



Spital Lodge Hady Hill, Hady, Chesterfield, S41 0DZ  
£395,000



\* IMPOSING STONE BUILT DETACHED FAMILY HOME \* THREE GENEROUS BEDROOMS \* FAMILY BATHROOM WITH ROLL-TOP BATH \* PLUS SEPARATE W.C. \* THREE RECEPTION ROOMS \* FITTED KITCHEN \* UTILITY/STORE \* OUTBUILDINGS \* PRIVATE GARDEN \* AMPLE OFF STREET PARKING

Located to the entrance of Spital Cemetery, this charming Grade II listed stone built detached house on Hady Hill is oozing historical character. With three generous bedrooms and three inviting reception rooms, this property is perfect for families or those discerning purchasers looking for striking accommodation.

As you step inside, you will be greeted by outstanding features that highlight the property's rich heritage. The wood flooring in select rooms adds a touch of elegance, while the gas central heating ensures a warm and comfortable atmosphere throughout the year.

The exterior of the property is equally impressive, featuring a large driveway that accommodates multiple vehicles, providing ease and accessibility. The expansive garden is a delightful addition, offering a fully enclosed space perfect for children and pets to play or for hosting summer gatherings.

This property is not to be missed, especially as it is available with no chain, allowing for a smooth and swift purchase process. Its prime location close to the town centre means you will have easy access to local amenities, shops, and transport links, making it an ideal choice for those who appreciate both tranquillity and convenience.

With its spacious layout and potential for personalisation, this home is a rare find in a sought-after area.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)



## GROUND FLOOR

### Entrance Hallway

The Entrance provides access to the Living Room and Sitting Room and also up to the first floor via stairs.

### Living Room

13'2" x 12'11" (4.03m x 3.96m )

This is extremely spacious with beautiful windows to two walls allowing ample natural light to come flooding in. The flooring is carpeted and there is a fireplace and 2 double radiators. There is also a door leading out to the side of the property.

### Sitting Room

13'7" x 11'11" (4.16m x 3.65m )

Located to the front of the property is the Sitting Room. It has carpeted flooring, double radiator and windows. Access is given into the Dining Room.

### Dining Room

13'5" x 9'8" (4.09m x 2.95m )

The Dining Room is located to the rear of the property and boasts a real wood flooring, double radiator and window. Access is given to a hallway and the Kitchen.

### Kitchen

11'10" x 6'7" (3.62m x 2.02m )

The Kitchen is located to the rear of the property. It has ample wall and base units which incorporate a sink and drainer and space for a gas cooker. Access out to the rear of the property is given from here and there is a large window and radiator.

### Bathroom

6'11" 6'9" (2.11m 2.06m )

The Bathroom is extremely modern with tiled flooring and walls. It has a heated towel rail and obscured glass windows. There is a traditional three piece bathroom suite in white which includes a roll top bath with shower over, pedestal wash basin and low flush WC.

### Utility Room

12'4" x 6'6" (3.78m x 1.99m )

The Utility Room is a great addition to the property. It is located to the rear of the property and has tiled flooring and ample base units. There is also space and plumbing for a washing machine and dryer. There is a large window and wooden door which gives access out to the Rear Garden.

## FIRST FLOOR

### Landing

Providing access to three bedrooms, WC and up to the Second Floor via stairway.

### Bedroom One

13'6" x 7'6" (4.14m x 2.29m )

This is an extremely spacious double bedroom located to the front of the property. It has exposed wood flooring, double radiator and large window overlooking the front of the property.

### Bedroom Two

13'2" 9'5" (4.03m 2.89m )

Bedroom Two is a spacious double bedroom with 2 windows overlooking the rear garden and a double radiator below. There is also a cupboard in this room which houses the combi boiler. Access is also given into the eaves of the property for added storage.

### WC

A great addition to the first floor which has a small window and small double radiator. There is a low flush WC and wash basin with storage below.

### Bedroom Three

11'11" 6'7" (3.64m 2.02m )

This is also a good sized double bedroom which has exposed wood flooring, 2 windows and a double radiator below.

## SECOND FLOOR

### Office Space

Located in the "Tower" part of the property is a small space with 2 windows providing fantastic views. Could be used as a small office.

## EXTERNAL

### Front

The front of the building is beautiful. It is a stone built property which oozes character. The property is gated to the front door and access into the property to the off street parking is via the Cemetery entrance.

### Rear Garden

The rear of the property has ample parking for multiple vehicles and also has an enclosed rear garden which is mainly laid to lawn. Also on offer are 2 outbuildings ideal for storage.







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