



1 Barlow Road,  
Cutthorpe, S41 9RS

OFFERS IN THE REGION OF

£600,000

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WILKINS VARDY

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UNIQUE EXTENDED FAMILY HOME - ENVIABLE POSITION WITH VIEWS TO THE REAR - QUARTER ACRE PLOT WITH OAK FRAMED COVERED SEATING AREA AND OUTDOOR KITCHEN - MUST BE VIEWED

Nestled in the charming village of Cutthorpe, this stunning detached family home on Barlow Road offers an exceptional living experience. Spanning an impressive 1,246 square feet, the property boasts three well-proportioned bedrooms and two modern bathrooms, making it ideal for families seeking both space and comfort.

The heart of the home is undoubtedly the fantastic open-plan family kitchen, which features high-quality fittings throughout. The property is set in an exclusive location, offering picturesque views over an adjacent deer park, allowing residents to enjoy the beauty of nature right from their doorstep. The stunning garden is a true highlight, complete with a covered seating area and a fantastic outdoor kitchen, making it an ideal space for alfresco dining and summer entertaining. With parking available for multiple vehicles and a detached garage, convenience is assured for both residents and guests. This highly desirable village location combines the tranquillity of rural living with easy access to local amenities, making it a perfect choice for those looking to settle in a peaceful yet vibrant community.

- Superb Detached Family Home in Sought After Village Location
- Views across Open Countryside & Deer Park
- Spacious Dual Aspect Living Room & Separate Study
- Fantastic Open Plan Kitchen/Diner/Family Room
- Utility Room & Cloaks/WC
- Three Double Bedrooms
- Family Bathroom & Ground Floor Shower Room
- Detached Garage & Ample Off Street Parking
- Superb Plot With Outdoor Kitchen and Covered Seating Area
- EPC Rating: TBC

General

Gas central heating (Main Eco Elite Combi Boiler)  
uPVC sealed unit double glazed sash windows and doors (unless otherwise stated)  
Security alarm system  
Gross internal floor area - 115.8 sq.m./1246 sq.ft.  
Council Tax Band - E  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Newbold

Intended Overage Provision

We have had an independent planning consultant undertake a desktop study of whether the plot offers some development potential. A copy of this correspondence will be made available upon request.  
It is likely that the property lies within the green belt and therefore planning for an additional dwelling is unlikely.  
However, our client proposes to sell this property with an overage clause which would protect them if planning consent was obtained in the future.  
It is the intention of the sellers to create a clause which would allow the current owners to claim a 25% share of any uplift in value over the next 30 years if planning permission is granted for an additional dwelling or dwellings.  
This clause would not apply to extension or alteration of the main house or creating ancillary accommodation to the main house.

On the Ground Floor

Storm Porch  
Having a composite door opening into an ...

Entrance Hall  
Fitted with engineered oak flooring. A staircase rises to the First Floor accommodation.

Cloaks/WC  
Being part wood panelled and fitted with a white 2-piece suite comprising of a low flush WC and a wash hand basin.  
Built-in under stair storage cupboard.  
Engineered oak flooring.

Living Room  
17'8 x 11'0 (5.38m x 3.35m)  
A spacious dual aspect reception room having French doors which open onto the covered side patio.  
This room has a feature fireplace with wood lintel and log burner sat on a stone hearth.

Study  
11'3 x 6'4 (3.43m x 1.93m)  
A versatile rear facing room fitted with engineered oak flooring and having a built-in storage cupboard.

Open Plan Kitchen/Diner/Family Room  
20'7 x 16'8 (6.27m x 5.08m)  
A spacious dual aspect room, having a range of base and drawer units with complementary granite work surfaces and upstands, together with a breakfast bar with oak work surface.  
Integrated 1½ bowl ceramic sink with mixer tap.  
Integrated dishwasher.

Included in the sale is the range cooker having a tiled splashback and fitted extractor hood over.  
Space is provided for a fridge/freezer.  
Feature fireplace with oak lintel and log burner sat on a stone hearth.  
A door gives access to a built-in pantry.  
Three skylight windows, tiled floor with underfloor heating, and downlighting.  
uPVC double glazed French doors overlook and open onto the rear garden, and a further set of French doors give access to a covered patio area.

Shower Room

Fitted with a 2-piece suite comprising of a fully tiled shower cubicle with mixer shower, and a wash hand basin with tiled splashback.  
Chrome heated towel rail.  
Tiled floor with underfloor heating.

