAGE - SECLUDED VILLAGE POSITION

This picture postcard detached cottage is tucked away in this desirable part of Scarcliffe Village, surrounded by other village style properties and rural outlooks. This traditional stone built detached property includes four good sized bedrooms, two having fitted wardrobes and the master having a dressing room with basin, a first floor bathroom and separate ground floor cloakroom, galley style kitchen with hallway and two separate storage rooms off and two generous reception rooms equating to an impressive floor area of 1522 sq.ft. With a number of various character features, a stunning surrounding plot and a large detached garage, this property could certainly allow the buyer to breathe new life into the property and create their ideal dream home in this sought after position.

- Charming Detached Stone Built Cottage on 0.20 Acre Plot
- Two Spacious Reception Rooms
- Four Good Sized Double Bedrooms, the Master with Dressing Area
- Large Detached Single Garage & Off Street Parking
- EPC Rating: E
- Sought After Village Location in Conservation Area
- Kitchen with Cloaks/WC & Walk-in Store off
- Family Bathroom
- NO UPWARD CHAIN

General

Gas central heating (Worcester Greenstar Combi Boiler)  
Wooden framed sealed unit double glazed windows and doors (unless otherwise stated)  
Gross internal floor area - 141.4 sq.m./1522 sq.ft.  
Council Tax Band - E  
Tenure - Freehold  
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

A wooden framed and glazed side entrance door opens into an ...

Entrance Hall

Having a vaulted ceiling. French doors from here give access into the ...

Living Room

23'2 x 13'7 (7.06m x 4.14m)  
A generous reception room having a feature stone fireplace with multi-fuel stove sat on a tiled hearth.  
An opening leads through into an ...

Inner Hall

Having a built-in under stair store cupboard. Doors from here give access into the dining room and kitchen.

Dining Room

13'10 x 12'0 (4.22m x 3.66m)  
A spacious reception room having a feature stone fireplace with a tiled hearth and fitted gas fire.  
A door from here opens to a staircase which rises to the First Floor accommodation.

Kitchen

14'9 x 6'6 (4.50m x 1.98m)  
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over, including a breakfast bar.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a fridge, electric double oven and 4-ring gas hob.  
A door from here opens to a Cloaks/WC, and a further door opens to a useful walk-in pantry having a wooden framed single glazed window and a further door opening to a Rear Entrance Hall.

Cloaks/WC

Fitted with a 2-piece suite comprising a low flush WC and inset wash hand basin with storage below.  
Built-in airing cupboard housing the gas combi boiler.

Rear Entrance Hall

Having a wooden framed and glazed door opening to the rear garden, and a further door opening to a useful Store Room.

On the First Floor

Landing

With loft access hatch.

Bedroom One

11'8 x 9'9 (3.56m x 2.97m)  
A good sized dual aspect double bedroom having a range of fitted bedroom furniture to include wardrobes, overhead storage, drawer units and dressing table.  
Built-in over stairs store cupboard.  
There is a dressing room with wash hand basin with vanity unit below.

Bedroom Two

12'10 x 12'7 (3.91m x 3.84m)  
A spacious front facing double bedroom having built-in wardrobes with overhead storage.

Bedroom Three

10'2 x 9'7 (3.10m x 2.92m)  
A good sized front facing double bedroom.

Bedroom Four

13'7 x 6'6 (4.14m x 1.98m)  
A good sized dual aspect single bedroom, currently used as an office.

Family Bathroom

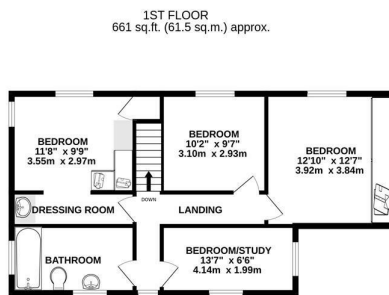
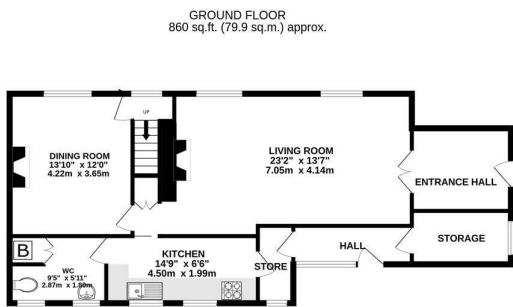
A dual aspect room, being part tiled and fitted with a 3-piece suite comprising a panelled bath with mixer shower over, pedestal wash hand basin and a low flush WC.

Outside

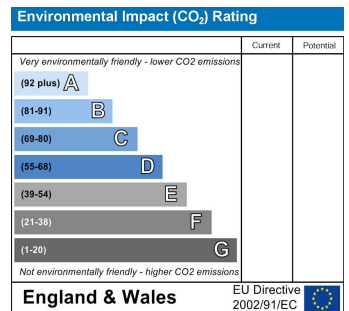
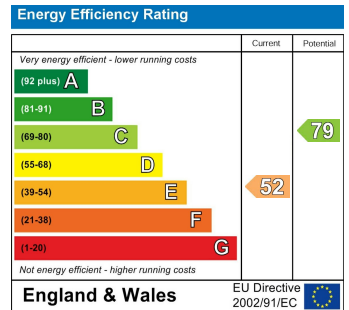
To the front of the property there is off street parking and a large detached stone built garage having light, power and water.

There are cottage style gardens to the front, side and rear comprising of lawns, vegetable plots, plants trees and shrubs, together with a greenhouse.





TOTAL FLOOR AREA: 1522 sq.ft. (141.4 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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## 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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, multi-fuel stove, gas fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

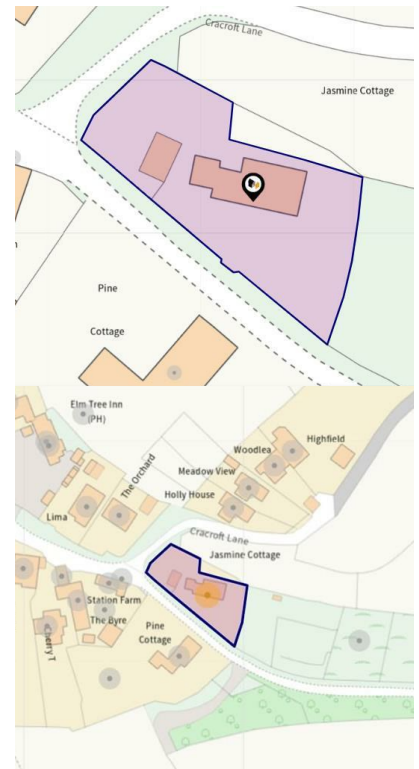
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Bolsover 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 Consultant.



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