

HOCKLEY HOUSE, HOCKLEY LANE, ASHOVER, CHESTERFIELD, S45 0ER



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WILKINS VARDY

Imposing country house in an exceptional valley setting

An imposing Victorian property with exceptional countryside views, set within approximately 9 acres of land, including 7.34 acres of mature natural woodland, on the edge of the highly regarded village of Ashover.

Hockley House occupies a commanding position with unrivalled panoramic views of the Amber Valley and the hills beyond. It is located within easy reach of the market towns of Matlock and Chesterfield and is on the doorstep of the Peak District National Park.

With a footprint of 4,679 sq. ft. (437.7 sq. m.), including cellar and double garage, the house offers generous room proportions for the main living accommodation set over three floors.

The property has remained in the same family ownership for more than 60 years and, whilst requiring refurbishment, the property is not listed and so it provides an exceptional blank canvas for someone seeking to re-imagine and reconfigure this grand family home.

Complementing the main house is a detached 1½ storey coach house, 1,159 sq. ft. (107.6 sq. m.) benefitting from existing water and electricity feeds to the property (the capacity and suitability of which should be verified by prospective purchasers), which could be converted further to provide ancillary accommodation or a separate dwelling, subject to the necessary permissions.

The grounds, together with the coach house, may lend themselves to a variety of uses, including equestrian, subject to any necessary consents.



Situation:

Ashover is one of the most sought after villages in Derbyshire and is well known for its strong community. The village offers a range of amenities including a shop, cafe, butcher, Post Office, public houses, medical centre, primary school and church.

Despite its rural location the property remains well connected to the nearby market towns of Matlock and Chesterfield, with the latter providing a main line railway station, offering direct services to London and other major cities and easy access to the M1 Motorway.

Development Potential & Overage

Aside from developing the existing coach house, given the size of the plot, there may also be longer term potential for additional development within the grounds, although formal enquiries should be made to the local planning authority.

Any future development resulting in the creation of additional dwellings will be subject to an overage agreement. Further details are available from the selling agents.



General

Timber framed single glazed windows and doors
Gross internal floor area - 434.7 sq.m./4679 sq.ft. (including cellar and attached Double Garage)
Council Tax Band - G

On the Ground Floor

'L' Shaped Side Entrance Hall

Reception Room: A versatile room, with side facing window, currently used as a library.

Reception Room: A good sized bay fronted reception room, having parquet flooring and a feature stone fireplace with fitted gas fire.

Lounge: A spacious dual aspect reception room with bay windows to the front and side of the property. This room also has a feature fireplace. A door gives access into a ...

Garden Room: Having a door opening to a paved patio and side garden.

Second Lounge: A good sized dual aspect reception room fitted with parquet tile flooring and having a feature stone fireplace with shelving above. A door gives access onto the side patio/garden. A further door gives access to steps which descent down to the Lower Ground Floor.

Kitchen: A most generous 'L' shaped kitchen, being part tiled/part wood panelled and fitted with a range of wall and base units with work surfaces over. Single drainer stainless steel sink with mixer tap. Included in the sale is the range cooker, and there is also space for a freestanding cooker and a fridge/freezer. There are two sets of sliding doors to built-in storage areas. Tiled floor. A door opens onto a paved patio, and a door gives access to a reception room. A further door opens to a ...

Porch: Having a door opening onto the rear of the property and a sliding door opening to a ...



Cloaks/WC: Fitted with a 2-piece suite comprising of a wash hand basin with tiled splashback and a low flush WC.

Reception Room: A dual aspect reception room with a door opening onto the paved patio.

On the Lower Ground Floor:

Hallway: Doors from here give access to three storage rooms.

On the First Floor:

Landing: With staircase rising to the Second Floor accommodation.

Bedroom One: A spacious double bedroom with two windows overlooking the front of the property. This room also has a wall mounted gas fire.

Bedroom Two: A spacious dual aspect double bedroom having an inset fireplace with fitted gas fire.

Bedroom Three: A good sized double bedroom with two windows overlooking the side of the property. This room also has a wall mounted gas fire.

