



Limetree Cottage | 11 Barker Hades Road | Letwell | S81 8DF Guide Price £550,000 to £575,000

Bell & Co Estates are proud to present Limetree Cottage — an exceptional character filled residence set in the heart of a sought-after village consisting of an attractive 17th century cottage which has been sympathetically extended, and which has no chain. The property has a variety of areas for outdoor living featuring an extensive and mature garden with multiple terrace seating areas, one to the rear of the property which looks across open fields, and a further large terrace and seating area with a pond facing to the side of the property. This unique home combines charm, space and versatility making it perfect for growing families or multi-generational living. A welcoming entrance hallway leads through to a living room, complete with feature fireplace and front-facing views. The adjoining dining room offers generous proportions, ideal for family gatherings and entertaining. The heart of the home is the kitchen/breakfast room, fitted with a range of high-quality units, integrated appliances and ample worktop space with an adjoining utility room for added convenience. To the rear of the property sits a magnificent sitting room, an expansive 30ft space with dual aspect views and French doors opening onto the garden flooding the room with natural light – a perfect room for relaxing or hosting. The ground floor also benefits from a downstairs WC/cloakroom and a number of handy storerooms offering fantastic practicality. The first floor provides a spacious landing leading to two generous double bedrooms each with ample room for furnishings. A fully fitted family bathroom serves this level [there is no separate shower]. The upstairs floor at the rear of the property continues to impress with two further excellent-sized bedrooms. A contemporary central bathroom completes this floor. There are excellent parking provisions including a garage and large roofed car port and additional storage space.



LIMETREE COTTAGE

APPROXIMATE GROSS INTERNAL AREA = 281.7 SQ M / 3032 SQ FT

STORE = 2.5 SQ M / 27 SQ FT

TOTAL = 284.2 SQ M / 3059 SQ FT

(EXCLUDING GARAGE / CAR PORT / STORES)

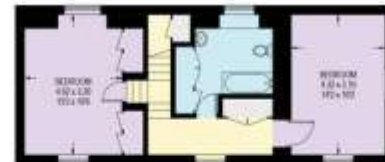


Illustration is for identification purposes only,
measurements are approximate, not to scale.

Contact Details

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Lime Tree Cottage Barker Hades Road Letwell Worksop S81 8DF		Energy rating G
Valid until 5 January 2036		Certificate number 9370-2962-5190-2725-4051

Property type	Detached house
Total floor area	252 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements