



Laburnum Cottage

Cordwell Lane, Holmesfield



Blenheim
Park Estates



Exterior and Gardens

To the front of the property, there is a York stone driveway, which provides parking for two large 4x4 sized vehicles with exterior lighting and an external power point. Access can be gained to the main entrance door. A step also rises to a stone flagged patio that is bordered by dry stone walling.

From the driveway, a timber pedestrian gate opens the right side of the property where there is a stone flagged path, which leads to the rear, with exterior lighting and a climbing plant border.

Nestled in the Picturesque
Village of Holmesfield





Welcome to Laburnum Cottage

Nestled in the picturesque village of Holmesfield is this beautiful three/four bed roomed semi-detached residence. Laburnum Cottage retains a host of character features with generous high ceilings, whilst having benefitted from extensive structural works by the current owners, allowing a purchaser to only require adaptations of the decor to their taste.

Positioned on the ground floor and offering the heart of the home is the wonderful country-style breakfast kitchen, which seamlessly connects through to the dining room for ease of everyday living and entertaining. There is also a fabulous lounge that has space for an office area and features an Aga log burner that is set within a brick surround and an original tiled hearth. A generously sized master bedroom is situated on the first floor and is accompanied by an en-suite shower room, along with two further double bedrooms and a family bathroom. The second floor houses a versatile occasional room that could be useful as a study and has plenty of eaves storage.

A pleasant south-facing garden is located at the rear and boasts a large seating terrace that provides ample space for comfortable seating and links to the dining room and rear porch. There is also the potential for planning permission to be agreed to further extend the living spaces.

Laburnum Cottage is situated in the picturesque village of Holmesfield on the edge of the Peak District National Park and has convenient access to all of the local amenities of the village and Dronfield, including public houses, cafes, restaurants and shops. The property is also ideally located for anyone enjoying outdoor pursuits with excellent country walks to be enjoyed from the doorstep. There are good road links to Sheffield's city centre and good railway links from Dronfield to Sheffield or Chesterfield, where onward journeys from Sheffield take you to London and Manchester.

The property briefly comprises on the ground floor: Entrance vestibule, WC, entrance hall, lounge, breakfast kitchen, dining room, rear porch and under-stairs storage cupboard.

On the first floor: Landing, master bedroom, master en-suite, bedroom 2, bedroom 3 and family bathroom.

On the second floor: Occasional room/study.

Ground Floor

A timber door with a double glazed obscured panel opens to the:

Entrance Vestibule

A welcoming entrance vestibule with a front facing timber double glazed window, recessed lighting, central heating radiator and tiled flooring. A pine door opens to a WC. A timber stable-style door with glazed panels also opens to the entrance hall.

WC

Having a side facing timber double glazed obscured window, recessed lighting, extractor fan and tiled flooring. There is a suite

in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a tiled splash back.

Entrance Hall

With a pendant light point, central heating radiator and tiled flooring. Pine doors open to the lounge, breakfast kitchen and under-stairs storage cupboard.

Under-Stairs Storage Cupboard

Providing a useful storage space with a wall mounted light point, coat racks and tiled flooring.

Lounge

16'1 x 14'2 (4.90m x 4.31m)

A fabulous lounge with front and side facing timber double glazed windows, wall mounted light points, central heating radiator, TV/aerial point and pine flooring. There is a range of fitted furniture, incorporating a TV unit with shelving and a storage unit with shelving and cupboards. The focal point of the room is the Aga log burner with a brick surround and the original tiled hearth.

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A Homely Lounge
Featuring a Log Burner





Breakfast Kitchen
16'1 x 12'3 (4.90m x 3.73m)

A country-style breakfast kitchen with a rear facing timber double glazed window, flush light points, central heating radiator and tiled flooring. The focal feature of the breakfast kitchen is the exposed brick wall with LED lighting, which houses a Godin double range cooker. There is a range of fitted base/wall and drawer units, incorporating oak work surfaces, upstands, tiled splash backs, under-counter lighting, a Neff dishwasher, a large freestanding Liebherr fridge and a Belfast sink with Bristan traditional chrome taps. Further storage is offered by original fitted cupboards, which incorporate shelving. There is plenty of space for a central island with additional storage and seating as shown in the photo of the current owners island, which is to be removed. A wide opening gives access to the dining room. A timber door opens to the rear porch.





