

HUNTSFOLD COTTAGE



BLenheim



SITTING IN THE TRANQUIL VILLAGE OF OVER HADDON AND OFFERING SUPERB LIVING SPACES FOR A VARIETY OF PURCHASERS, WELCOME TO HUNTSFOLD COTTAGE.

This wonderfully presented, four bedroomed cottage has been tastefully renovated over the years to create a stunning countryside home that boasts an array of character features and a pleasant exterior.





SNUG

Huntsfold Cottage is a flexible property that could be used solely as a main residence, holiday cottage, or divided into a two bedroomed private home and a one bedroomed holiday cottage with separate access, subject to the necessary planning consents.

Located on the ground floor are the main living areas and a bedroom. Upon entering the home, you are greeted by a snug with a delightful log burner, making it the perfect reception room for cosy winter nights. To the left is a well-appointed kitchen, filled with integrated appliances and to the right is the dining room that showcases an original, decorative stone fireplace. Additionally, on the ground floor, is a sizeable double bedroom and a shower room, ideal for dependent relatives or guests.

On the first floor there are three bedrooms, with one accessed via a staircase from the ground floor bedroom. The master bedroom is large and currently has an office; however, this could be turned into a dressing room. There is a recently renovated family bathroom with a storage room and an additional bedroom completes the first floor, making the home spacious with ample room for a family.



SNUG LOG BURNER



SNUG

Huntsfold Cottage is located in an enviable corner plot position. Externally, the property has a pleasant patio with a lawned garden that has a variety of mature trees and plants. To the right hand side of the property is an additional parcel of land belonging to Huntsfold Cottage that overlooks panoramic views of the local countryside. A single garage can be accessed to the right of the property, where there is an off-road parking space.

The property is located in the picturesque village of Over Haddon, where there is a public house. The beautiful Lathkill Dale (SSSI/Natural England) is a 10 minute walk from the house. It is situated just two miles from the popular Peak District location of Bakewell where there are a range of amenities including shops, restaurants and public houses. Close-by are an abundance of walking trails , such as the Over Haddon Circular and other outdoor activities. For further amenities, Sheffield can be reached in around 30 minutes by car.

The property briefly comprises of on the ground floor: Entrance vestibule, snug, kitchen, dining room, inner hallway, inner hallway 2, shower room and bedroom 3.

On the first floor: Landing, family bathroom, storage cupboard, bedroom 2, bedroom 1, bedroom 1 office and bedroom 4.

Outbuildings: Single garage.

GROUND FLOOR

An Accoya door with a double glazed panel opens to the entrance vestibule.

Entrance Vestibule

Having side facing UPVC double glazed panels, a wall mounted light point, exposed stone walling and timber flooring. Timber double doors with glazed panels open to the snug.

Snug

12'10 x 12'10 (3.90m x 3.90m)

A cosy space with front facing UPVC double glazed windows, an exposed timber beam, wall mounted light points, exposed stone walling and fitted shelving. The focal point of the room is the log burner with a stone surround, mantel and hearth. A timber door opens to the kitchen and double timber doors open to the dining room.

Kitchen

10'4 x 8'10 (3.16m x 2.70m)

A well-appointed kitchen with Velux roof windows, front and side facing UPVC double glazed windows, a side facing timber double glazed panel, recessed lighting, up-lighters and a central heating radiator. Fitted base/wall and drawer units incorporate a timber work surface, upstands, tiled splashbacks, under-counter lighting and an inset 1.0 bowl sink with traditional chrome taps. Appliances include a CDA four-ring induction hob, extractor hood, a Bosch oven/grill, an under-counter fridge and freezer. There is the provision for a washing machine and a cupboard houses the Grant boiler.

Dining Room

12'10 x 8'10 (3.90m x 2.70m)

A characterful dining room with a front facing UPVC double glazed window, wall mounted light point and a central heating radiator. Fitted furniture includes shelving. The focal point of the room is the decorative fireplace with a stone surround, mantel and hearth. A timber door opens to the inner hallway.

Inner Hallway

Having a flush light point, exposed timber beams, fitted shelving and a central heating radiator. Base units incorporate a timber work surface with upstands. There is the provision for an under-counter fridge/freezer. An opening gives access to inner hallway 2.