Utility Room

10'5 x 8'9 (3.18m x 2.67m)  
Fitted with a double and single base unit with wood work surface over, incorporating an inset single drainer ceramic sink with mixer tap.  
Fitted coat rail and shelving for shoes.  
Space and plumbing is provided for a washing machine.  
Integrated freezer.  
Built-in store cupboard housing the gas boiler.  
Tiled floor with underfloor heating, and downlighting.

On the First Floor

Landing  
Having a built-in airing cupboard.

Bedroom One  
14'8 x 10'3 (4.47m x 3.12m)  
A good sized dual aspect double bedroom with views across open fields.

Bedroom Two  
10'7 x 10'3 (3.23m x 3.12m)  
A good sized rear facing double bedroom.

Bedroom Three  
11'0 x 7'5 (3.35m x 2.26m)  
A front facing double bedroom.

Family Bathroom  
Being part tiled, fitted with LVT flooring and having a white 3-piece suite comprising of a back to wall roll top bath with bath/shower mixer tap, round countertop wash hand basin and a low flush WC.  
LVT flooring and downlighting.

Outside

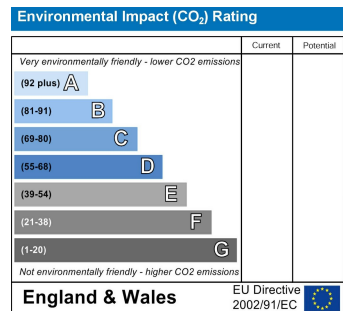
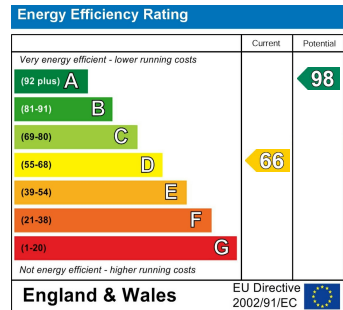
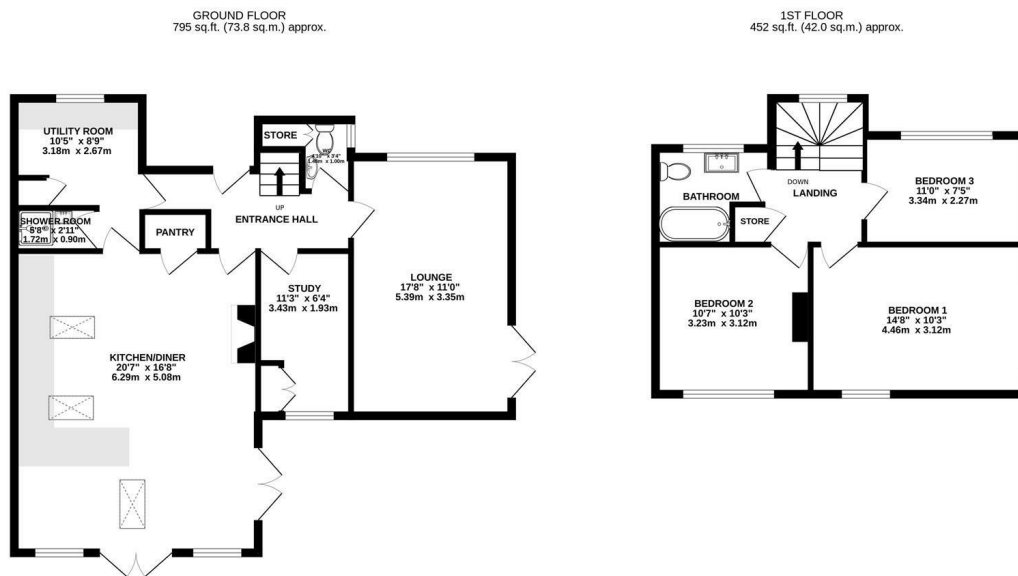
Wooden gates to the front of the property open to a gravelled driveway providing ample off street parking and leading to a detached single garage having light, power and plumbing.

A gate gives access to the enclosed rear garden, where there is a wraparound covered patio providing plenty of seating, and also having an outside kitchen area having a Belfast sink with pull out hose spray mixer tap, worktops, light and power. There are also lawned gardens, vegetable plots, a summerhouse, two garden sheds and a greenhouse.









TOTAL FLOOR AREA : 1246 sq.ft. (115.8 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.

We are informed by the vendor that, at the time of our inspection, the central heating system, log burning stoves, 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 Outwood Academy Newbold 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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