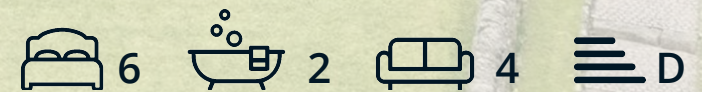




**Hill Cottage Hill Road**  
Ashover, Chesterfield, S45 0BX  
Guide Price £1,250,000



## Hill Cottage Hill Road

Ashover, Chesterfield, S45 0BX

£1,250,000 - £1,295,000 (Guide price)  
Welcome the spectacular Hill Cottage to the market. A truly special family residence, enjoying an elevated position with breathtaking views just a stones throw from the vibrant village centre of Ashover, where you will find a selection of fantastic gastro pubs, a farm shop, coffee shop and countryside walks of outstanding natural beauty.

Dating back to 1703, this grade II listed former school house has been meticulously and thoughtfully modernised, carefully considering the property's heritage and complimenting the wealth of period features with simply beautiful classic-contemporary interior design throughout.

Occupying a plot measuring approximately 0.85 acres and enjoying an elevated position with breathtaking views across Ashover and beyond. Hill Cottage enjoys landscaped gardens surrounding the property, a private south-west facing patio area, tiered lawns a large driveway providing off road parking for multiple vehicles and outbuildings including a garage / workshop.

Offering 3293 sqft of accommodation, the property features a flexible layout with 6 bedrooms, 4 formal reception rooms, a stunning hand-crafted Pre-Eminence kitchen with quartz worktops, integrated appliances, open plan dining space, pantry and separate utility room and 2





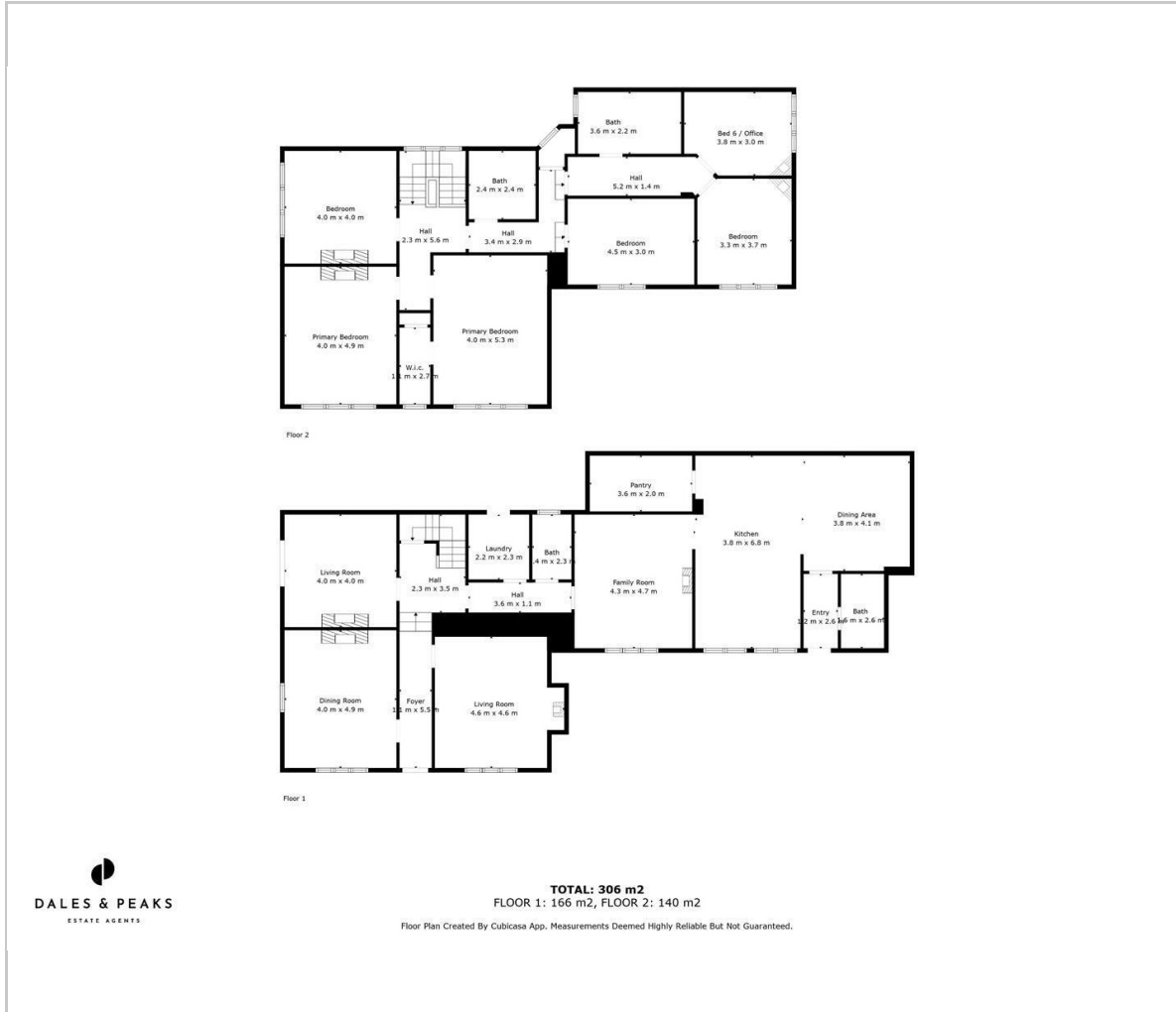
bathrooms.

