



Saunders Cottage Astwith,
Pilsley, S45 8AN

OFFERS IN THE REGION OF

£640,000

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WILKINS VARDY

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£640,000

SUBSTANTIAL FARMHOUSE WITH BARN AND 0.82 ACRE PLOT AND STUNNING VIEWS OF HARDWICK HALL

This five double bed, two 'bathroomed' detached farmhouse has been extended to provide 1741 sq.ft. of well ordered and arranged accommodation, together with detached double garage and detached barn/stables, whilst sitting on a fantastic plot of approximately 0.82 acres which includes formal gardens, an orchard, vegetable garden and adjoining paddock.

Located in this desirable semi rural village, being one of Derbyshire's best kept secrets, with beautiful rural surroundings and magnificent views of Hardwick Hall, yet being only 3 miles from Junction 29 of the M1 Motorway.

- Superb Detached Farmhouse
- Two Reception Rooms
- Five Double Bedrooms
- Detached Double Garage
- 0.8 Acre Plot including formal gardens and orchard
- Located in Conservation Area
- Breakfast Kitchen & Utility Room
- Shower Room & Family Bathroom
- EPC Rating: E
- Stable Block (Potential) & Paddock

General

Oil fired central heating
Wood framed sealed unit double glazed windows
Gross internal floor area - 161.7 sq.m./1741 sq.ft.
Council Tax Band - F
Secondary School Catchment Area - Tibshelf Community School - A Specialist Sports College

On the Ground Floor

A wooden framed door opens into the ...

Entrance Hall

Fitted with laminate flooring.

Breakfast Kitchen

18'1 x 10'0 (5.51m x 3.05m)
Being part tiled and fitted with a range of light beech wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a dishwasher, and there is space for an under counter fridge, freezer and range cooker with fitted extractor hood over.
Laminate flooring and downlighting.

Utility Room

10'7 x 10'2 (3.23m x 3.10m)
Fitted with a range of wall and base units with complementary work surface over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for an automatic washing machine and there is space for a tumble dryer.
The Hetherington oil fired boiler is located in this room.
Tiled floor.
A door gives access onto the front of the property, and a further door opens into the ...

Cloaks/WC

Having a tiled floor and fitted with a 2-piece suite comprising of a wash hand basin and low flush WC.

Inner Hall

Having a staircase with stripped and polished wood balustrade which rises to the First Floor accommodation.

Living Room

20'5 x 14'7 (6.22m x 4.45m)
A generous 'L' shaped triple aspect reception room having coving to the ceiling and a feature marble fireplace with open grate.
French doors overlook and open onto the rear garden.

Dining Room

12'7 x 12'4 (3.84m x 3.76m)
A good sized reception room having a built-in storage cupboard and a feature inglenook fireplace with Victorian cast iron stove.
Wood flooring and exposed joists.
French doors overlook and open onto the rear patio.

On the First Floor

Landing

Having a built-in airing cupboard.

Bedroom One

12'6 x 12'4 (3.81m x 3.76m)
A good sized rear facing double bedroom, having a range of fitted wardrobes.

Bedroom Two

11'1 x 10'9 (3.38m x 3.28m)
A good sized dual aspect double bedroom.

Bedroom Three

10'8 x 10'2 (3.25m x 3.10m)
A front facing double bedroom with stripped wood flooring.

Bedroom Four

14'6 x 9'3 (4.42m x 2.82m)
A side facing double bedroom having views of Hardwick, and having a loft access hatch.

Bedroom Five

10'0 x 8'8 (3.05m x 2.64m)
A dual aspect double bedroom having views of Hardwick, currently used as an office/study.

Shower Room

Fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with electric shower, pedestal wash hand basin with tiled splashback and low flush WC.
Stripped wood flooring.

Family Bathroom

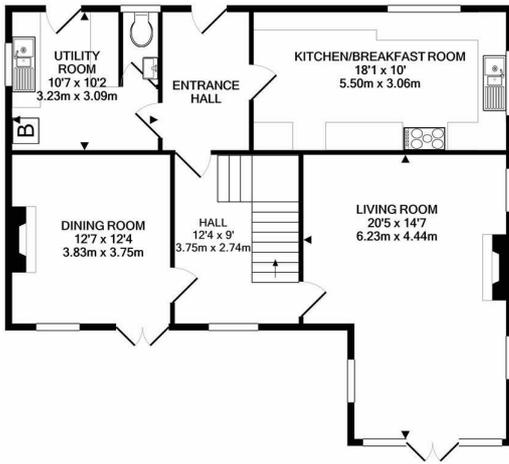
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, semi inset wash hand basin with storage below and low flush WC.
Stripped wood flooring and downlighting.

Outside

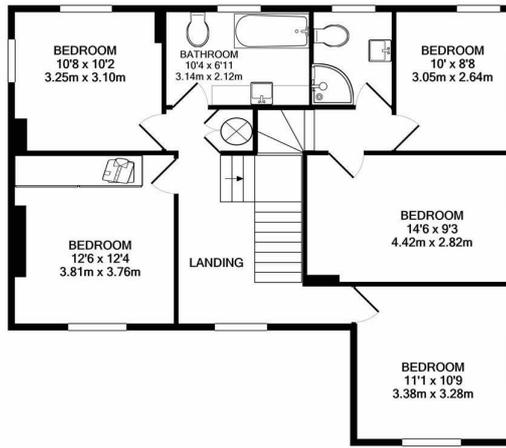
The property stands on a substantial plot extending to approximately 0.82 acres in total, with a gate giving access onto a courtyard where there is a 17th Century stable block with two stables and an attached brick built outhouse. It is felt there could be potential to convert this building into an office or ancillary accommodation, subject to obtaining all necessary consents and approvals. There is also a detached double garage with wood store to the side.

To the side of the property there is a paved patio and vegetable plot. Beyond here a gate gives access to a paddock, and a further gate gives access to the orchard which can also be accessed from the rear garden, the rear garden comprising of a paved patio, lawn and rockery with mature shrubs. There is also a summer house.





GROUND FLOOR
APPROX. FLOOR
AREA 876 SQ.FT.
(81.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 885 SQ.FT.
(80.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1741 SQ.FT. (161.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 45 | |
| (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 |



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, 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 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.



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wilkins-varDY.co.uk