Dining Room
12'6 x 11'5 (3.81m x 3.48m)

Having recessed lighting, an exposed stone wall, central heating radiator and tiled flooring. Double timber doors with double glazed panels open to the rear of the property.





Laburnum Cottage

A Wonderful Three/Four Bedroomed Semi-Detached Cottage in a Lovely Village

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Rear Porch

With rear and side facing timber glazed windows, flush light point, storage space and tiled flooring. There is a recently purchased new Beko tumble dryer and Hotpoint washing machine included. A timber door with glazed panels opens to the rear of the property.

From the entrance hall, a staircase with a side facing timber double glazed window, a pine handrail and balustrading rises to the:

First Floor

Landing

Having recessed lighting and a central heating radiator. Pine doors open to the master bedroom, bedroom 2, bedroom 3 and family bathroom.

Master Bedroom

16'1 x 12'6 (4.90m x 3.81m)

A spacious master bedroom with a front facing timber double glazed window and a rear facing timber double glazed square bay window with a deep sill. There is also recessed lighting and a central heating radiator. A pine door opens to the master en-suite. Access can also be gained to a loft space.

Master En-Suite

With a side facing timber double glazed obscured window, recessed lighting, extractor fan, three tiled walls, chrome heated towel rail and tiled flooring. There is a suite in white, which comprises of an Ideal low-level WC and a wash hand basin with an Instinct chrome mixer tap and storage beneath. To one corner, there is a separate shower enclosure with a fitted Pura rain head shower and a glazed screen/door.

Bedroom 2

14'2 x 14'1 (4.31m x 4.30m)

A generous double bedroom with a front facing timber double glazed

window, recessed lighting and a central heating radiator. To one corner, there is a range of fitted furniture, incorporating short/long hanging and shelving.

Bedroom 3

12'3 x 9'7 (3.73m x 2.92m)

Another nicely sized double bedroom with a rear facing timber double glazed window, pendant light point and a central heating radiator.

Family Bathroom

Installed in December 2022 and having a rear facing timber double glazed window, recessed lighting, partially tiled walls, chrome heated towel rail and tiled flooring. There is a suite in white, which comprises of a Holborn low-level WC and a wash hand basin with a Holborn chrome mixer tap and storage beneath. Also having a panelled bath with a Holborn chrome mixer tap and a hand shower facility. To one corner, there is a fully tiled walk-in shower enclosure with a Roper Rhodes rain head shower, a recessed shelf and a glazed screen/door.

From the landing, the staircase continues to the second floor and has a pine handrail/balustrading, recessed lighting, exposed stone walling and an exposed timber beam. A pine door opens to the occasional room/study.

Second Floor

Occasional Room/Study

16'1 x 10'2 (4.90m x 3.10m)

A versatile room containing a Velux roof window with a fitted blind, a side facing timber double glazed window, strip lighting, exposed stone walling and ample eaves storage.

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From the driveway, a timber pedestrian gate opens the right side of the property where there is a stone flagged path, which leads to the rear, with exterior lighting and a climbing plant border.

To the rear of the property, there is a large stone flagged seating terrace that presents an ideal space for relaxing or entertaining. The terrace has exterior lighting, an external power point and a water tap. To one corner of the terrace, a raised platform houses the Grant boiler, which was recently fitted in 2018. Access can be gained to the rear porch and dining room. Beyond the terrace, there is a garden that is mainly laid to lawn with a planted border and a concrete slab houses the heating oil tank installed in 2022. Access can be gained to a garden store. The garden is fully enclosed by dry stone walling and fencing.





