

# HUNTERS®

HERE TO GET *you* THERE

**Rose Cottage, 2 Hady Lane, Hady, Chesterfield, S41 0DF**

**Offers In The Region Of £365,000**



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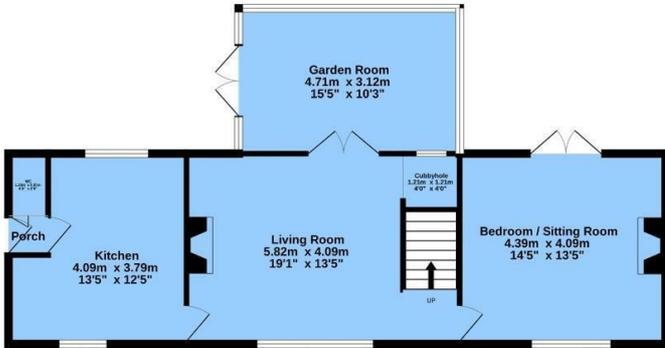
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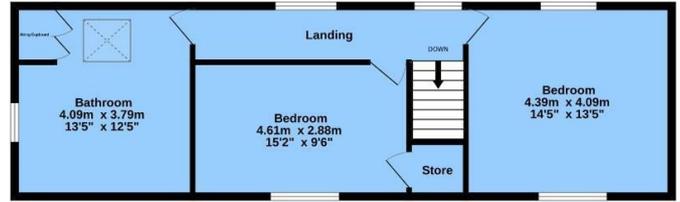
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GROUND FLOOR  
70.8 sq.m. (762 sq.ft.) approx.



1ST FLOOR  
57.3 sq.m. (617 sq.ft.) approx.



TOTAL FLOOR AREA: 128.1 sq.m. (1379 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



Nestled on Hady Lane in the charming village of Hady, Chesterfield, this delightful detached cottage, built circa 1820, offers a unique blend of historical charm and modern living. Originally owned by Chatsworth Estate, this property boasts a rich heritage and character that is hard to find in contemporary homes.

A "Cottage Style" kitchen has integrated appliances (washing machine, tumble dryer, dish washer & 70/30 fridge / freezer), there is a range cooker which could be left subject to negotiation.

Having a lounge / living room with gas fire, cubbyhole storage / office space with window looking out into the garden room.

The Garden Room allows ample of natural light, dining / sitting space & patio doors onto the rear garden.

A further sitting room / third bedroom also having beautiful gas fire & has patio doors out onto the rear garden.

The residence has ample space for relaxation & entertaining.

The house features two upstairs bedrooms plus the potential for a ground floor bedroom, making it versatile for various living arrangements.

Having a downstairs WC & superb modern, four piece family bathroom on the first floor.

The property is set within a picturesque cottage garden featuring a unique stone table, ideal for gardening enthusiasts who wish to cultivate their green thumb. The south-westerly aspect of the garden allows for plenty of sunlight, creating a warm and inviting outdoor space to enjoy throughout the seasons.

Parking is a breeze with space for two vehicles leading to the detached garage with electric door, a rare find in such a quaint setting. There is further parking space on the lead up to the drive for 2/3 cars. Despite its historical exterior, the interior of the home is surprisingly spacious, often described as a "Tardis" due to its generous layout.

#### PROPERTY INFORMATION

This charming home on Hady Lane is not just a property; it is a lifestyle choice, offering a peaceful retreat while being conveniently located near local amenities. Whether you are looking for a family home or a tranquil escape, this house is sure to impress.

Gas central heating - new boiler installed in October 2023.

Freehold, Tax Band C, EPC Rating E.

#### DISCLOSURE

##### ADVERT & DESCRIPTION DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.

We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.

All measurements are approximate.

- OODLES OF OLD WORLD CHARM • BLEND OF HISTORICAL AND MODERN LIVING • ORIGINALLY OWNED BY CHATSWORTH ESTATE • LOUNGE / SITTING ROOM & GARDEN ROOM • DOWNSTAIRS GUEST BEDROOM / SITTING ROOM • TWO UPSTAIRS BEDROOMS • FOUR PIECE SUITE BATHROOM • SOUTH-WEST FACING GARDEN PLUS DRIVE

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