

PINEWOOD



**Pebley Cottages, Coltsworth Lane, Rotherham Road,
Barlborough, Chesterfield, Derbyshire S43 4TG**

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**Offers In The Region Of
£380,000**



YOU COULD BE IN THE COUNTRY... A rare opportunity to acquire this unique and spacious four bedroom property that comprises of a conversion of two of the Pebley Cottages.

You will arrive via Coltsworth Lane and the property sits back from the lane with a lovely lawn area to the front aspect enjoying lovely rural views. Enter through gates to the side aspect and there is off road parking for 2 vehicles.

Enter into the kitchen at the rear aspect overlooking the rear garden, there is a room off the kitchen that is work in progress ready for the new owner to put their stamp on it. As per the floor plan there is a utility room marked out and a further reception room off the kitchen that enjoys a view to the front aspect. The lounge occupies two aspects to the front and rear with a lovely multifuel log burner.

The three piece bathroom is on the ground floor and has the benefit of a walk in hallway.

You will be pleased to find the first floor occupies four double bedrooms, two enjoy the front aspect view and two enjoy the rear aspect view. An interesting feature is the second landing created by the conversion making a lovely seating area with stunning views over the countryside.

Outside is a pure delight, with 360 panoramic rural views and is a great opportunity for the next owners. A viewing is essential here to get a real feel of the area and the appreciate the full attributes of this spacious home. PLEASE CALL PINWOOD PROPERTIES ON 01246 810519 TO ARRANGE YOUR VIEWING.

- FOUR BEDROOMS
- DOUBLE LOUNGE
- SPACIOUS COUNTRY STYLE KITCHEN & DINING
- UPVC
- FREEHOLD
- STUNNING VIEWS OVER RURAL COUNTRYSIDE
- FRONT RECEPTION ROOM AND UTILITY
- MULTI USE LANDING
- GAS BOILER CENTRAL HEATING
- COUNCIL TAX BAND: B

Porch

Through the front door into an entrance hallway with access to the front reception room.

Reception Room

10'6" x 12'9" (3.21 x 3.89)

To the front aspect is a reception room which has been stripped back to plaster and floorboards ready for new decor. The uPVC double glazed window overlooks the front garden and there is a central heating radiator.

Lounge

10'6" x 12'8" and 11'10" x 15'10" (3.21 x 3.88 and 3.62 x 4.83)

The double lounge spans the full length of the property. It provides rural views from the dual aspect uPVC double glazed windows. There are two feature fireplaces. One offers space for a multi fuel burner and the other provides space to house a TV. There is a useful under stairs store cupboard and a door which gives access to the stairs case leading to the first floor. To the rear of the lounge is access to a further hallway and store cupboard and access to the downstairs family bathroom.

Kitchen Diner

11'10" x 15'10" (3.62 x 4.85)

This traditional farmhouse style kitchen offers lovely features including an inglenook fireplace with space for a range cooker and a welsh dresser. There is a range of base units, a stainless steel sink and a fully tiled floor. The uPVC window overlooks the rear aspect with rural views. There is space for a dining table and off the kitchen is a large utility room providing additional storage. A rear hallway between the kitchen and the utility room gives side aspect access out to the rear of the property.

Utility Room

9'10" x 6'11" (3.00 x 2.11)

To the rear of the property is a good sized utility room with two uPVC double glazed windows.

Bathroom

9'2" x 6'11" (2.81 x 2.11)

The bathroom is situated on the ground floor to the rear of the property. It offers a fully tiled space with an electric shower over bath, low flush WC and pedestal sink. There is a central heating radiator and uPVC double glazed window with obscured glass.

Bedroom One

8'8" x 15'11" (2.66 x 4.86)

This large rear facing bedroom offers far reaching views over the rural landscape via two uPVC double glazed windows. There are two central heating radiators, neutral decor and carpet.

Bedroom Two

8'7" x 15'9" (2.64 x 4.81)

This large rear facing bedroom offers far reaching views over the rural landscape via two uPVC double glazed windows. There are two central heating radiators, neutral decor and carpet.

Bedroom Three

12'5" x 9'10" (3.81 x 3.00)

This front facing bedroom offers scenic views over the countryside. The recess space either side of the chimney breast provides a great space for storage. There is wallpaper decor, carpet and central heating radiator.



Bedroom Four

8'7" x 9'10" (2.63 x 3.01)

This front facing bedroom also offers scenic views over the countryside. The recess space either side of the chimney breast provides a great space for storage- one side currently has a built in store cupboard. There is wallpaper decor, carpet and central heating radiator.

Landing

This multi functional landing space would work well as a snug or office area. It currently offers a seating area with views via front facing window over the countryside

Garden

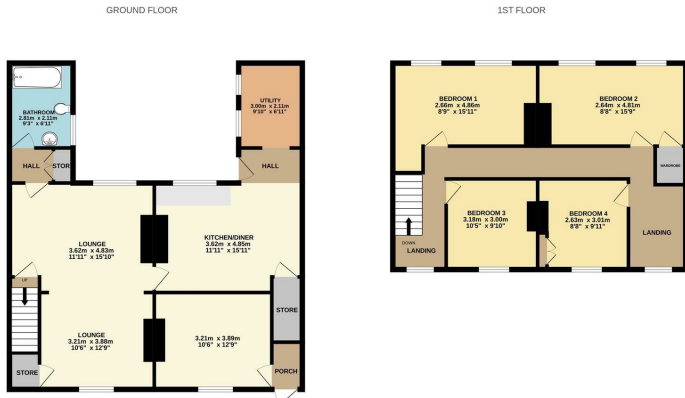
With an enclosed lawn with far reaching view to the front, and a lawn to the rear with access to an outbuilding. There is parking for two vehicles at the land at the side of the first cottage.

General Information

COUNCIL TAX BAND: B
FREEHOLD

Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, doors and fittings have not been taken and are approximate and do not constitute any part of the contract. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their operation or efficiency. See the green.



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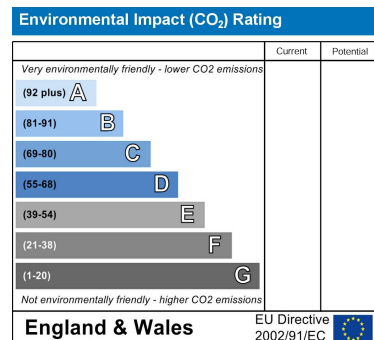
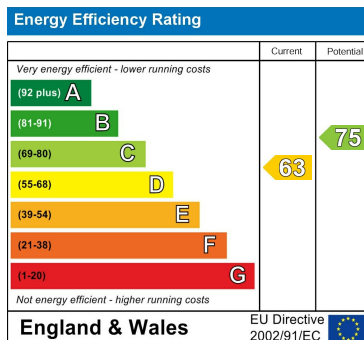
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FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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