

# POST COTTAGE



BLENHEIM





Welcome to Post Cottage, a delightful four bedroomed detached bungalow that occupies a sizeable quarter of an acre plot in a sought-after area. Offering wonderful living spaces and an extensive rear garden, this property is ideal for a variety of purchasers and has wonderful countryside views.

Conveniently set across just one floor, the heart of the home is the fabulous dining kitchen that is adorned by natural light that has integrated appliances. The dining kitchen has a unique bar area and it also opens into a cosy lounge, making the space perfect for entertaining. There is also a well-appointed office with unparalleled countryside views that has bi-fold doors to the rear and a snug offers an additional living space.

There are also four generously sized double bedrooms, one of which has an en-suite and a family bathroom. Externally, the property benefits from having ample off-road parking, a useful outbuilding that could be used in a variety of ways and a sizeable rear garden with delightful, extensive views of the local countryside.

The property is situated in the village of Holmesfield with public houses reachable in a walking distance and access to scenic countryside walks from the doorstep, as well as the Peak District being just a short distance away. Close by and within short driving distance is Dronfield, which offers additional amenities such as shops, supermarkets, restaurants and cafes. Dronfield train station also allows rail journeys to Manchester, Nottingham, Leeds and London.

The property briefly comprises on the ground floor: Entrance vestibule, dining kitchen, pantry, bar, office, lounge, hallway, snug, inner hallway, family bathroom, master bedroom, master en-suite shower room, secondary inner hallway, bedroom 2, bedroom 2 WC, bedroom 3 and bedroom 4.

Outbuildings: Utility room and storage room.

# GROUND FLOOR

*A composite door with a double glazed panel opens to the:*

## Entrance Vestibule

With a recessed light point and tiled flooring. A timber door with a double glazed obscured panel opens to the dining kitchen.

## Dining Kitchen

28'7 x 19'6 (8.71m x 5.95m)

A well-appointed dining kitchen with Velux roof windows, side and rear facing UPVC double glazed windows, recessed lighting, pendant light point, central heating radiators, deep skirtings and tiled flooring. There are a range of fitted base wall and drawer units incorporating a granite work surface, tiled splash back, under-counter lighting and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Appliances include a Stoves range cooker, a KitchenAid extractor hood and a KitchenAid microwave. There is the provision for a fridge. There is a separate island with a matching work surface that has a 1.0 bowl sink with traditional chrome taps and the provision for a dishwasher. There is also a separate bar area that has base and wall units incorporating a granite work surface and under-counter lighting. Appliances include two wine coolers. Double timber doors open to the pantry, a timber door opens to the inner hallway and office and openings give access to the hallway and lounge. An aluminium bi-folding door opens to the rear of the property.

## Pantry

With recessed lighting, shelving and tiled flooring.

## Office

11'9 x 11'3 (3.58m x 3.42m)

A flexible room with stunning views of the open countryside with Velux roof windows, a pendant light point and a central heating radiator. Timber double doors with double glazed panels open to the lounge and an aluminium bi-folding door opens to the rear of the property.

## Lounge

18'4 x 11'9 (5.58m x 3.59m)

Having a side facing aluminium double glazed window, recessed lighting, central heating radiators and a tv/aerial point. The focal point of the room is the log burner with a stone hearth.

## Hallway

With recessed lighting and shelving. Timber doors open to the snug and inner hallway.

## Snug

12'0 x 11'11 (3.66m x 3.64m)

Having recessed lighting, extractor fan, shelving and a central heating radiator.

## Inner Hallway

With recessed lighting. Access can be gained to eaves storage. Timber doors open to the family bathroom and the master bedroom. An opening also gives access to the secondary inner hallway.

## Family Bathroom

Being fully tiled and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan and chrome heated towel rails. A suite in white comprises a low-level WC and a wall-mounted wash hand basin with a chrome mixer tap. There is a panelled bath with a chrome mixer tap and an additional hand shower facility. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

## Master Bedroom

12'5 x 11'11 (3.79m x 3.62m)

A double bedroom with front and side facing UPVC double glazed windows, coved ceiling, a pendant light point and a central heating radiator. A timber door opens to the master en-suite shower room.



DINING KITCHEN



DINING KITCHEN





LOUNGE

# GROUND FLOOR CONTINUED / EXTERIOR AND GARDENS

## Master En-Suite Shower Room

Having a side facing UPVC double glazed window, coved ceiling, flush light point, partially tiled walls and a chrome heated towel rail. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

## Secondary Inner Hallway

With recessed lighting and a central heating radiator. Timber doors open to bedroom 2, bedroom 3 and bedroom 4.

## Bedroom 2

16'0 x 11'11 (4.87m x 3.63m)

A delightful bedroom that has a front facing UPVC double glazed bay window, recessed lighting and a central heating radiator. Fitted furniture includes short hanging, shelving and drawer units. A timber door opens to the bedroom 2 WC.

