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estate agents

Rose Cottage Rose Cottage, Brockwell Lane

Cutthorpe, Chesterfield, S42 7AF

£650,000

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Unique Opportunity to Acquire this Impressive Stone Detached Cottage which hosts a wealth of charm and character!! Built circa 18th Century and once owned by the Chatsworth Estate this pretty Detached Stone Built Cottage is idyllically situated tucked away on this ancient bridle path in this peaceful backwater overlooking open countryside. Located on the fringe of this much sought after rural village on the edge of the Peak District National Park, it enjoys fully landscaped grounds of approximately quarter of an acre with a good degree of privacy, Fabulous Summer House/Studio for Home Working and Detached Garage/Workshop.

Being immaculately presented and well maintained the family accommodation of over 1800 sq ft benefits from having uPVC Double Glazing and Gas Central Heating (Combi) it briefly comprises: Extended Front Entrance Porch, Step in Hall, Reception Room, Open Plan Fitted Dining Kitchen, Bedroom 4/Sitting Room/Study, Impressive Conservatory/Orangery (2007) Utility Room & Downstairs Bathroom, rear porch. Three Double Bedrooms to the first floor all with wonderful open views and Spacious Family Bathroom with 4 piece suite. Outside: Long Driveway, Turning Area, Parking for Several Cars, Beautifully manicured landscaped gardens with large patio area. Stone sun terrace with pizza oven and pergola.

Additional Information

Gas central heating- Combi Boiler
uPVC double glazing
Gross Internal Floor Area - 1825.4 Sq.Ft. / 169.6 Sq.m
Council Tax Band - E
Secondary School Catchment Area - Outwood Academy Newbold.
St Mary's Catholic High School is also within close proximity.

Extended Front Porch

6'2 x 6'7 (1.88m x 2.01m)
Original entrance door. Tiled floor. Stairs climb to the first floor.

Reception Room

14'0 x 13'2 (4.27m x 4.01m)
Cosy family reception room with front garden views and feature fireplace with gas fire. Coving and downlighting.

Kitchen/Breakfast/Dining Room

24'6 x 12'1 (7.47m x 3.68m)
Superb range of quality base, wall and drawer units in a Cashmere finish with complimentary work surfaces over and inset sink unit with tiled splashbacks. Space for cooker. Integrated dishwasher. Feature fireplace with tiled back and Electric Stove. Stairs to first floor.

Orangery/Conservatory

16'5 x 11'3 (5.00m x 3.43m)
Enjoys lovely views over the rear gardens. Tiled floor with underfloor heating. Two sets of uPVC french doors onto the gardens and French doors to the Dining Kitchen.

Rear Porch/Inner Hallway

8'0 x 7'4 (2.44m x 2.24m)
Rear door to gardens Storage cupboard.

Ground Floor Bathroom

7'11 x 5'6 (2.41m x 1.68m)
Having partly tiled walls and comprising of a 3 piece White suite which includes bath with shower spray, attractive Moroccan style wash hand basin set upon a floating shelf and low level WC. Chrome heated towel rail and tiled flooring.





Utility Room

6'4 x 11'10 (1.93m x 3.61m)
Includes base/ wall units with work surfaces over, inset stainless steel sink unit/ tiled splash backs. Space for washer & fridge freezer. Worcester Bosch Combi Boiler.

Ground Floor Bed 4/Sitting Room/Office

15'2 x 9'3 (4.62m x 2.82m)
An extremely versatile and adaptable 4th bedroom/second sitting room/office for home working. Feature fireplace.

First Floor Landing

2'6 x 25'0 (0.76m x 7.62m)
Access to all bedrooms and family bathroom. Further staircase which leads down to the dining kitchen.

Front Double Bedroom 1

14'11 x 12'4 (4.55m x 3.76m)
Front aspect window with lovely countryside views. Useful shelving.

Front Double Bedroom 2

11'4 x 13'3 (3.45m x 4.04m)
Two front aspect windows with countryside views. Fitted wardrobes.

Front Double Bedroom 3

10'9 x 12'2 (3.28m x 3.71m)
Front aspect window with countryside views. Open wall shelving.

Impressive Spacious Family Bathroom

10'0 x 11'4 (3.05m x 3.45m)
Large family bathroom with part wooden panelling to the walls and comprising of a 4 piece White suite which includes a luxury 'Slipper' Bath, Tiled double shower cubicle enclosure with mains rain shower, pedestal wash hand basin and low level WC> Wooden flooring. Chrome heated towel rail. Side aspect window.

Outside

Long Driveway, Turning Area, Parking for Several Cars, Beautifully manicured landscaped gardens with Lawns, Vegetable Parterre, Fruit Trees and large patio area. Further stone sun terrace with pizza oven and pergola. Two outside stores.



School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

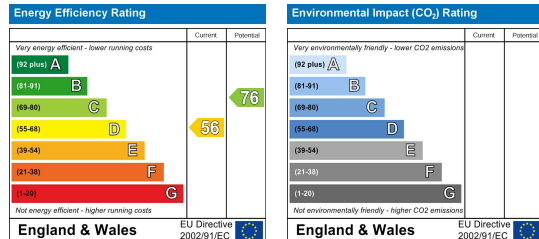
Floor Plan



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, 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.

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