



House, Outbuildings & Approx 13.5 Acres of Land/Woodland
41 The Hill, Glapwell, Chesterfield, S44 5LX
Offers in the Region of £760,000



* DETACHED FAMILY HOME WITH APPROX 13.5 ACRES OF LAND * RANGE OF OUTBUILDINGS IDEAL FOR BUSINESS USE (SUBJECT TO CONSENT) * STABLES * WOODLAND * FOUR DOUBLE BEDROOMS * LARGE DOUBLE ASPECT LIVING ROOM * SEPARATE DINING ROOM * FAMILY DINING KITCHEN * FIRST FLOOR FAMILY SHOWER ROOM PLUS GROUND FLOOR W.C. * LOVELY GARDENS * EASY ACCESS TO M1 AND ASSOCIATED DESTINATIONS

W T Parker are proud to offer to the market a unique opportunity to acquire a detached family home with the benefit of 13.5 acres of land/woodland along with a range of outbuildings suitable for a range of commercial uses (subject to the appropriate consents).

The property itself offers a well proportioned living space with a practical layout spanning two floors. To the ground floor there is a front entrance hall with a double aspect family living room and separate dining room, dining kitchen, utility and w.c. with four bedrooms and a shower room positioned to the first floor.

Outside there are gardens to front and rear elevations along with a covered decked area perfect for the positioning of hot tub/bbq area.

There is a substantial range of outbuildings/stables suitable for a wide variety of business and personal purposes which will undoubtedly appeal to an array of potential buyers. The woodland area is vast and provides a valuable wildlife haven.

Viewing is highly recommended - there really is something for everyone in this diverse dwelling.

Call now to view 01246 232156



EXTERNAL AREAS

Outbuildings

There are two large outbuildings within the curtilage of the property which provide a superb opportunity to those seeking a home with potential business premises on site. Vehicular access is provided to both buildings and there is a yard/turning area.

There is also a detached double garage which is positioned to the rear of the main house, half of which has been converted into a useful office space with light and power, the other still providing ample storage space with up and over door.

Stables with Equestrian Potential

In addition to the outbuildings, there is also an adjacent and sizeable stable block which provides potential for equestrian use.

MAIN HOUSE

GROUND FLOOR

Entrance Hall

15'3" x 5'10" (4.65 x 1.78)
A welcoming space which has wood effect laminate flooring, radiator, two porthole windows and UPVC double glazed door to front elevation.

Double Aspect Living Room

33'3" x 11'8" (10.14m x 3.58m)
A double aspect reception room which spans the full depth of the property and has double glazed bay window to front elevation along with double French doors leading out to the rear decked area. There is also a a stone fireplace, wall light points and two radiators.

Separate Dining Room

12'2" x 12'11" (3.72m x 3.94m)
A multi-functional second reception room which is currently used as an snug/TV room but could be used as a family/dining room or similar. The room has a double glazed bay window to front elevation, further window to side, fireplace and radiator.

Family Dining Kitchen

17'10" x 13'3" (5.44m x 4.05m)
A fabulous kitchen and dining space, providing the hub of the home and enjoying a rear aspect.

The kitchen area has a range of wall and base cupboard units with worksurfaces over and inset belfast sink unit with mixer tap over. Also having integrated double oven, electric hob with extractor canopy over, space and plumbing for dishwasher, ceramic tiled splashbacks, centre island providing further worktop space with storage below, UPVC double glazed windows to rear and quality laminate flooring.

The dining area provides ample space for a 6 - 8 seater dining table and has continuation of the laminate flooring, and chimney breast with inset wood burning stove.

Rear Entrance/Utility

14'9" x 6'0" (4.50m x 1.83m)
Having continuation of the wood effect laminate flooring, space and plumbing for a washing machine.

Also having access to outside and door leading through to:

Ground Floor WC

With wood effect laminate flooring, low flush WC, pedestal wash basin and double glazed window to rear.

FIRST FLOOR

Galleried Landing

15'4" x 8'6" (4.68 x 2.61)
A spacious galleried landing with double glazed window to front elevation and doors leading to:

Bedroom One

17'10" x 11'1" (5.44m x 3.40m)
A spacious double bedroom located to the rear of the property and having radiator and large double glazed window with fantastic views.

Bedroom Two

12'3" x 13'0" (3.75m x 3.98m)
A further spacious double bedroom which is located to the front of the property with double glazed window with radiator.

Family Shower Room/WC

The bathroom is located to the rear of the property and has wood effect laminate flooring radiator and double glazed window. It has a low flush WC, pedestal wash basin with storage below and large shower cubicle.

Bedroom Three

12'2" x 11'9" (3.72m x 3.60m)
A spacious double bedroom located towards the front of the property with double glazed window and radiator.

Bedroom Four

9'10" x 10'5" (3.02m x 3.18m)
A good sized double bedroom to the rear of the property which has wood effect laminate flooring, double glazed window and radiator.

Outside

As previously mentioned, the property has the benefit of having a wide range of outbuildings and land suitable for a wide range of uses to include equestrian and business (subject to consent).

There is also a raised and covered decked area immediately to the rear of the property which provides a superb entertaining and family space. A driveway provides ample off street vehicular standing and an enclosed lawned area offers a delightful space for the safe enjoyment of children/pets.

Included within the sale is also an additional driveway which provides a separate access to the land previously mentioned. This drive is positioned between numbers 31 & 29 The Hill and has a secure dated entrance.

Tenure

Freehold

Viewing

Strictly by appointment with the agents 01246 232156 / residential@wtparker.com

Council Tax Banding

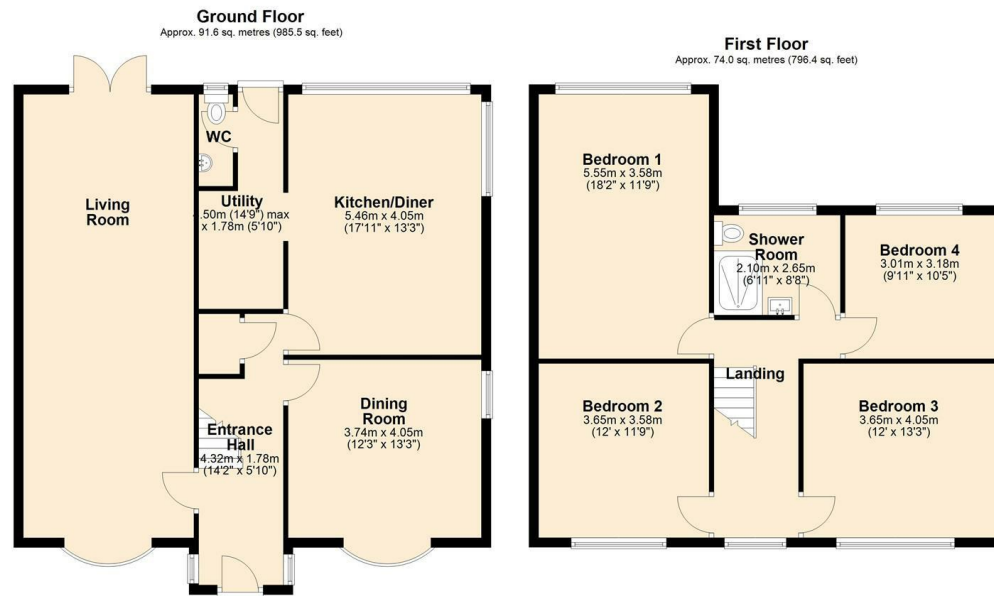
Band F - Bolsover District Council

EPC Rating

To be confirmed.







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
	62	70



