



Main Road, Higham, Alfreton, Derbyshire DE55 6EH

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£595,000

PINEWOOD



Main Road Higham Alfreton Derbyshire DE55 6EH

£595,000

**3 bedrooms
2 bathrooms
3 receptions**

- Truly Charming Detached Stone-Built Residence - Believed To Date Back To The 1700s, Retaining Some Original Features
 - Three Generous Double Bedrooms, Including A Principal Bedroom With Dressing Room
- Substantial Two-Storey Stone Built Former Cottage Offering Excellent Potential Ideal For Use As an Annexe, Workshop, Home Office or Studio Space
 - Double Garage and Gated Parking for Several Cars
- Set Within Approximately 0.4 Acres Of Beautifully Maintained Gardens with Attractive Ornamental Pond and Additional Stone-Built Stable/Potting Shed Adding Character And Practical Space
 - Family Bathroom And Separate Family Shower Room
- Excellent Location In The Historic Village Of Higham, With Access To Nearby Towns, Countryside Walks, Shirland Golf Course, Peak District And M1 Junction 28 For Commuters
- Spacious And Versatile Ground Floor With Dining Kitchen, Formal Dining Room, Lounge, And Separate Study/Snug
 - Gas Central Heating - uPVC Double Glazing - Council Tax Band F (NEDDC)
 - Useable Cellar Room and Two Lofts





A fully detached stone-built detached residence with double garage, this delightful three-bedroom home blends period character with generous living space. Believed in part to date back to the 1700s, the property stands within approximately 0.4 acres of beautifully maintained gardens and enjoys a wealth of original features throughout.

The main accommodation is both spacious and versatile, offering three double bedrooms, including a principal bedroom with adjoining dressing room, together with a family bathroom and separate family shower room. The ground floor provides a well-fitted dining kitchen, formal dining room, elegant lounge and a separate study/snug, creating a superb balance of family living and entertaining space.

In addition to the main house, there is a substantial detached stone-built former cottage, currently utilised as a workshop/office space, offering excellent potential for a variety of uses. A double garage and ample secure off-road parking for several vehicles further enhance the practicality of the property, while a charming stone-built stable adds to its character appeal.

Situated in the heart of the historic village of Higham, renowned for its attractive period properties, the home is ideally placed for access to nearby towns including Alfreton, Clay Cross and Chesterfield, all of which offer an excellent range of amenities. The property is surrounded by delightful open countryside with numerous scenic walks and benefits from close proximity to Shirland Golf Course, Higham Farm Hotel, The Peacock/ Pesto Restaurant and for commuters, the cities of Nottingham, Sheffield and Derby are all within easy reach, with Junction 28 of the M1 approximately 6.5 miles away. Mainline railway stations can be found at both Chesterfield and Alfreton, providing convenient transport links further afield and the Peak District is only a short drive away.

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Entrance Hall/Stairs and Landing

The entrance door opens into a hallway featuring original exposed ceiling beams and polished slate flooring, with a composite door providing access to the rear of the property. From here, a stone staircase descends to the cellar. The hallway also benefits from wallpapered walls, a radiator, and built-in storage, stairs rise to the landing.

Dining Room

18'3" x 11'7" (5.58 x 3.54)

A characterful dining space with two UPVC double-glazed windows, the rear window set within original stone mullions. The room features exposed ceiling beams and a feature fireplace with a dressed stone surround, side plinth, and raised hearth housing a living-flame gas fire, fitted approximately 10 years ago. Additional features include an arched display niche, wall light point, central ceiling light, carpeted flooring, and two central heating radiators with thermostatic valves.

Kitchen Diner

16'6" x 12'11" (5.05 x 3.95)

A spacious dual-aspect kitchen diner with UPVC double-glazed windows and a half-glazed stable-style door opening onto the rear of the property. The room features tiled flooring and exposed ceiling beams, creating a bright and characterful space. The kitchen is fitted with a farmhouse-style range of light oak units, comprising cupboards and drawers beneath a granite-effect worktop with natural stone tile splashbacks. Wall-mounted cupboards include glass-fronted display cabinets and under-cabinet lighting. A composite sink with chrome mixer tap is set within the worksurface, alongside a five-burner Neff gas hob with an extractor. Integral appliances include a dishwasher, fridge, freezer, Neff eye-level double oven and grill, and a Neff microwave. There is plumbing and space for a washing machine and tumble dryer. The room also provides ample space for a family dining table and includes a central heating radiator with thermostatic valve and a telephone point.

Lounge

17'4" x 16'4" (5.30 x 4.98)

A charming dual-aspect reception room with UPVC double-glazed windows, including a rear window with a cushioned window seat and wooden window sills. The room features exposed original ceiling beams, including two substantial central beams, adding to the character of the space. A striking stone fireplace with a dressed stone surround, corbelled lintel, and raised hearth houses a gas fire, creating an attractive focal point. Additional features include painted décor, carpeted flooring, two central heating radiators with thermostatic valves, wall light points, a television aerial point, and two built-in display niches with fitted shelving.

Study/Snug

17'4" x 7'9" (5.30 x 2.37)

A triple-aspect room with UPVC double-glazed windows, wooden sills, and a half-glazed side door with sidelights opening onto the garden. The space features original exposed ceiling beams, painted décor, carpeted flooring, and a central heating radiator with thermostatic valve. A spiral staircase provides access to the dressing room of the main bedroom. Additional amenities include a telephone point and television aerial point.

Cellar

12'9" x 11'6" (3.91 x 3.51)

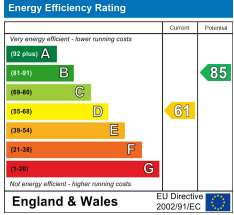
Retaining original stone flagged flooring, stone throwls, and a brick barrel-vaulted ceiling, the cellar also benefits from power and lighting, useful for storage.



TOTAL FLOOR AREA : 279.6 sq.m. (3010 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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