



Manor Cottage, 32 Main Road
Cutthorpe
Chesterfield
S42 7AJ

Saxton Mee



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Cutthorpe, Chesterfield S42 7AJ
Offers around £725,000

This stunning stone built period cottage has been stylishly extended and tastefully refurbished creating an outstanding home nestling on the rural fringe of this highly sought after village standing on the doorstep of the Peak District National Park, within a conservation area and easy reach of a host of local amenities.

Ease of access is afforded to Sheffield, Chesterfield, Dronfield and the motorway/train network with local schooling nearby being within St Mary's Catholic School Catchment area and 100yds from Cutthorpe Primary School. Cutthorpe is ideal for those wanting a quieter lifestyle with ample countryside walks to explore and the ever popular Linacre Reservoir and Holmebrook Valley Park being a short distance away.

The property has been extensively refurbished during recent years with the finish and quality of this impressive home needing to be viewed to be fully appreciated and is perfectly complemented by a large private established rear garden which takes full advantage of the south westerly aspect. The property offers 3-5 bedrooms (dependant on how the accommodation is utilised). There is ample parking and an attached double garage.

- Impressive family home with almost 2200 sq ft of accommodation
- Stylishly refurbished throughout with quality fixtures and fittings
- Three/Four bedrooms and two bathrooms
- Large gardens and ample parking
- Council tax band: E
- Semi rural village location on the fringe of the Peak Park
- Located in a conservation area
- Far reaching views across open countryside
- EPC:
- Tenure: Freehold



Reception Hall

Spacious reception hall with an appealing large arched central window with front door, exposed feature stonework and lovely mellow beams along with contemporary glass balustrade staircase which rises to the first floor. Tiled flooring and oak internal doors.

Downstairs Cloakroom/WC

Being fully tiled to the walls and floor with white WC and wash hand basin

Snug

With log burner set in the feature stone fireplace with stone hearth and mantle to one wall, painted beamed ceiling and carpeted floor.

Living Room

Spacious living room with stone fireplace, log burner and French doors to the garden. Feature picture window overlooking the farmers fields beyond. Built in cupboard and lit shelving to either side of the fireplace. Carpeted floor covering.

Dining Kitchen

Impressive dining kitchen with large roof lantern and bi-fold doors to the garden. Having an extensive range of solid painted oak cabinets with granite working surfaces and fully Integrated AEG appliances to include-
1x steam oven
1x compact combi oven
1x Integrated combi Microwave
1x Warming Drawer
2x Dishwashers
1x Wine Cooler
1x 900mm induction Hob
1x Smeg electric charcoal grill.

There is a ceramic Belfast sink, tiled flooring and built in Italian larder fridge.

Utility

With a range of matching units to the kitchen, tiled floor and ceramic butler style sink. 2x Washers (1 integrated), 1x Dryer.

Study/Bedroom 5

With vertical anthracite radiator and carpeting floor covering. Window overlooking the gardens.

FIRST FLOOR LANDING

With study area and glass balustrade, floorboards and exposed stone wall.

Master Bedroom Suite

Good size double bedroom which leads to the:

En-Suite Shower Room

Superb en-suite shower room which is fully tiled in marble Porcelanosa and has a large walk in shower, hand basin and WC.

Dressing Room/Bedroom 4

From the master bedroom this room is presently used as a dressing room (having built in wardrobes and vanity unit with cupboards and drawers in light grey) but could easily be turned back into bedroom 4 if desired.

Double Bedroom Two

Cosy double bedroom with carpeted floor covering.

Second Floor Loft Bedroom

Stairs lead from the landing to the second floor bedroom with Velux style window and feature half circle window, radiator and carpeted floor covering.

Excellent Family Bathroom

Suite in white comprising bath, walk in shower, WC and vanity basin. There is a large wall mirror with courtesy lighting. Fully tiled in marble Porcelanosa

Outside

Driveway ample off road parking for 3 vehicles. Most attractive large private south westerly facing garden backing onto fields, mainly lawned with an abundance of shrubs along with stone flagged patio.

Large Garage

Attached larger than average garage with electric door, power and light.

General

Worcester gas central heating boiler
4 zone wet underfloor heating to ground floor
Bisque Italian radiators throughout remaining areas
Burgundy Limestone floors to lobby & Kitchen
Full marble porcelanosa wetrooms to Bathroom & Ensuite
Full marble cloakroom to ground floor
Rais contemporary integrated fireboxes to Living Room & Snug
Factory coloured timber windows & bifolds/ doors throughout.
Decor - Farrow & Ball throughout with curtains and interior design from Penrose in Pilsley

Electrics

(in separate electrics cupboard)
Trimless downlight fittings throughout
CAT 6 wiring to 5 areas
AV matrix system
Hardwired CCTV & Security system
Hardwired Bose surround sound to 6 zones throughout the ground floor

EPC

The EPC is rated:

Council Tax Band

Council Tax Band is:

Tenure

Freehold







Floor 0



Floor 2



Floor 3



Approximate total area⁽¹⁾

2181 ft²

Reduced headroom

156 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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