



## Glebe Cottage Fox Hill, Scarcliffe, Chesterfield, S44 6TH

- FULL OF CHARACTER
- STONE BUILT - 3 BEDROOMS
- PRIVATE GROUNDS
- 0.25 ACRE PLOT
- BELIVED TO BE BUILT IN 17TH CENTURY
- COUNTRYSIDE VIEWS
- SOUTH FACING GARDEN
- OAK GARDEN ROOM

**Offers In The Region Of £650,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

ONCE IN A LIFETIME OPPORTUNITY... FULL OF CHARACTER, take a look at this 17th Century detached stone built cottage situated within the conservation area of Scarcliffe village - believed to have been built by the Monks of Darley Abbey.

**\*OFFERED WITH NO CHAIN\***

The beautifully presented accommodation is steeped in history, being full of charm & character with a bright & airy feel throughout and with countryside views from all rooms! The accommodation comprises of dining room, spacious lounge with log burner, a conservatory overlooking the gardens & Church, kitchen, utility room & pantry.

On the first floor, access via two different staircases are three well proportioned bedrooms & family bathroom.

Overlooks 12th Century Church within its own private grounds with beautiful south facing garden- simply must be viewed to be fully appreciated.

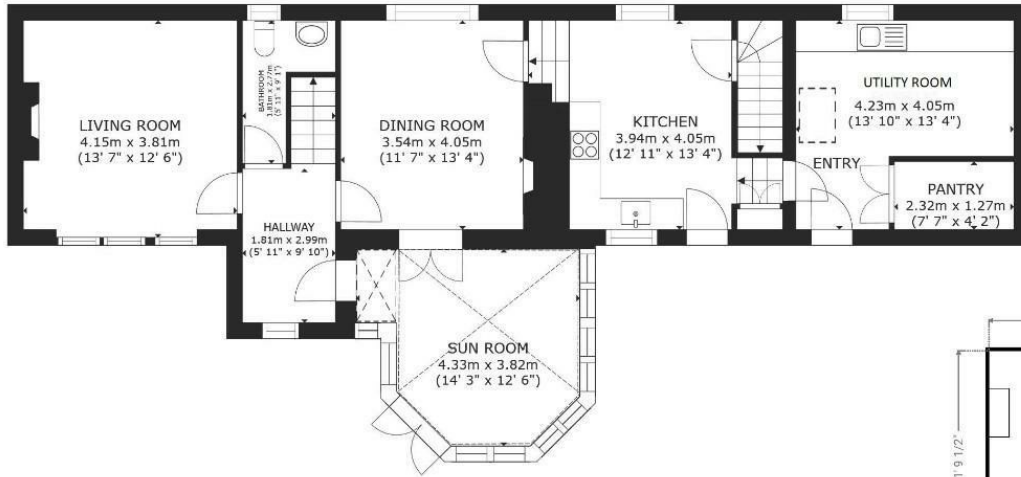
Just under 1/4 acre plot with oak garden room (fully insulated), shared driveway leads to detached double garage with double carport.

**FREEHOLD. GAS CENTRAL HEATED. COUNCIL TAX BAND F.**

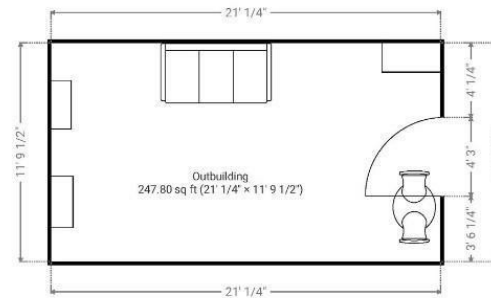
**VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK YOURS NOW!**







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 97.4 m<sup>2</sup> (1,049 sq.ft.) FLOOR 2 71.0 m<sup>2</sup> (764 sq.ft.)  
 TOTAL : 168.4 m<sup>2</sup> (1,813 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents



### Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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