



Columbine Cottage, Foolow

Hope Valley, S32 5QR

The front door opens into a spacious dual-aspect entrance hall featuring stone-flag flooring, fitted storage and access to a cloakroom with WC. An oak door leads through to the dining room, a characterful space with exposed ceiling beams and additional fitted storage. Beyond is the country-style kitchen, fitted with a range of solid wood units beneath complementary worktops, incorporating a butler sink, integrated washing machine, oven and four-burner hob.

The principal reception room is a particularly generous and inviting living space, enjoying an abundance of natural light from three windows, two of which feature attractive window seats. Character features include exposed ceiling beams, an original gritstone fireplace and a charming circular window offering pleasant views across the village towards Bretton in the



- Charming end-terrace cottage in the sought-after village of Foolow
- Kitchen with solid wood units and butler sink
- Easily maintained stone-flagged patio garden with floral borders
- Offered to the market with no onward chain

- Spacious entrance hall with stone-flag flooring, cloakroom and WC
- Generous sitting room with original gritstone fireplace
- Driveway parking for one vehicle

- Dining room with exposed beams and fitted storage
- One double bedroom, a single bedroom and a small bedroom / study
- Stunning village location with great pub and duck pond



distance.

Stairs rise to the first-floor landing with access to the bedrooms and the family bathroom. The principal bedroom is a spacious double room with fitted storage and a front-facing stone mullion window. Bedroom two is a front facing single bedroom and the third room which is rear facing could be used as a small bedroom or a study, offering flexibility for family living, guest accommodation or home working. The family bathroom is fitted with a bath and shower over, wash basin set within storage, low-flush WC and a heated towel radiator.

Outside, the property enjoys an attractive and easily maintained stone-flagged patio garden with floral borders and gated pedestrian access. To the side, there is off-road parking for one vehicle.

Anti-Money Laundering (AML) Checks -
As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.



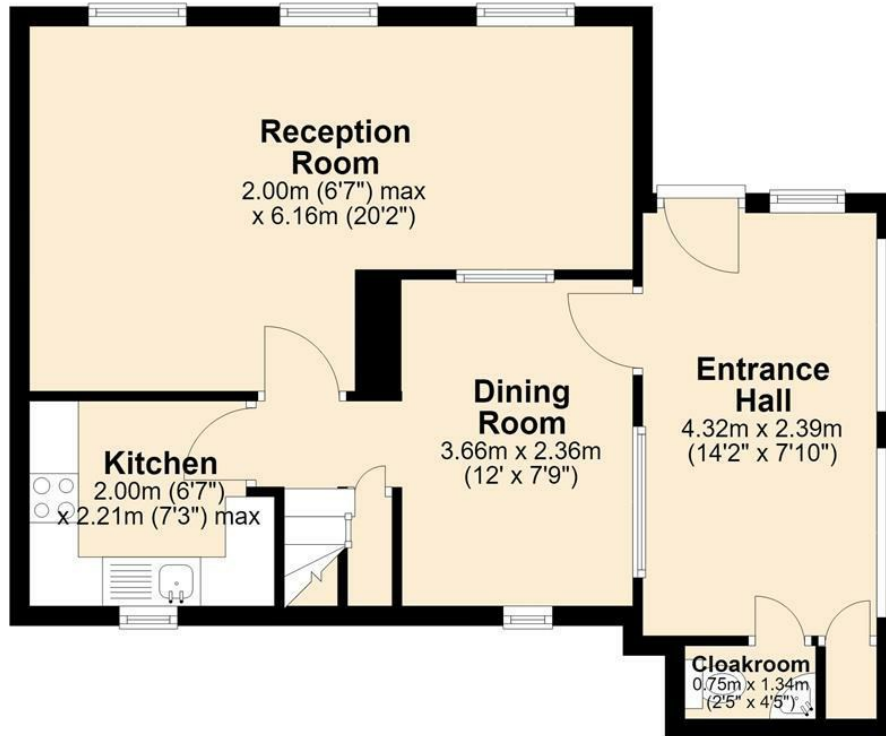


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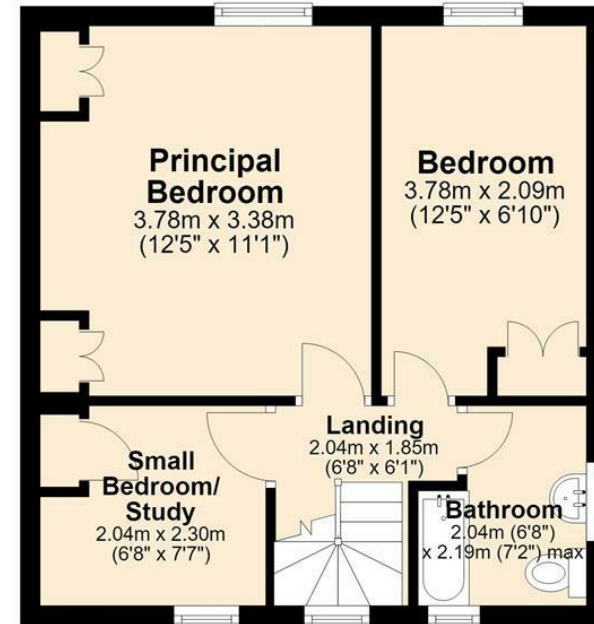
Ground Floor

Approx. 48.8 sq. metres (525.2 sq. feet)



First Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



Total area: approx. 81.8 sq. metres (880.1 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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