Inner Hallway 2

With a side facing UPVC double glazed window, flush light point and exposed stone walling. Timber doors open to the shower room and bedroom 3.

Shower Room

Having recessed lighting, extractor fan, partially tiled walls, a heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and tiled splashback. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 3

14'1 x 9'6 (4.30m x 2.90m)

A double bedroom with a side facing UPVC double glazed window, a side facing UPVC double glazed panel, flush light points, wall mounted light points and a central heating radiator. An Accoya door with a double glazed panel opens to the front of the property.



DINING ROOM





DINING ROOM



BEDROOM 3



INNER HALLWAY



BEDROOM 4

FIRST FLOOR

From bedroom 3, a staircase with a timber handrail and glazed balustrading rises to the:

First Floor

Bedroom 4

14'10 x 9'10 (4.27m x 3.00m)

Having front and side facing UPVC double glazed windows, pendant light point, exposed timber beams and a central heating radiator. An Accoya door with an obscured double glazed panel opens to the side of the property.

Ground Floor Continued

From the snug, a staircase with a timber handrail and balustrading rises to the:

First Floor

Landing

With a Velux roof window, a front facing timber double glazed panel, pendant light point, flush light point and a central heating radiator. Timber doors open to the family bathroom, bedroom 2 and bedroom 1.

Family Bathroom

Having a side facing UPVC double glazed obscured window, recessed lighting, pendant light point, extractor fan, central heating radiator and tiled flooring. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one wall is a panelled bath with

a chrome mixer tap and an additional hand shower facility. Access can be gained to the loft. A timber door opens to a storage cupboard.

Storage Cupboard

A useful area for storage.

Bedroom 2

7'9 x 7'6 (2.35m x 2.29m)

A versatile room with a front facing UPVC double glazed window, a rear facing glazed panel, flush light point, exposed stone walling, central heating radiator and a TV/aerial point.

Bedroom 1

13'3 x 9'1 (4.03m x 2.78m)

A good-sized double bedroom with a front facing UPVC double glazed window, pendant light point, exposed timber beam, exposed stone walling and a central heating radiator. A timber door opens to the bedroom 1 office. Access can be gained to the loft.

Bedroom 1 Office

13'0 x 5'9 (3.97m x 1.75m)

Having Velux roof windows, a front facing UPVC double glazed window, flush light point and a central heating radiator. Fitted furniture includes short hanging, shelving and a desk. Access can be gained to the loft.



LANDING



BEDROOM 1



BEDROOM 2



BEDROOM 1 OFFICE



FAMILY BATHROOM





EXTERIOR & GARDENS

To the front of the property is exterior lighting, a water tap and an external power point. There is a stone flagged patio to the left hand side and to the right is a garden that is mainly laid to lawn with a planted border containing mature trees and plants. Access can be gained to the entrance vestibule and bedroom 3. This area is enclosed by stone walling.

As the road continues to the right hand side, there is a parcel of land which is shared and access can be gained to bedroom 4. A stone flagged path opens to steps which rise to land owned by Huntsfold Cottage where there is the oil tank and a seating area which overlooks amazing views of the local countryside. The area is enclosed by stone walling.

The garage that belongs to the property is situated beyond the enclosed seating area. A space for parking is located in front of the single garage.

Single Garage

18'8 x 13'5 (5.70m x 4.10m)

With a rear facing window, an up-and-over door, light and power.

