

**Ruffino Cottage Holymoore Road**  
Holymoorside, Chesterfield, S42 7DS  
Guide Price £625,000



## Ruffino Cottage Holymoore

Holymoorside, Chesterfield, S42

766

£625,000 - £650,000 (Guide price)  
Gated tranquillity in one of the region's most desirable postcodes. Welcome to Ruffino Cottage — a striking mid-century home set within a remarkable 0.6 acre plot, enjoying peaceful open countryside views from a private gated setting shared by just two homes.

Thoughtfully designed to embrace its surroundings, the property offers a wonderful sense of privacy and connection with nature. The gardens and outlook are truly a defining feature of the home. Beautiful mature planting surrounds the property, while large openings from the house into the outside space create a seamless relationship between indoors and out, giving the home a wonderful feeling of openness. It is a setting perfectly suited to both relaxed everyday living and memorable gatherings with family and friends.

Natural light and space are central to the character of the home. Expansive windows and flowing living areas — hallmarks of its mid-century design — flood the interiors with daylight while framing views across the gardens and surrounding countryside, creating a home that feels calm, spacious and wonderfully private.

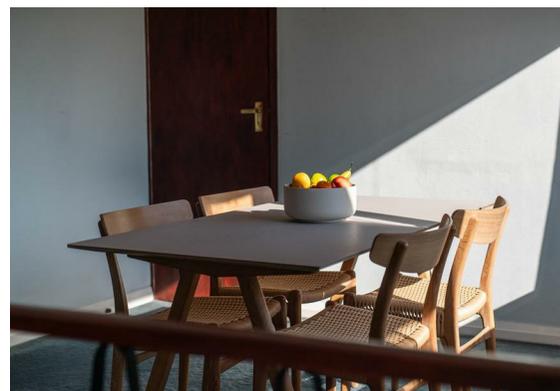
### The accommodation

#### Externally

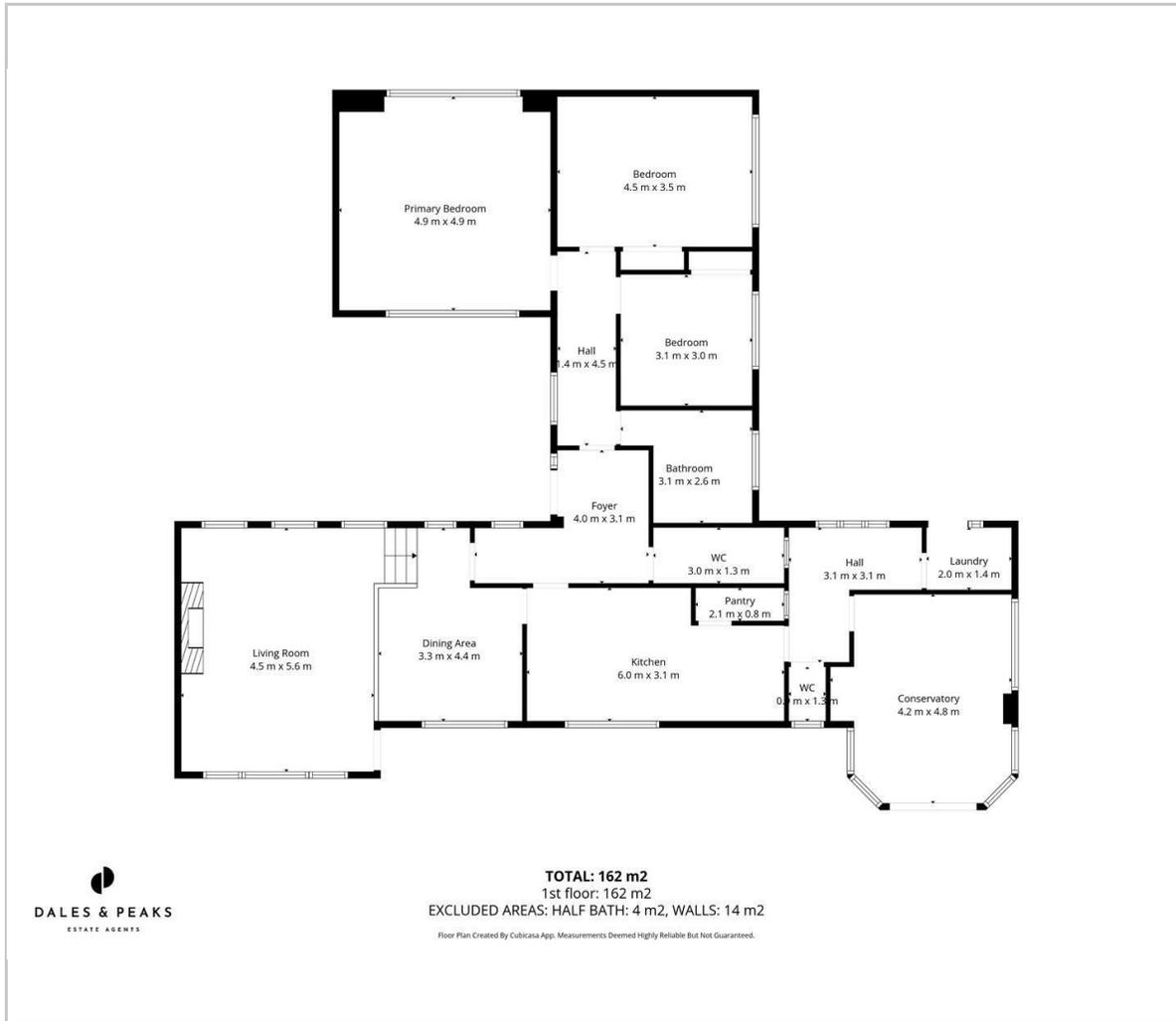
#### Why Holymoorside?