## Bedroom 2 WC

Having recessed lighting and a central heating radiator. Fitted furniture includes drawer units. There is a suite in white comprising a low-level WC and a wash hand basin with a chrome mixer tap, storage beneath and an illuminated vanity unit above.

## Bedroom 3

15'2 x 8'10 (4.63m x 2.69m)

A further double bedroom with front and side facing UPVC double glazed windows, recessed lighting and a central heating radiator. The fitted furniture includes short hanging and shelving.

## Bedroom 4

11'11 x 11'11 (3.64m x 3.62m)

Another double bedroom having a side facing UPVC double glazed window, recessed lighting and a central heating radiator.

## Exterior and Gardens

To the front of the property, there is exterior lighting, an electric vehicle charging point and a stone paved drive providing parking for four vehicles.

A stone paved path continues down the right side of the property, where there is exterior lighting.

Wrought iron gates open to a stone flagged patio where access can be gained to the main entrance door. To the right-hand side there is a wood store and the patio continues to both the rear of the property and the outbuilding.

## Outbuilding

A flexible outbuilding with a utility room and a storage room.

## Utility Room

13'9 x 10'0 (4.19m x 3.04m)

Having front and side facing UPVC double glazed windows, strip lighting and access can be gained to eaves storage. There is a range of fitted base/wall and drawer units incorporating a timber work surface and an inset 1.0 Belfast-style sink with a chrome mixer tap. A timber door opens to the storage room.

## Storage Room

13'5 x 9'11 (4.10m x 3.03m)

With a side facing UPVC double glazed window and recessed lighting. There is the provision for a fridge/freezer. UPVC bi-folding doors open to the rear of the property.

To the rear of the property, there is exterior lighting, an external water tap, a large stone flagged patio and a stone wall with glazing above. Access can be gained to the bar and office. Beyond the patio is a large garden mainly laid to lawn that has a planter running down the left hand side. The garden is enclosed by hedging, stone walling and fencing.



