20 Hardstoft Road,
Pilsley, S45 8BL

£295,000

WILKINS VARDY

# £295,000

SEMI DETACHED HOUSE ON 1.13 ACRE PLOT - SEMI RURAL VILLAGE LOCATION - VIEWING ESSENTIAL

A charming semi detached home set within an impressive 1.13 acre plot, enjoying a peaceful semi rural village setting with open views to both the front and rear.

The property offers well proportioned accommodation comprising two good sized reception rooms, both featuring log burning stoves, a galley style kitchen, two double bedrooms and a modern family bathroom.

A particular feature is the extensive plot, which currently provides a versatile lifestyle setting with stabling and space for a variety of animals, including horses, goats and chickens. The combination of substantial grounds, existing equestrian facilities and open countryside views makes this an appealing opportunity for those seeking a rural lifestyle, while still benefiting from the accommodation of a traditional semi detached home.

An ideal opportunity for those seeking a characterful home with generous outdoor space, in a tranquil village location whilst remaining well connected to nearby amenities and transport links.

- SEMI DETACHED HOUSE SAT ON 1.13 ACRE PLOT
- GALLEY KITCHEN
- MODERN BATHROOM
- SEMI RURAL LOCATION WITH OPEN VIEWS TO THE FRONT & REAR
- EPC RATING: D
- TWO GOOD SIZED RECEPTION ROOMS, BOTH WITH LOG BURNING STOVES
- TWO GOOD SIZED DOUBLE BEDROOMS
- SMALLHOLDING TO REAR WITH STABLE BLOCK
- VIEWING ESSENTIAL

## General

Gas central heating
uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 72.4 sq.m./779 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tibshelf Community School: A Specialist Sports College

## On the Ground Floor

A composite front entrance door opens into the ...

## Dining Room

12'5 x 11'3 (3.78m x 3.43m)
A good sized front facing reception room fitted with laminate flooring and having a feature brick fireplace with log burning stove sat on a tiled hearth.
Built-in double base unit to the alcove.

## Centre Lobby

Having a built-in under stair store cupboard.

## Living Room

15'7 x 12'5 (4.75m x 3.78m)
A second good sized reception room, being dual aspect and fitted with laminate flooring.
This room has a feature fireplace with wood burning stove sat on a stone hearth.
A sliding door gives access into the ...

## Galley Kitchen

8'11 x 7'7 (2.72m x 2.31m)
Being part tiled and fitted with a range of cream wall, drawer and base units with complementary work surfaces over.
Belfast sink with mixer tap.
Space and plumbing is provided for a dishwasher, and there is space for a fridge/freezer and a freestanding cooker.
Stone flooring.
A timber framed and glazed stable door gives access onto the rear of the property.

## On the First Floor

## Landing

## Bedroom One

12'5 x 11'3 (3.78m x 3.43m)
A good sized front facing double bedroom

## Bedroom Two

12'2 x 9'7 (3.71m x 2.92m)
A good sized rear facing double bedroom having a built-in floor to ceiling storage cupboard.
Loft access hatch.

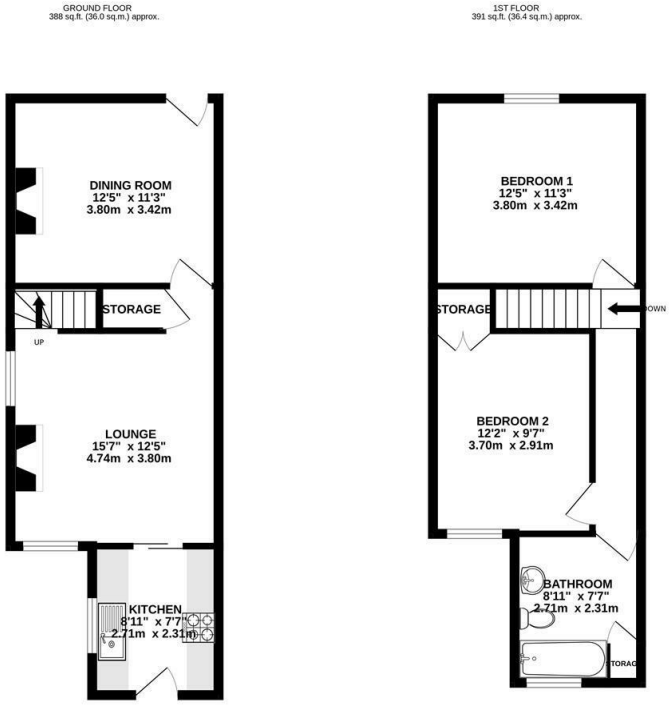
## Bathroom

8'11 x 7'7 (2.72m x 2.31m)
Being fully tiled and fitted with a modern 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, semi recessed hand wash basin with storage above, below and to the sides, and a concealed cistern WC.
Built-in airing cupboard.
Vinyl flooring and downlighting.

## Outside

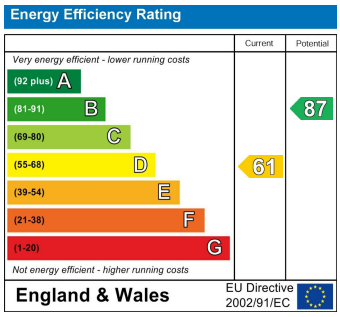
There is a concrete forecourt. On street parking is available in the area.

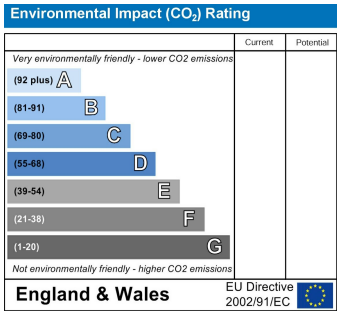
A gate gives access down the side of the property to a covered patio area with swing seat. There is also a lawned garden and a paved path which leads to wooden gates which open to a smallholding which is predominantly grassed and has some mature trees and is currently home to goats and chickens. There is also a stable block which also opens onto a further field.




TOTAL FLOOR AREA : 779 sq.ft. (72.4 sq.m.) 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.
Made with Metropix ©2026




## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014
Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, log burners, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

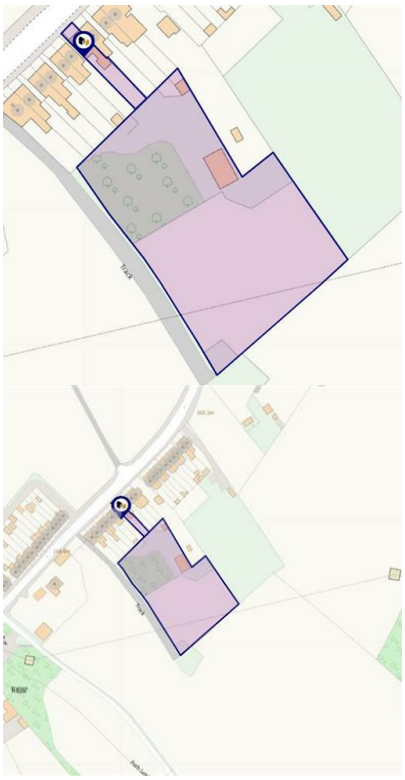
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tibshelf Community School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk