



COUNTRY  
HOLMES



Queen Street, Hadfield, SK13 2DW

£305,000

3 1 1





Country Holmes is delighted to offer for sale this beautifully spacious stone-built semi-detached cottage, brimming with character and charm. This exceptional home seamlessly blends traditional features—such as stunning mullion windows and original exposed beams—with comfortable modern living.

**VENDORS COMMENTS** - Over the past 6 years the current owners have made the following upgrades:

- Full damp proof course to lower level
- Installed secondary glazing to preserve warmth and retain the character of the original mullion windows
- Upgraded the electrics (increase in electrical points from 4 to 17 in the kitchen/diner alone)
- Upgraded light fittings throughout
- Installed handmade internal oak doors
- Installed handmade external solid oak doors, (stable door, with antique stained glass panels)
- Boarded out one loft cavity and installed loft ladder and lighting
- Installed a new bathroom and shower
- Levelled the kitchen/diner floor and installed flagstone floor.
- New skirtings in the kitchen/diner
- Two new radiators in the kitchen/diner
- Installed a wood burning stove
- New pure wool carpets, stairs, lounge and 3rd bedroom
- New kitchen configuration
- Installed Rangemaster with extractor







- Stunning Stone Semi Detached Cottage
- Three Bedrooms
- Multi Fuel Burner
- Cottage garden to side & rear
- Farmhouse Kitchen
- Exposed Beams & Mullion Windows
- Stone Flagged Floors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	