



Hollybrook Cottage Ashover Road

Stretton, Alfreton, DE55 6FE

Guide Price £600,000



Hollybrook Cottage Ashover

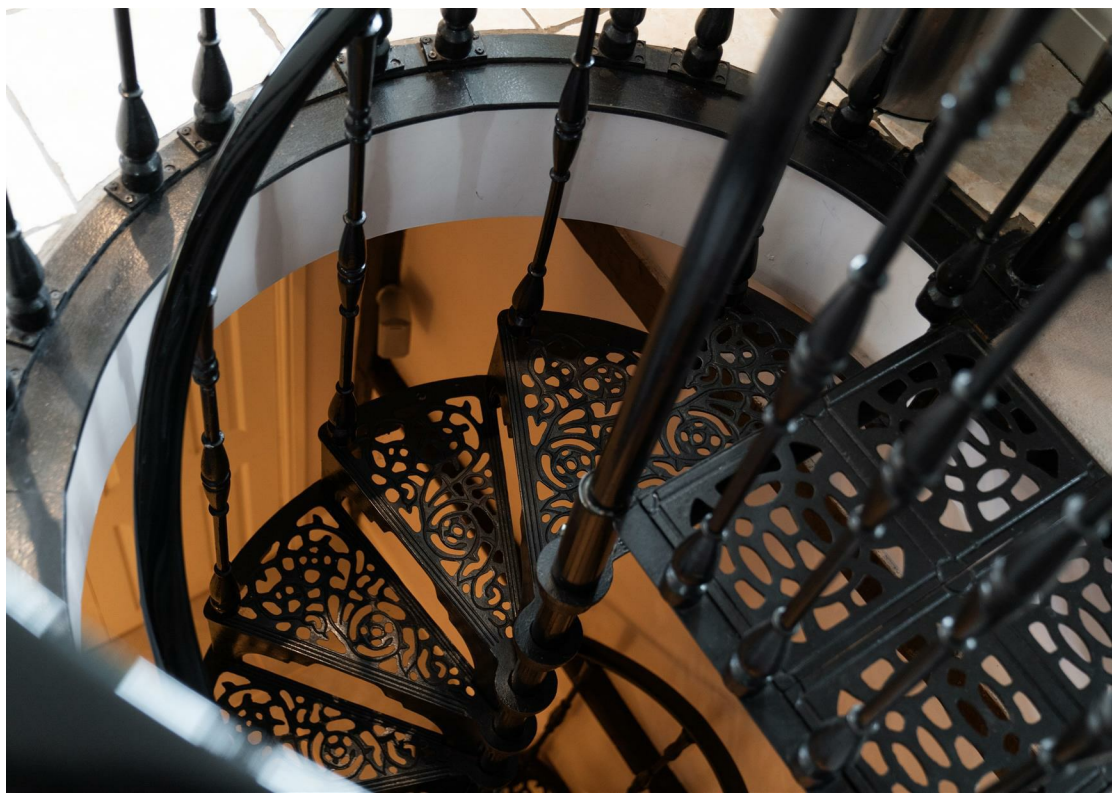
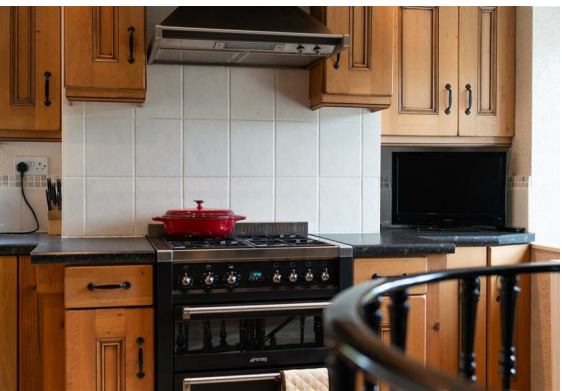
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£600,000 - £650,000 (guide price)
Listed on the market for the first time in over 3 decades, welcome to a home that is both truly unique and incredibly flexible, situated in this stunning rural setting. Hollybrook Cottage, a former ticket office for Stretton Railway Line, is nestled between Horsecar Brook and Smithy Brook and is surrounded by glorious Derbyshire countryside and tranquil walks, whilst being within close proximity to local amenities.