Master Bedroom
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A Generously Sized
Master Bedroom Suite





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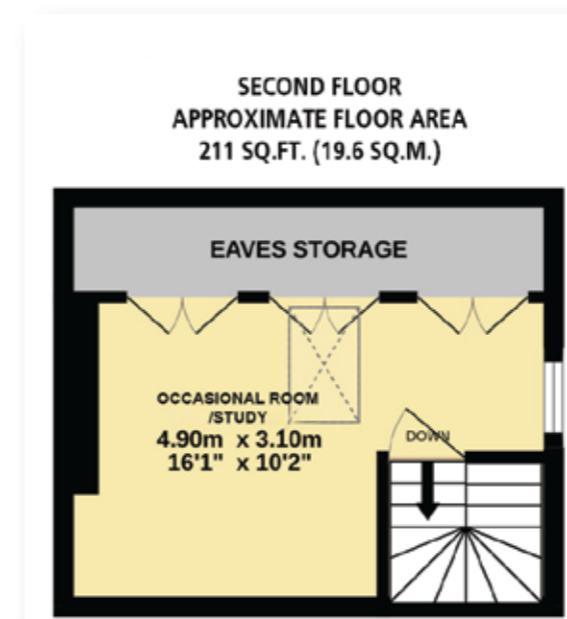
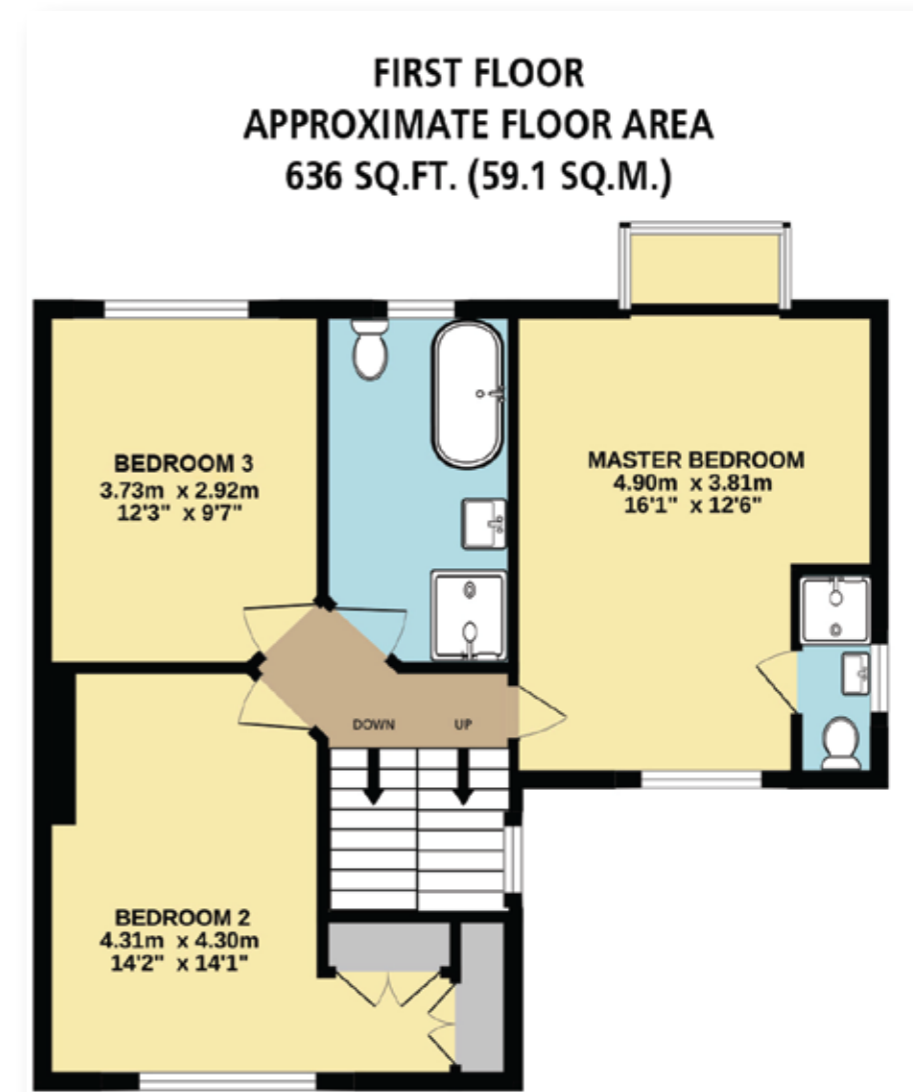
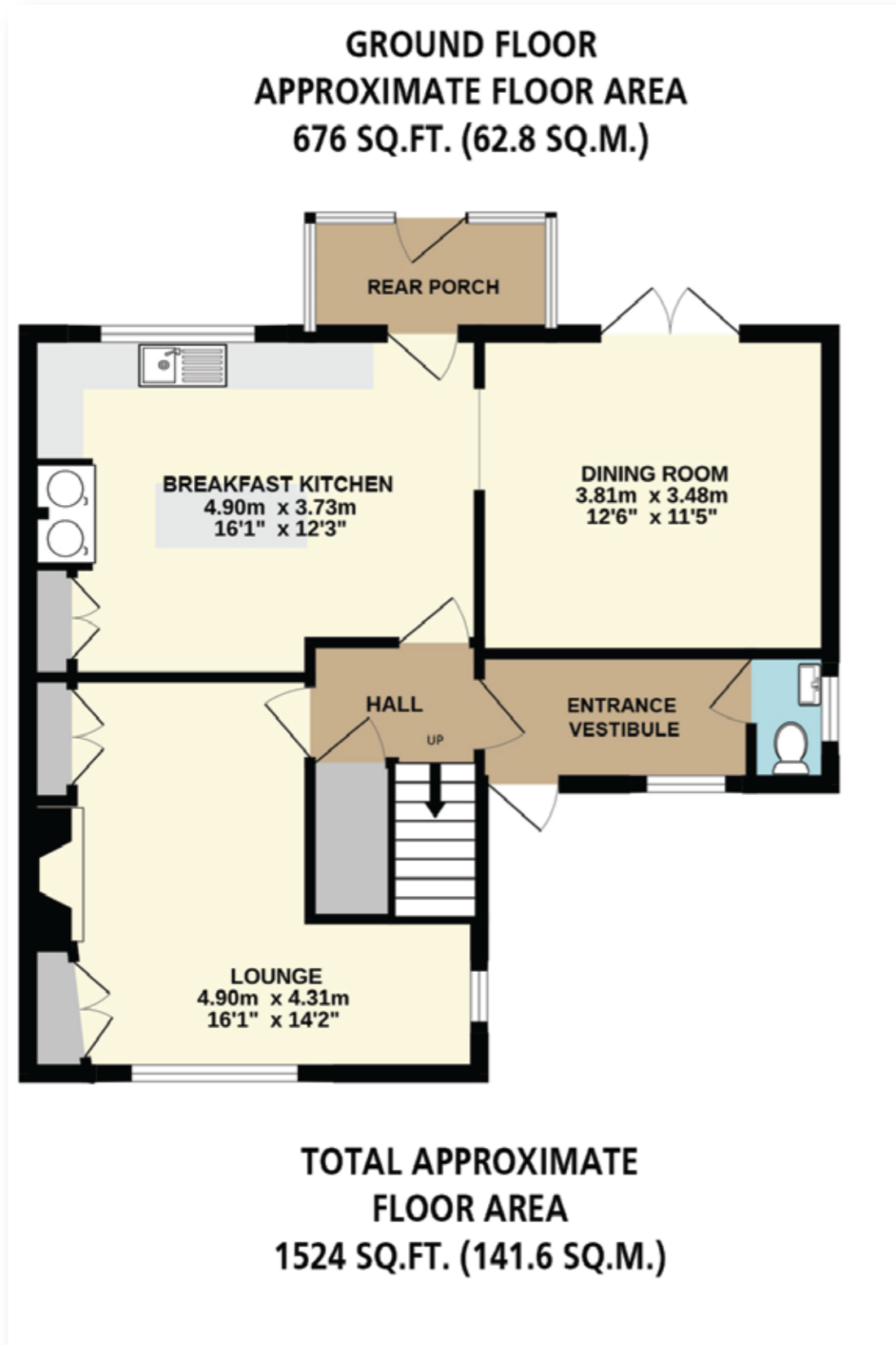




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens Continued

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Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: C

Services: Mains electric, mains water, mains drainage and oil. The broadband is fibre which receives fast speeds and there is limited mobile signal indoors and outdoors.

Shared Access/Rights of Access: There are no rights of access or shared access.

Covenants/Easements/Wayleaves and Flood Risk: There are no Covenants, Easement or Wayleaves and the flood risk is low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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Cordwell Lane, Holmesfield,

Dronfield, Derbyshire S18 7WJ

Offers in Excess of £625,000