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estate agents

Wellside Cottage Valley Road

Barlow, Dronfield, S18 7SL

Offers in the region of £280,000

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Suitable for first time buyers, small families or investors alike! Currently used as a HOLIDAY LET/AIR B&B- NO CHAIN & IMMEDIATE POSSESSION!! STUNNING VILLAGE SETTING! TWO BEDROOM SEMI DETACHED COTTAGE WITH TWO STOREY REAR EXTENSION and GARAGE TO REAR!

Located in the heart of the highly regarded village of Barlow on the fringe of the National Peak Park surrounded by open countryside and with a host of local amenities, renowned schooling & local hostelryes. Sheffield, Dronfield, & Chesterfield.

Internally the well presented and decorated accommodation benefits from gas central heating with a Combi boiler and uPVC double glazing. Offering spacious through living/dining room with feature inset stone hearth & electric stove, bespoke rear integrated kitchen. Impressive Oak/Glazed staircase leads to the first floor main double bedroom, second versatile bedroom which could be used for office or home working and Impressive Partly Tiled Family Bathroom with attractive 3 piece suite.

Garden is currently open plan to the neighbouring garden but could be enclosed with further boundary fence if required. Rear landscaped gardens with fenced and conifer screen hedge. Stone patio and low level stone walling with steps onto the well kept lawn area. Well established shrubbery beds which are stocked with an abundance of plants and bushes. There is rear access to the detached brick garage which offers great scope for use as office or home working.





Additional Information

Gas Central Heating -Combi boiler -serviced
uPVC double glazed windows
Internal latched doors
Gas and electrical certificates available
Smoke alarms fitted
Gross Internal Floor Area 63.8 Sq.m / 687 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area- Dronfield
Henry Fanshawe School
Barlow and Cutthorpe Primary Schools are close by.

Lounge/Dining Room

20'8 x 13'0 (6.30m x 3.96m)

Stylish wooden entrance door leads into this beautifully presented cosy living/dining room. Feature inset stone hearth with Oak Lintel and electric stove (could re-open chimney if desired) Superb Oak and Glazed staircase climbs to the first floor. Quality wooden floor.

Bespoke Integrated Kitchen

9'9 x 7'6 (2.97m x 2.29m)

Comprising a range of base and wall units with complimentary work surfaces and inset stainless steel sink unit. Integrated electric oven, hob and extractor fan above. Integrated fridge and space for washing machine. Cupboard with Combi boiler. Side wooden door to rear and uPVC French doors open onto the cottage gardens.

First Floor Landing

Access to the insulated loft space.

Double Bedroom One

12'11 x 12'0 (3.94m x 3.66m)

A generous main bedroom with front aspect window with pleasant views

Bedroom Two

9'9 x 7'7 (2.97m x 2.31m)

A generous versatile second bedroom with rear aspect window which could be used for office or home working. Enjoys views over the rear gardens.





Impressive Family Bathroom

7'11 x 7'4 (2.41m x 2.24m)

Having partly tiled walls and white panelling with downlighting to the ceiling. Comprises a three piece suite which includes bath with electric shower and shower screen, wash hand basin and low level WC set in attractive vanity cupboards. Chrome heated towel rail and wall mounted mirror vanity cabinet. Under floor heating.

Outside

Garden is currently open plan to the neighbouring garden but could be enclosed with further boundary fence if required. Fenced and conifer screen hedge. Stone patio and low level stone walling with steps onto the well kept lawn area. Well established shrubbery beds which are stocked with an abundance of plants and bushes. There is rear access to the detached brick garage which offers great scope for use as office or home working.

Detached Brick Garage

Could be used for home working or office space. There is lighting and power and rear door onto the gardens. Access to the garage is via the Lane at the side.



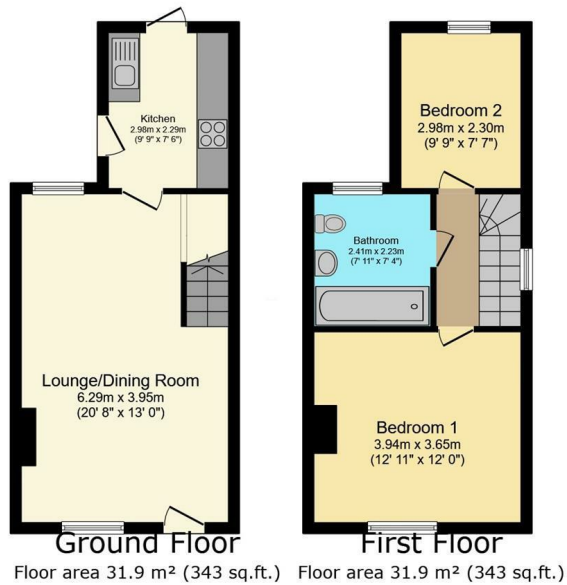
School catchment areas

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



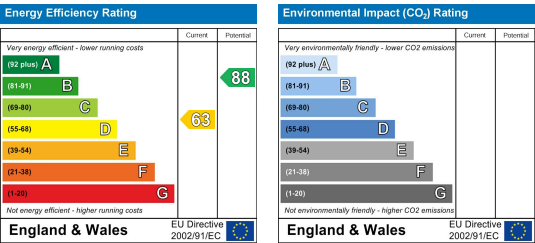
TOTAL: 63.8 m² (687 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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.

