



Hall Farm Wingerworth Hall Estate,
Wingerworth, S42 6PL

£570,000

W
WILKINS VARDY

£570,000

STUNNING PERIOD BARN CONVERSION - CHARACTER & CHARM - SPACIOUS PROPERTY - DETACHED DOUBLE GARAGE WITH OFFICE ABOVE - SOUTH FACING GARDEN WITH OAK FRAMED PAVILLION

Hall Farm is an attractive stone-built barn conversion offering 2160 sq. ft. of well presented and characterful accommodation. The property retains many original features, complemented by practical modern living space. The property also benefits from a detached double garage with an office or hobby room above, offering potential to create additional living space if required, subject to the necessary consents.

Outside, there is a superb south-facing garden with an oak-framed pavilion, providing an excellent area for outdoor seating and entertaining. Located in this desirable part of Wingerworth, the property is situated close to a range of good local amenities whilst having the countryside within touching distance.

- STUNNING CHARACTER PROPERTY
- DETACHED DOUBLE GARAGE WITH LARGE OFFICE ABOVE OFFERING FURTHER POTENTIAL
- SUPERB COUNTRY KITCHEN WITH UTILITY ROOM OFF
- PLENTY OF OFF STREET PARKING
- DESIRTABLE LOCATION CLOSE TO AMENITIES AND COUNTRYSIDE
- THREE DOUBLE BEDROOMS TO THE MAIN HOUSE
- TWO BATHROOMS AND GROUND FLOOR CLOAKS/WC
- TWO SPACIOUS RECEPTION ROOMS
- FANTASTIC SOUTH FACING GARDEN WITH OAK FRAMED PAVILLION
- EPC RATING: D

General

Gas central heating
uPVC double glazed windows and doors
Security alarm system
Gross internal floor area - 243.0 sq.m./2616 sq. ft. (including Double Garage)
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A front entrance door with glazed side panels opens into a ...

Spacious Entrance Hall

Having an exposed stone wall and solid oak flooring. An open tread staircase rises to the First Floor accommodation.

Lounge

18'6 x 15'7 (5.64m x 4.75m)
A spacious dual aspect reception room having exposed beams and a feature stone fireplace with wood burning stove.
A couple of steps lead down into the ...

Dining Room

12'1 x 11'11 (3.68m x 3.63m)
A good sized reception room having a stone chimney breast with display niche. uPVC double glazed French doors overlook and open onto the rear patio.

Cloaks/WC

Fitted with a white 2-piece suite comprising a low flush WC and counter top wash hand basin having a tiled splashback and storage below.
Laminate flooring.

Kitchen

14'10 x 10'8 (4.52m x 3.25m)
Fitted with a range of cream wall, drawer and base units with complementary granite work surfaces and upstands.
Inset circular stainless steel sink with mixer tap.
Included in the sale is the range cooker which has a glass splashback and stainless steel extractor hood over.
Space and plumbing is provided for a dishwasher, and there is also space for a fridge/freezer.
Flagstone flooring.
An opening leads through to a ...

Rear Entrance Hall

Having flagstone flooring and built-in storage.
A door gives access onto the rear of the property, and a further door opens into a ...

Utility Room

Fitted with base, drawer and tall units, having a complementary granite worktop and upstands.
Inset single drainer stainless steel sink.
Space and plumbing is provided for a washing machine, and there is space for an American style fridge/freezer.
Tiled floor.

On the First Floor

Landing

Having exposed beams and a stone wall with display niches. A set of steps to the right take you to the ...

Master Bedroom

18'6 x 14'7 (5.64m x 4.45m)
A spacious dual aspect double bedroom with exposed beams. A set of steps lead down into the ...

En Suite Shower Room

Being fully tiled and fitted with a 2-piece suite comprising a shower cubicle with mixer shower, and a pedestal wash hand basin.
Chrome heated towel rail.
Tiled floor and downlighting.

Bedroom Three

12'1 x 8'3 (3.68m x 2.51m)
A good sized rear facing double bedroom.

Steps to the left hand side of the Landing take you to a ...

Second Landing

Having built-in storage.

Bedroom Two

14'11 x 12'5 (4.55m x 3.78m)
A good sized dual aspect double bedroom having exposed beams and loft access hatch.
This room also has a large built-in double wardrobe with sliding doors.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Exposed beam, tiled floor and downlighting.

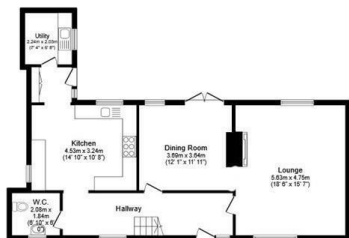
Outside

Double gates open onto a tarmac driveway which provides off street parking for several vehicles. There is also a DETACHED STONE BUILT DOUBLE GARAGE (42.3 sq.m./456 sq.ft.) having an electric roller door, light, power and side personnel door. A set of steps inside the garage lead up to an OFFICE/GAMES ROOM (38.9 sq.m./419 sq.ft.) which is insulated, has two Velux windows, light and power.

To the rear of the property there is an attractive, south facing garden which comprises a patio area, lawn with well stocked borders and pathway. There is a paved area with pergola and space for a hot tub, the paving continuing to provide an additional seating area.

At the top of the garden there is an oak framed pavillion having built-in seating, light, power and pendant patio heater.





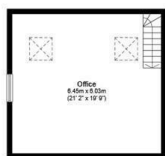
Ground Floor
Floor area 85.5 sq.m. (920 sq.ft.)



First Floor
Floor area 76.3 sq.m. (821 sq.ft.)



Garage Ground Floor
Floor area 42.3 sq.m. (456 sq.ft.)



Garage First Floor
Floor area 38.9 sq.m. (419 sq.ft.)

Total floor area: 243.0 sq.m. (2,616 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		57	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



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, 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.



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

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