Offering a spacious 2217 sqft of accommodation over three storeys, the property features a flexible layout with the former double garage being converted to a space ideal for annex accommodation, a detached double garage, private gardens surrounding the home extending to approximately 1/3 of an acre, 3 reception rooms, 2 bathrooms and a charming cottage style kitchen with spiral staircase feature leading to the lower ground floor accommodation.

The ground floor comprises; large sunroom conservatory spanning 2 sides of the property, ground floor WC, cottage kitchen with spiral staircase feature, open plan dining room, front entrance hallway and spacious family lounge with feature fireplace.

The lower ground floor comprises; open plan living and kitchen space, shower room and an office space. The lower ground floor was formally double garage and is ideal for annex





accommodation.

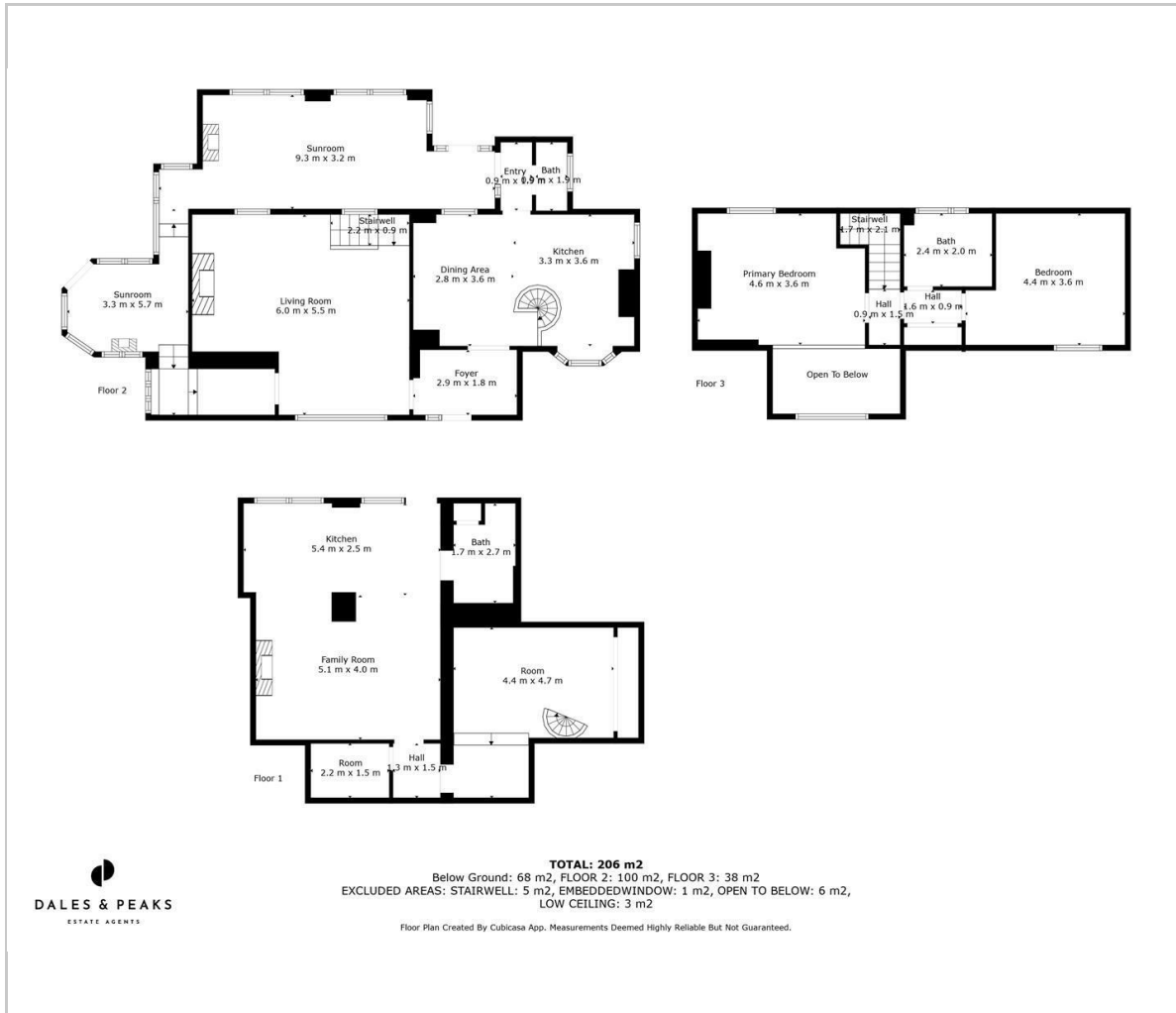
The first floor comprises; 2 good-sized double bedrooms and a family bathroom.