Dales & Peaks ForwardMove  
please read





## Floor Plan

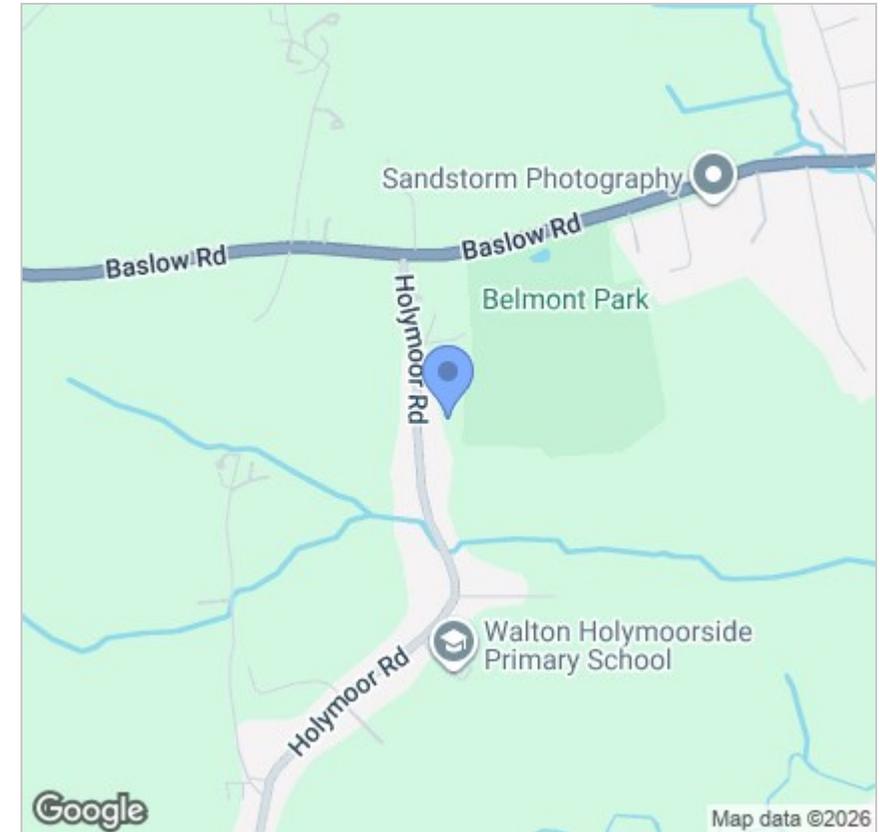


## Viewing

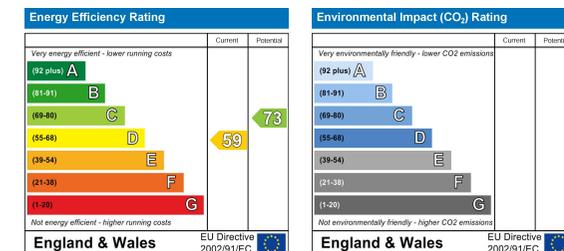
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



131 Chatsworth Road, Chesterfield, Derbyshire, S40 2AP  
 T: 01246 567540



E: info@dalesandpeaks.co.uk  
 www.dalesandpeaks.co.uk