OFFICE



MASTER BEDROOM



BEDROOM 3



BEDROOM 2



BEDROOM 4





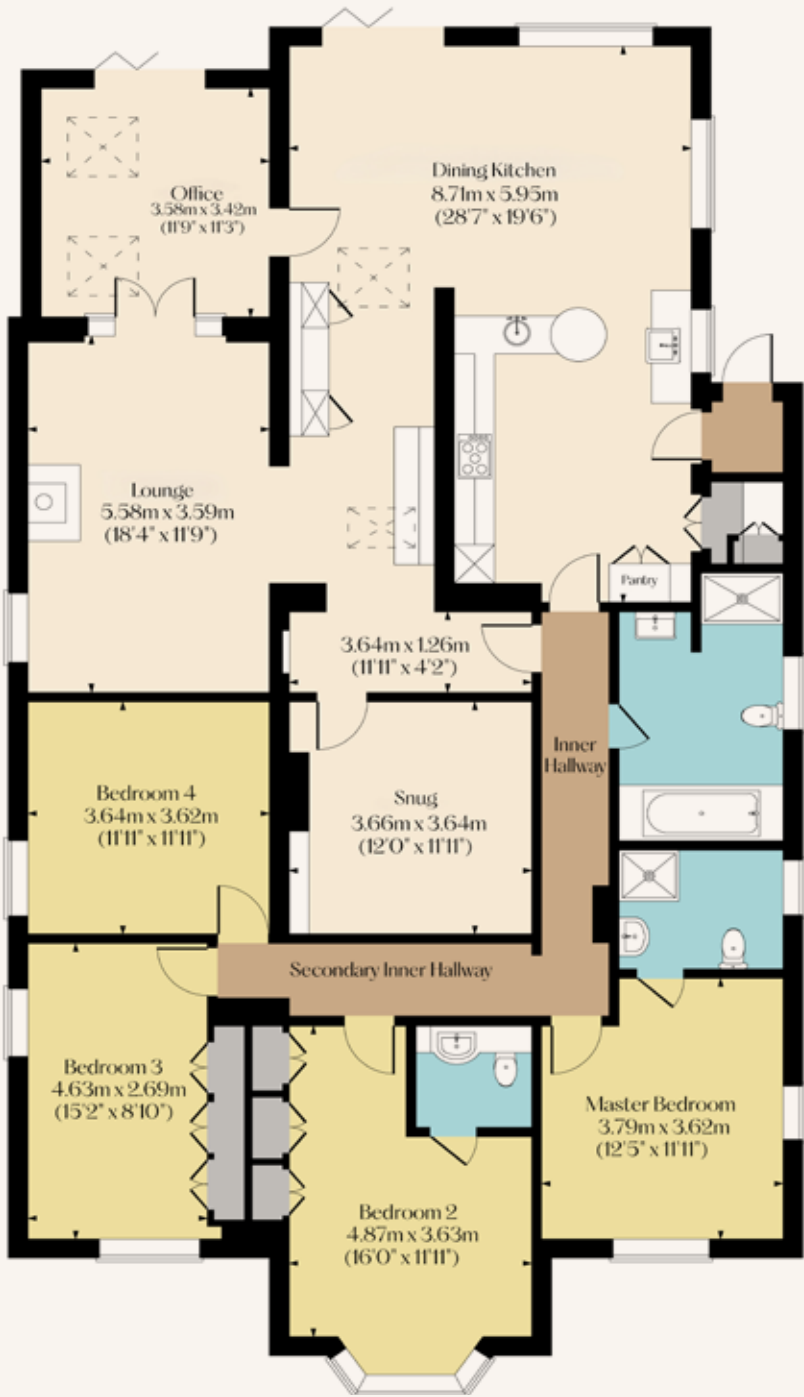
EXTERIOR AND GARDENS



EXTERIOR AND GARDENS

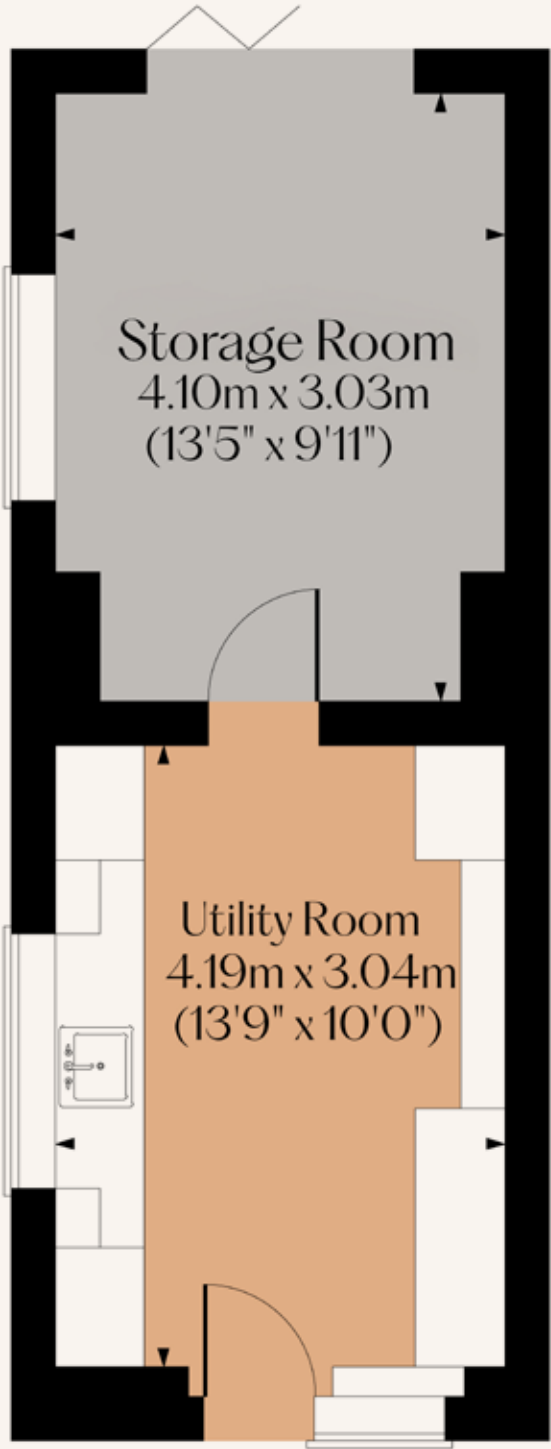
# GROUND FLOOR

Ground Floor Approximate Floor Area:  
2228 SQ.FT. (207.0 SQ.M.)  
  
Total Approximate Floor Area:  
2511 SQ.FT. (233.3 SQ.M)



# OUTBUILDING

Outbuilding Approximate Floor Area:  
283 SQ.FT. (26.3 SQ.M.)



|                    |                  |
|--------------------|------------------|
| BEDROOMS<br>4      | BATHROOMS<br>2   |
| LIVING ROOMS<br>4  | SQFT<br>2,511    |
| TENURE<br>Freehold | COUNCIL TAX<br>G |

Tenure

Freehold

Services

Mains gas, mains electric, mains water and mains drainage.  
The mobile signal quality is good.

Rights of Access/Shared Access

None.

Covenants/Easements or  
Wayleaves and Flood Risk

None and the flood risk is very 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.

| SCORE | ENERGY RATING | CURRENT | POTENTIAL |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81–91 | B             |         |           |
| 69–80 | C             |         |           |
| 55–68 | D             |         |           |
| 39–54 | E             |         |           |
| 21–38 | F             |         |           |
| 01–20 | G             |         |           |



# POST COTTAGE

14 Cartledge Lane, Holmesfield,  
Dronfield, Derbyshire S18 7SB

Offers the Region of  
£995,000

Viewing strictly by appointment with  
our consultant on: 0114 358 2020

*blenheim.co.uk*





BLENHEIM

HOMES THAT  
*move* YOU

[blenheim.co.uk](http://blenheim.co.uk)