Externally; Hollybrook Cottage occupies a plot measuring approximately 1/3 of an acre, to the rear of the property is a detached double garage, ample off road parking for multiple vehicles and private landscaped gardens.

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Floor Plan

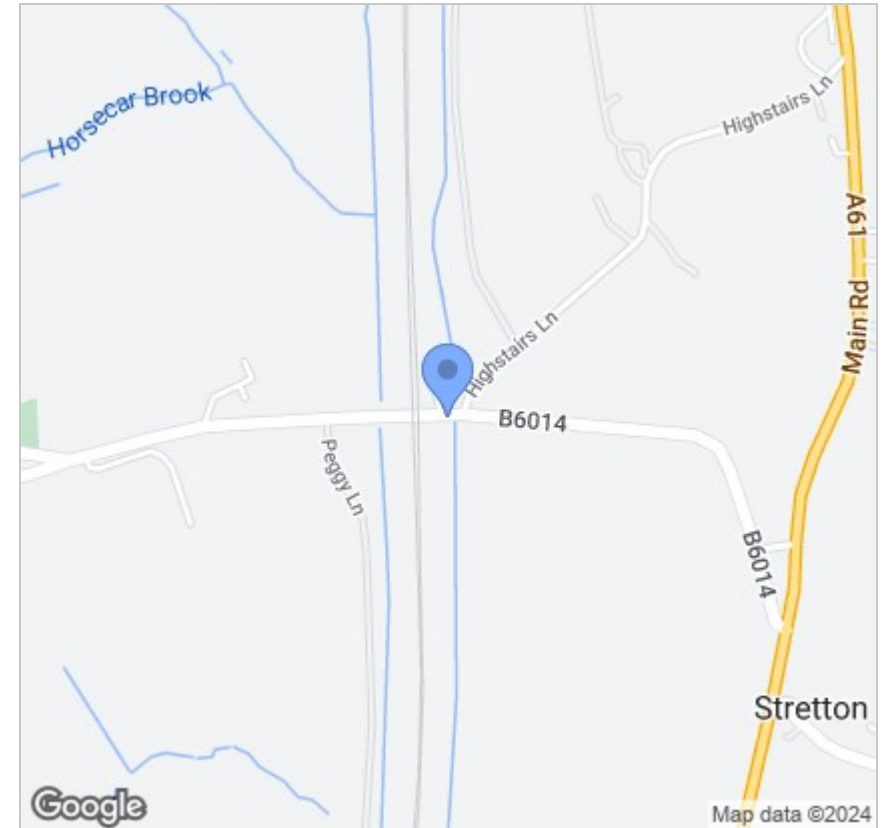


Viewing

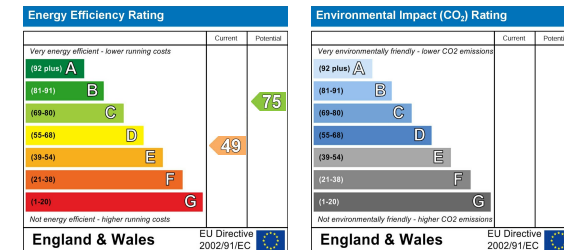
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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