



## Primrose Cottage Dark Lane, Calow, Chesterfield, S44 5UU

Offers In The Region Of £625,000

- Over 1 acre of land - perfect for equestrian or people looking for a slice of the good life
- Semi rural location but still close to local amenities, hospital and Chesterfield town centre
- 2 Stables with water and other outbuildings
- 3 Good sized bedrooms and modern bathroom
- Originally built in 1827 but extended and renovated beautifully by the current owners
- Countrystyle kitchen with integrated appliances
- Lounge with log burner
- Offered with no chain
- Indian paver patio and seating area with Gazebo
- Utility/mud room with space for washing machine and dryer



## Primerose Cottage

CREATED ON  
2026-02-09

LOCATION  
Primerose Cottage, Dark Lane  
S44 5UU Chesterfield  
Derbyshire  
GB

DETAILS  
Total area: 119.37 m<sup>2</sup>  
Living area: 98.78 m<sup>2</sup>  
Floors: 2  
Rooms: 12

Square Box Media  
info@squareboxmedia.com  
www.squareboxmedia.com

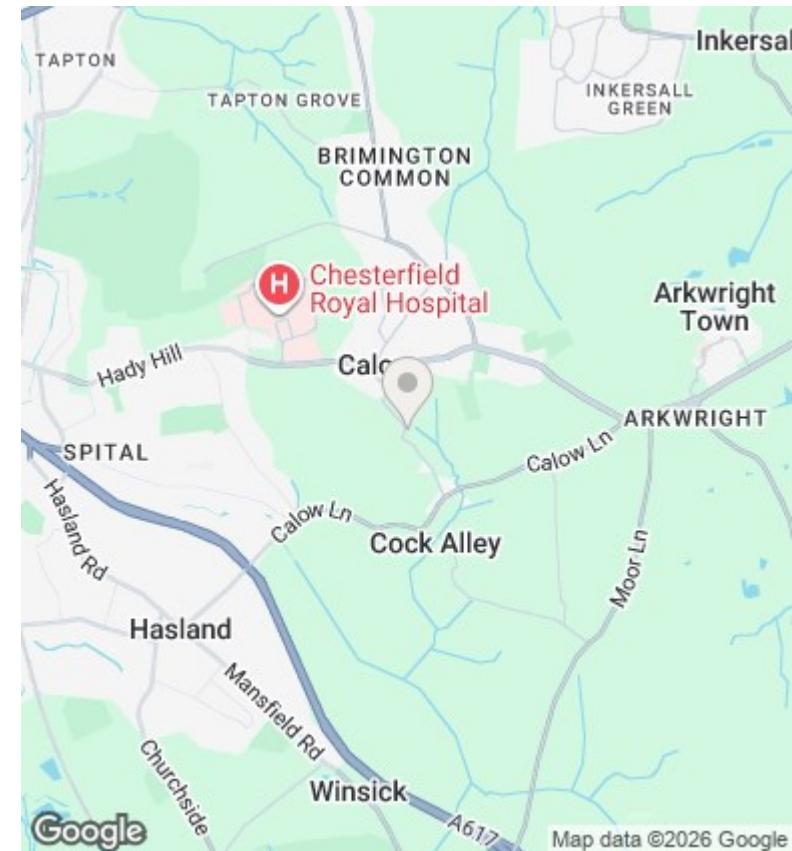
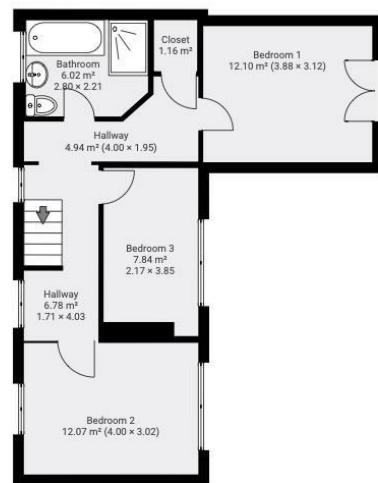
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WARRANTY OF ANY KIND. SENSOPIA  
DISCLAIMS ANY WARRANTY INCLUDING  
WITHOUT LIMITATION, SATISFACTORY QUALITY  
OR ACCURACY OF DIMENSIONS.

0 1 2 3m  
1:92

▼ **Ground Floor** TOTAL AREA: 68.50 m<sup>2</sup> · LIVING AREA: 61.77 m<sup>2</sup> · ROOMS: 5



▼ **1st Floor** TOTAL AREA: 50.87 m<sup>2</sup> · LIVING AREA: 37.01 m<sup>2</sup> · ROOMS: 7



## Directions

## Viewings

Viewings by arrangement only. Call 01246 276 276  
to make an appointment.

## Council Tax Band

B

## EPC Rating:

F

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		36
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC