



Foxglove Cottage, 4 Quarry Lane,
Alton, S42 6AT

OFFERS IN THE REGION OF

£295,000

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WILKINS VARDY

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STUNNING RURAL LOCATION - CHARACTER COTTAGE - GARDEN BACKING ONTO PROTECTED WILDLIFE AREA - ONE OF TWO COTTAGES BEING SOLD

Welcome to Quarry Lane, Alton, Chesterfield - a charming location that could be the perfect setting for your new home! This delightful cottage, with its historic charm dating back to pre-1900, offers a cosy retreat with two bedrooms, ideal for a small family or those looking for a quaint space to call their own. As you step inside, you'll be greeted by a warm and inviting atmosphere, with one reception room providing a comfortable space to relax and entertain. The property boasts a well maintained kitchen and bathroom, ensuring your comfort and convenience. With 755 sq ft of living space, this cottage offers a perfect blend of character and modern living. The property's size is just right for those seeking a manageable yet spacious home.

Conveniently located on a private lane in the hamlet of Alton, the property has fabulous views towards Hardwick Hall and many beautiful walks on its doorstep as well as being ideally located for exploring the Peak District and Derbyshire.

- Characterful Stone Built Semi Detached Cottage in Sought After Village Location
- Spacious Kitchen/Diner with Integrated Appliances
- Two Good Sized Double Bedrooms
- Car Standing Space for at least One Vehicle
- NO UPWARD CHAIN
- Cosy Living Room
- Large Useful Cellar, currently used as a Utility Area
- Bathroom/WC
- Attractive Lawned Garden abutting Protected Wildlife Reserve
- EPC Rating: G

Foxglove Cottage & Columbine Cottage

Our clients have been long term owners of both of these cottages. It appears possible that the two properties could be knocked through to form one larger property, but expert advice should be sought if this is a consideration.

General

Electric central heating (EHC boiler fitted in January 2024 - 2 Year Manufacturers Warranty)
Wooden framed sealed unit double glazed windows and doors
Gross internal floor area - 70.2 sq.m./755 sq.ft.
Council Tax Band - C (when last assessed - has been under Business Rates)
Tenure - Freehold
Primary School Catchment Area - Ashover Primary School
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A wooden framed and glazed front entrance door with top light opens into a ...

Living Room

16'0 x 10'3 (4.88m x 3.12m)
A good sized front facing reception room fitted with engineered oak flooring and having a feature stone fireplace with an inset electric fire, the fireplace extending to the side to provide TV standing.
There is a built-in under stair store cupboard and an open balustrade staircase rising to the First Floor accommodation.

Kitchen/Diner

13'4 x 9'9 (4.06m x 2.97m)
Fitted with a range of wall and base units with a complementary work surface over.
Inset single drainer sink with mixer tap.
Integrated appliances to include a washing machine, slimline dishwasher, electric double oven and 4-ring hob with tiled splashback.
Space is provided for an under counter fridge.
Quarry tiled floor.
A door gives access to a steps which descend down into the cellar.
A wooden framed and glazed door gives access onto the rear of the property.

Cellar

14'3 x 8'3 (4.34m x 2.51m)
Currently used as a utility room, a large useful storage area having a tiled floor, light and power.

On the First Floor

Landing

With loft access hatch.

Bedroom One

12'3 x 10'2 (3.73m x 3.10m)
A good sized front facing double bedroom, having a built-in cupboard housing the hot water cylinder and electric boiler.

Bedroom Two

9'7 x 9'6 (2.92m x 2.90m)
A rear facing double/twin bedroom having a feature exposed stone wall.

Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with an electric shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

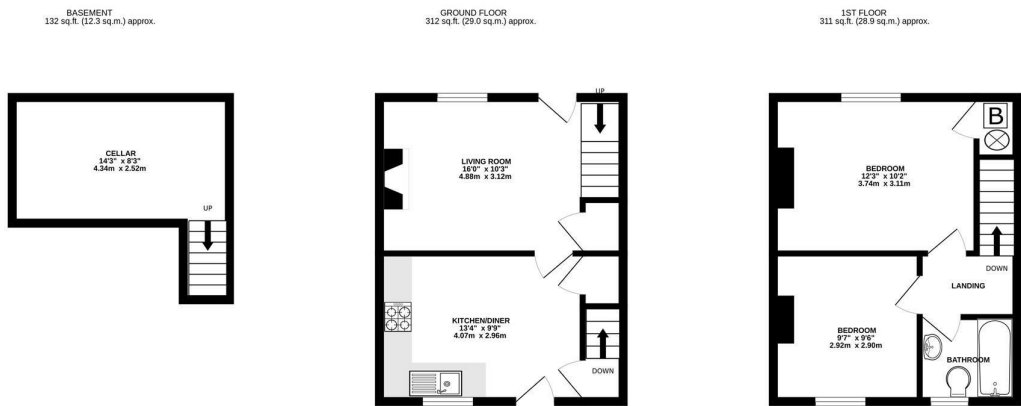
Outside

In the centre of Alton there is an unadopted gravel lane leading up to the property. This lane turns into a public footpath over open fields after the cottages. On the right hand side a wedge of land is included within the sale. This land will be divided between Foxglove Cottage and Columbine Cottage and will provide Foxglove Cottage with off street parking for at least one vehicle. There is potential to extend this to two spaces.

The lane continues up to Foxglove Cottage which has a shared access path to the front and its own footpath to the rear.

The shared footpath continues past Columbine Cottage and leads to steps up to a pleasant garden with lawn and flower beds. At the end of the garden there is an enclosed area with a patio which abuts a protected wildlife reserve which is owned by a charity.





TOTAL FLOOR AREA: 755 sq.ft. (70.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

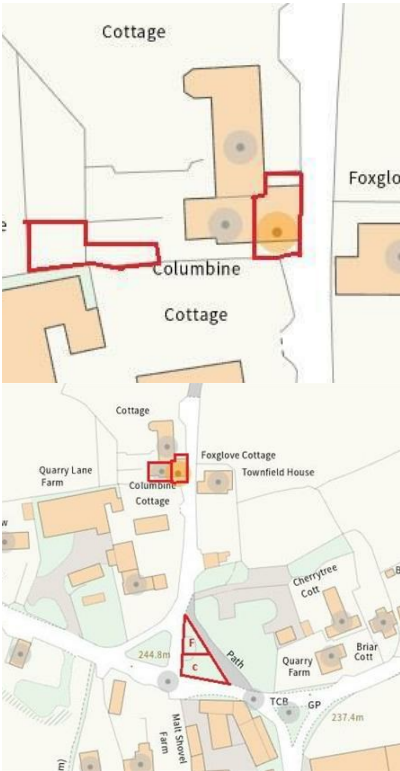
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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