Bedroom Four: A good sized double bedroom with side facing window.

Bathroom No. 1: A good sized bathroom, fitted with laminate flooring and having a 3-piece white suite comprising a freestanding roll top bath, wash hand basin with tiled splashback and a low flush WC. Two wall mounted electric wall heaters.

Bathroom No. 2: Fitted with a 3-piece white suite comprising a panelled bath, wash hand basin with tiled splashback and a low flush WC. Built-in storage.

On the Second Floor:

Landing: Having a door to a useful storage room with Velux window.



Bedroom Five: A spacious double bedroom with side facing window.

Bedroom Six: A generous double bedroom with side facing window.

Gardens & Grounds: The property is approached via a driveway leading to the house and providing off-road parking together with access to an attached double garage.

The gardens which surround the house are mainly laid to lawn with mature trees and established planting and enjoy far-reaching views across the surrounding valley and countryside, which form one of the most striking features of the property.

Beyond the formal gardens the land extends to include areas of woodland and a former quarry, creating a distinctive and private landscape rarely associated with properties located so close to a village.

In total the grounds extend to approximately 9 acres.

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.

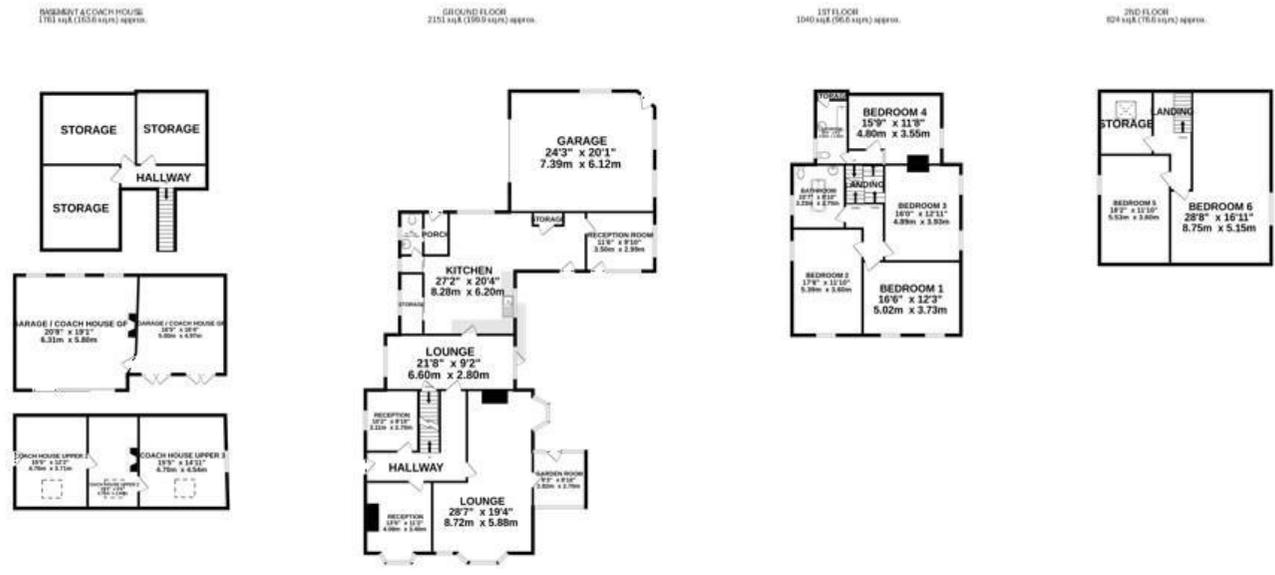
The property was unoccupied at the time it was inspected, and we have therefore been unable to verify with the previous occupant that the gas fire, kitchen appliances, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

The property is offered for sale in its current condition and requires comprehensive refurbishment. Prospective purchasers should expect to undertake works to modernize, repair and improve the property and must rely on their own inspections and surveys.

School Catchment Area: 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 Consultant.



TOTAL FLOOR AREA: 5776 sq.ft. (536.6 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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