



**Meadow View Cottage, Deep Lane, Hardstoft,  
Pilsley, Chesterfield, Derbyshire S45 8AE**

**£240,000**

Tel: 0115 9680268



- Stone Built Cottage
- 17ft Living Room
- Excellent Position / Viewing Essential
- Beautifully Presented Throughout
- Open Plan Dining Kitchen
- Two Double Bedrooms
- Fibre Internet Connection
- Picturesque Views

Meadow View Cottage, is a spacious two double bedroom stone built cottage with a beautiful and tastefully presented, well balanced internal living space which is equally charming both inside and out. This property stands proudly in a wonderful private position with a wonderful frontal outlook over a shared green space and stone chipped driveway with communal turning circle for the three delightful homes within its close vicinity. This property also benefits from wonderful countryside far reaching open views towards Hardwick Hall and also offers excellent walks a far alongside a shorter walk to a quaint local pub and excellent transport links to the surrounding towns, schools and all other necessities you could possibly need.

We are certain you will be impressed by its deceptively spacious nature and ambient naturally light rooms having a wonderful open plan entrance hall which flows seamlessly into the dining kitchen and a handy understairs storage/utility cupboard. The ground floor is completed with a further 17ft reception room with central fireplace. To the first-floor landing there are two large double bedrooms and a beautifully appointed modern, yet timeless family bathroom.

Externally, this property has an allocated parking space with additional on road parking available just a short walk from the property itself. As previously mentioned, a little above this property has a shared front open green space alongside its own raised decked patio area with garden shed that will be included within the sale. We cannot stress how important a viewing is to truly appreciate this wonderful home as photos simply cannot give this stunning setting and picturesque cottage the credit it deserves.

#### **ENTRANCE HALL**

w: 4.22m x l: 1.96m (w: 13' 10" x l: 6' 5")

A beautiful open entrance hall which is naturally light with large understairs storage cupboard housing plumbing for a washing machine/space for a tumble dryer, stairs rising to the first floor landing and open plan access into the dining kitchen and a door opening into the 17ft living room.

#### **OPEN PLAN DINING KITCHEN**

w: 5.05m x l: 2.77m (w: 16' 7" x l: 9' 1")

A stunning open plan dining kitchen fitting and in keeping with the property but with a fresh modern feel. This well presented open plan dining kitchen benefits from level units with working surfaces over. Inset sink with drainer and matte white mixer tap, integrated oven, four ring induction hob with wall mounted extractor hood over. There is also space for a fridge/freezer and an integrated dishwasher, wooden floor, inset ceiling spotlights and two double glazed windows to the front elevation.

#### **LIVING ROOM**

w: 5.41m x l: 3.2m (w: 17' 9" x l: 10' 6")

A 17ft living room with a central fireplace with inset electric fire, radiator, wall lighting, coving to ceiling and two double glazed sash windows to the front elevation.

#### **FIRST FLOOR LANDING**

w: 3.18m x l: 1.98m (w: 10' 5" x l: 6' 6")

With ceiling light point.

#### **BEDROOM ONE**

w: 5.26m x l: 3.12m (w: 17' 3" x l: 10' 3")

A large double bedroom with a radiator, wall lighting, coving to ceiling and two double glazed sash windows to the front elevation and access into a huge loft space which is fully boarded with lighting and shelving.

#### **BEDROOM TWO**

w: 4.98m x l: 2.51m (w: 16' 4" x l: 8' 3")

A second double bedroom with a radiator, wall lighting, coving to ceiling and two double glazed sash windows to the front elevation.



**BATHROOM**

w: 1.98m x l: 1.98m (w: 6' 6" x l: 6' 6")

A modern family bathroom with three piece suite comprising a panelled bath with internally plumbed shower over, was hand basin with inset shaker style storage and chrome mixer tap, low flush WC, graphite heated towel radiator and a double glazed sash window to the front elevation.

**OUTSIDE**

Externally, this property has an allocated parking space with additional on road parking available just a short walk from the property itself. As previously mentioned, a little above this property has a shared front open green space alongside its own raised decked patio area with garden shed that will be included within the sale.

**VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

**TENURE**

The property is being sold as a freehold. With vacant possession on completion. Gas Central Heating (LPG).

**MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

**FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.























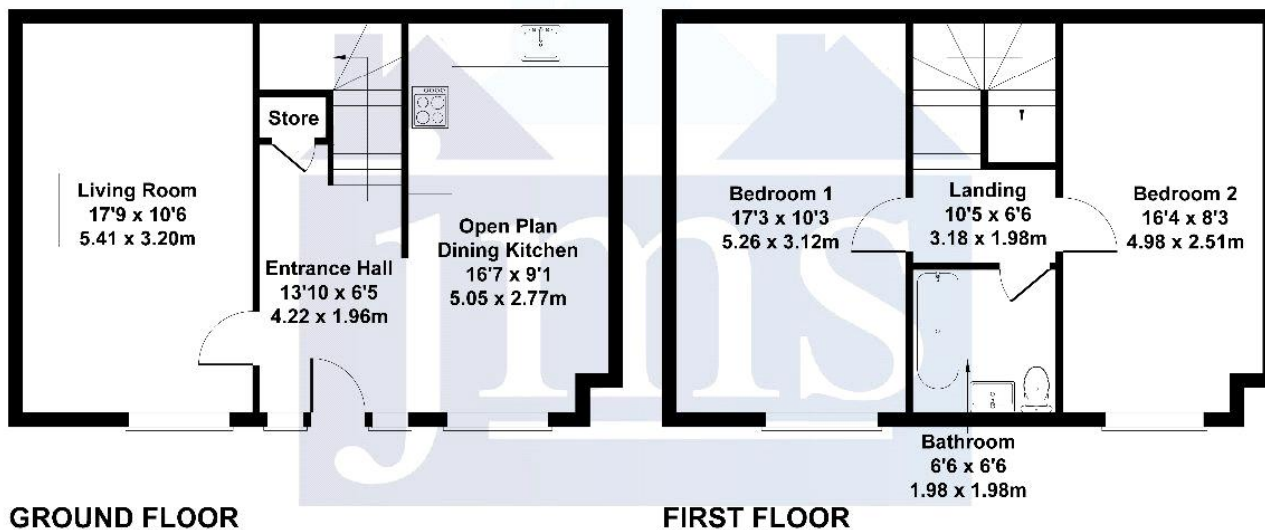






# Meadow View Cottage, Deep Lane, Hardstoft, S45 8AE

Approximate Gross Internal Area  
936 sq ft - 87 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		99
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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