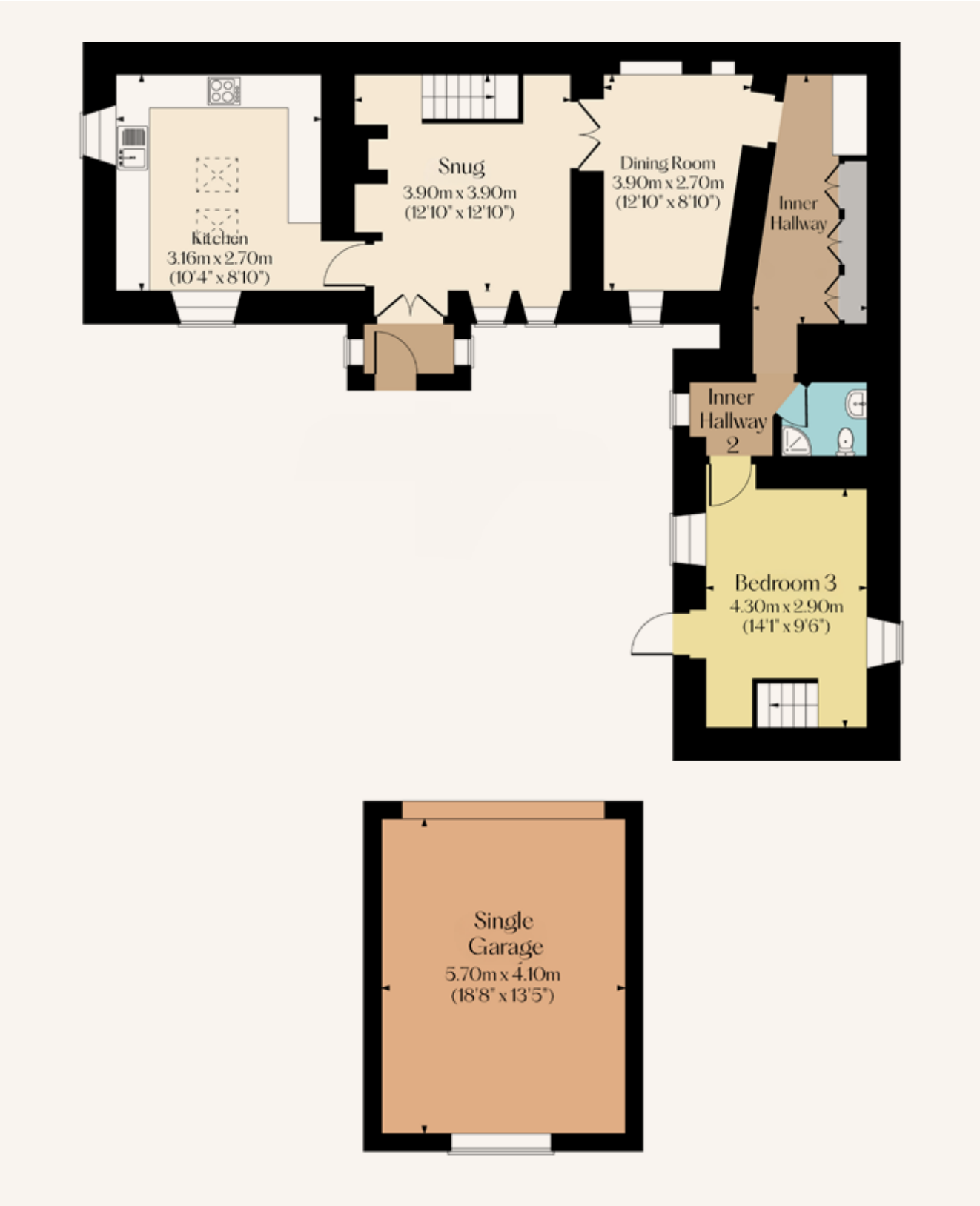


VIEW FROM SEATING AREA

GROUND FLOOR & GARAGE

Ground Floor Approximate Floor Area:
964 SQ.FT. (89.6 SQ.M)

