Orchard Cottage Wingerworth Hall Estate, Wingerworth, S42 6PL

OFFERS IN EXCESS OF

£895,000

WILKINS VARDY

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A TRULY UNIQUE NEW BUILD HOME IN AN EXCEPTIONAL SETTING

Orchard Cottage is a true one-off property, combining the character and charm of a stone built barn with the benefits of a contemporary new build. Finished to an exceptional standard, the property offers high-specification, versatile accommodation centred around a stunning open-plan kitchen and living space.

Set behind private gates and approached via a quiet private drive, the secluded plot is surrounded by neighbouring paddocks and the beautiful grounds of the former Wingerworth Hall, creating a wonderfully private and picturesque setting. Yet, despite its peaceful position, the property is conveniently located close to the amenities of Wingerworth.

A unique home in an exceptional setting – properties like Orchard Cottage rarely come to the market.

- ONE-OFF BESPOKE HOME – INDIVIDUALLY DESIGNED AND BUILT BY THE CURRENT OWNERS
- BARN STYLE NEW BUILD – CHARACTER CHARM WITH CONTEMPORARY COMFORT
- STUNNING OPEN PLAN KITCHEN – IMPRESSIVE HEART OF THE HOME
- SUPERB WINGERWORTH LOCATION – PEACEFUL SETTING, CLOSE TO AMENITIES
- STUNNING PLOT
- 'A' RATED ENERGY EFFICIENCY WITH SOLAR, AIR SOURCE HEAT PUMP AND BATTERY STORAGE
- EXCEPTIONAL SPECIFICATION – HIGH QUALITY FINISH THROUGHOUT
- PRIVATE GATED SETTING – SECLUDED PLOT WITH SUPERB VIEWS
- DETACHED DOUBLE GARAGE WITH STORAGE ABOVE
- EPC RATING: A

General

Air Source Heat Pump
Aluminium framed windows and doors
Photovoltaic solar panels
Underfloor heating to ground floor accommodation
Architects certificate warranty
Gross internal floor area - 213.5 sq.m./2298 sq.ft. (including Double Garage)
Council Tax Band - F
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

An oak front entrance door with glazed side lights opens into a ...

Entrance Hall

A good sized entrance hall with tiled flooring. A staircase with built-in under stair store cupboard rises to the first floor accommodation.

Living Room

19'0 x 12'3 (5.79m x 3.73m)
A spacious front facing reception room having a feature stone fireplace with wood burning stove.
Tiled flooring.
An opening leads through into the ...

Kitchen/Diner

28'5 x 13'8 (8.66m x 4.17m)
A spacious dual aspect room fitted with a range of two tone wall, drawer and base units with under unit lighting and complementary granite work surfaces and upstands, including an island unit.
Inset Belfast sink with mixer tap.
Integrated Bosch appliances to include a dishwasher, washing machine and induction hob, and a Neff electric oven and microwave oven. There is also an integrated fridge/freezer.
Tiled floor, downlighting and pendant lighting.
Two sets of French doors overlook and open onto the side garden.

Utility Room

17'5 x 9'4 (5.31m x 2.84m)
Fitted with a range of two tone, base, drawer and tall units with complementary granite work surfaces and upstands.
Inset Belfast sink with mixer tap.
Integrated washing machine.
Tiled floor and downlighting.
A door gives access onto the side garden.

Shower Room

10'4 x 5'5 (3.15m x 1.65m)
Being part tiled and fitted with a 3-piece suite comprising a walk-in shower enclosure with mixer shower, hand wash basin with storage below, and a low flush WC.
Tiled floor and downlighting.

Snug/Bedroom Three

17'9 x 12'1 (5.41m x 3.68m)
A spacious and versatile front facing room having tiled flooring.

On the First Floor

'L' Shaped Landing

Having a built-in store cupboard.

Bedroom One

18'1 x 17'8 (5.51m x 5.38m)
A spacious double bedroom with gable end window and Velux window. A door gives access into a ...

En Suite Bathroom

8'11 x 8'7 (2.72m x 2.62m)
Being part tiled and fitted with a 4-piece suite comprising a freestanding back to wall double ended bath with bath/shower mixer tap, walk-in shower enclosure with mixer shower, hand wash basin with storage below, and a low flush WC.
Tiled floor and downlighting.
Velux window.

Bedroom Two

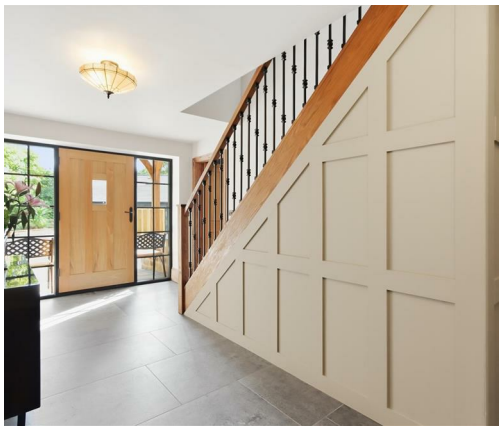
18'1 x 14'10 (5.51m x 4.52m)
A generous double bedroom having a gable end window and a Velux window.

Outside

Electric gates give access to a pebbled frontage which provides off street parking for several vehicles, and also leads to the Detached Double Garage (18'1 x 16'6) having storage above. There is also a lawned corner garden with planted bed and a paved seating area.

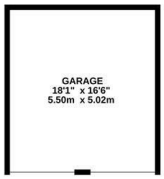
A gate gives access down the side of the property to a raised paved patio and a wooden shed which houses 2 Tesla KW batteries, and at the side of this is a covered warm water dog wash area. There is also a further lawned garden.

To the other side of the property there is a lawned garden and paved patio which overlooks open fields.

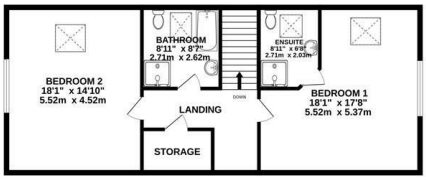


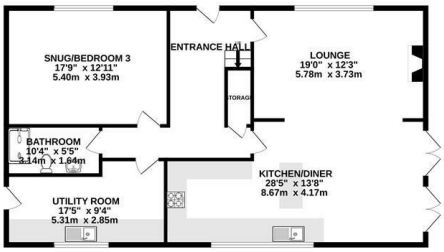
Orchard
Cottage
POST

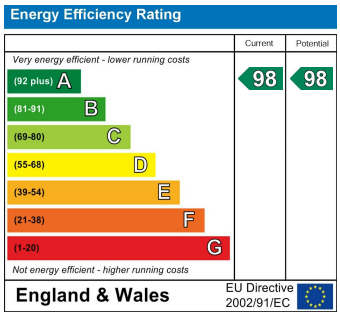
GROUND FLOOR
1479 sq.ft. (137.4 sq.m.) approx.

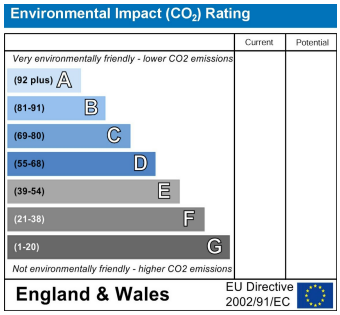


1ST FLOOR
819 sq.ft. (76.1 sq.m.) approx.









TOTAL FLOOR AREA : 2298 sq.ft. (213.5 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.
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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 heating system, wood burning stove, kitchen appliances, shower units, 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 Tupton Hall 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.

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wilkins-vardy.co.uk