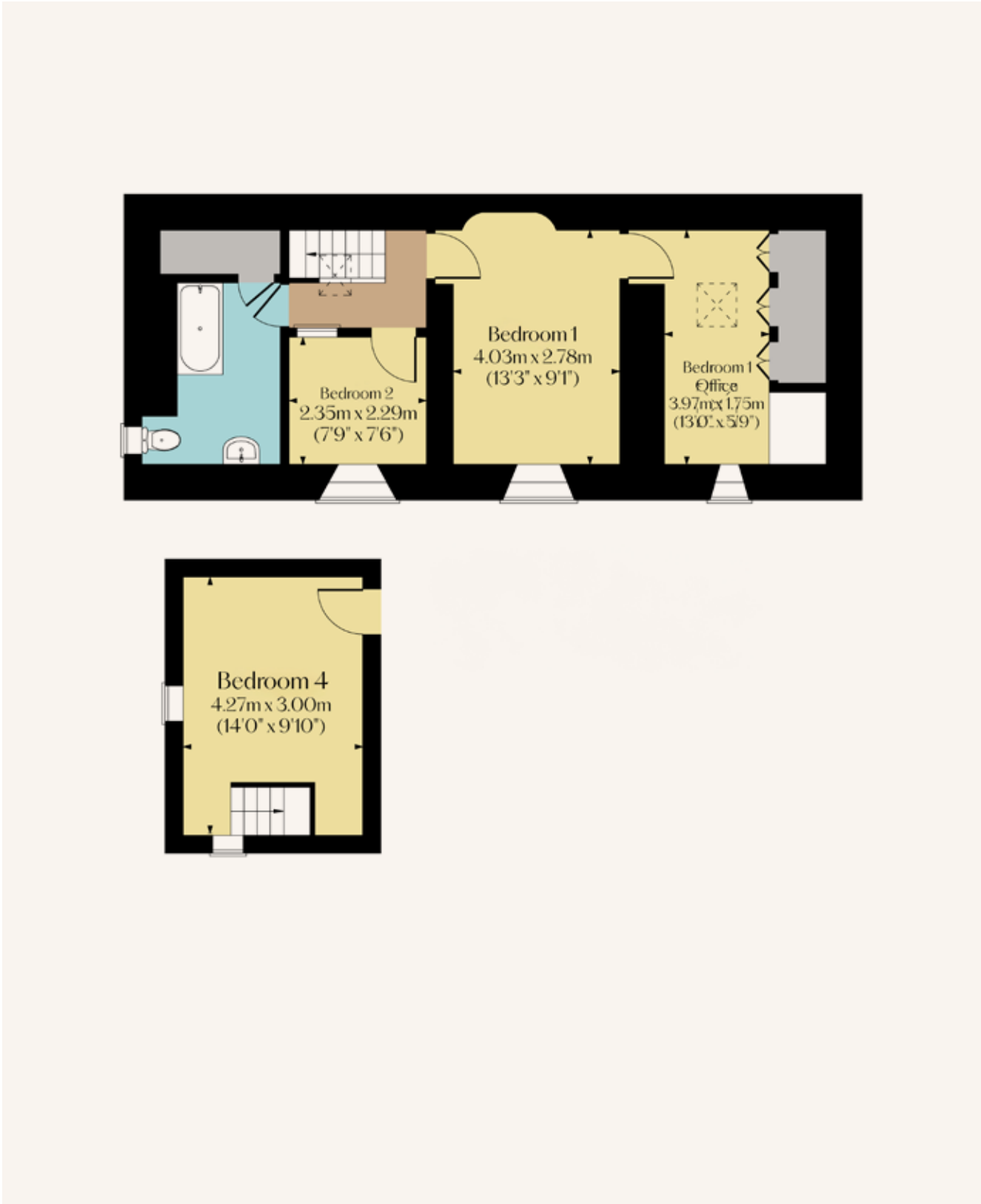
Garage Approximate Floor Area:
234 SQ.FT. (21.7 SQ.M)



FIRST FLOOR

First Floor Approximate Floor Area:
474 SQ.FT. (44.0 SQ.M)

Total Approximate Floor Area:
1672 SQ.FT. (155.3 SQ.M)



BEDROOMS 4	BATHROOMS 2
LIVING ROOMS 2	SQFT 1,672
TENURE Freehold	COUNCIL TAX E

Services

Mains water, mains drainage, mains electricity and an oil tank. The broadband is fibre.

Rights of Access/Shared Access

There is a right of access on the pathway that leads to the parcel of land belonging to Huntsfold Cottage and bedroom 4. It belongs to no one and is termed “highway waste” land. There is no shared access.

Covenants/Easements or Wayleaves and Flood Risk

None 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.

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

HUNTSFOLD COTTAGE

Over Haddon, Bakewell, Derbyshire DE45
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Offers in the Region of
£595,000

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

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