The ground floor comprises; entrance hallway, formal lounge with log burning stove, formal dining room, a second reception room with patio doors to the rear garden and parquet flooring, utility room, 2 ground floor WCs, a further family room, stunning hand crafted Pre-Eminence kitchen with quartz worktops and highly specified integrated appliances, separate pantry and utility room and an open-plan dining space off the kitchen.

The first floor comprises; a flexible layout with 6 individually styled double bedrooms providing ample family space and work-from-home space - bedroom storage is bespoke Pre-Eminence, 2 beautifully styled bathrooms.

**Dales & Peaks ForwardMove  
please read**

## Floor Plan

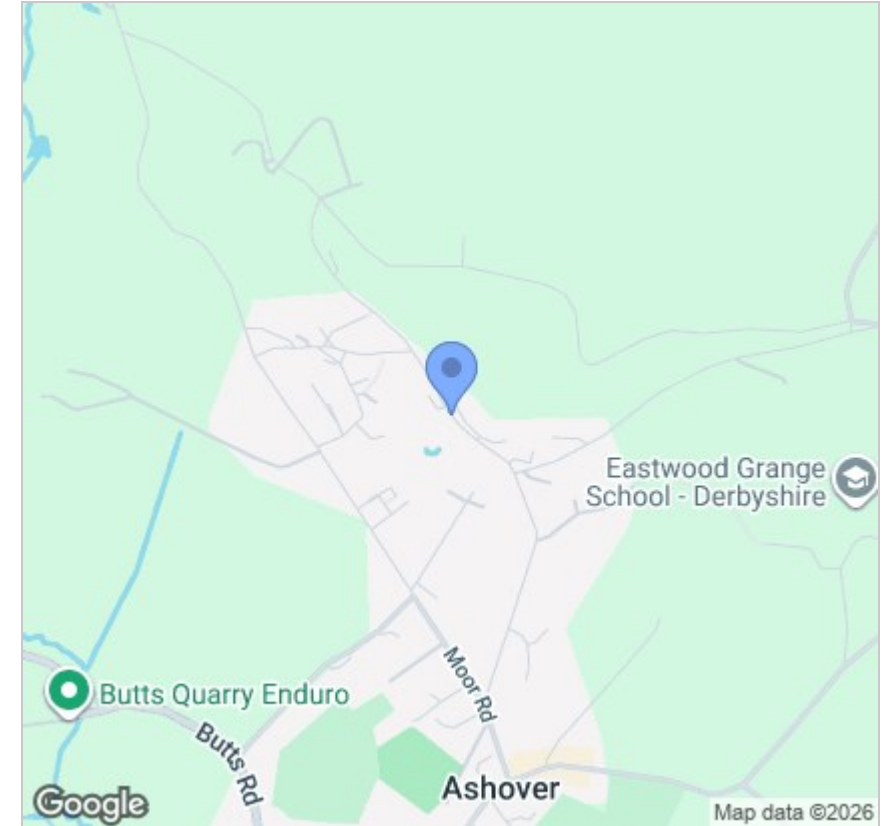


## Viewing

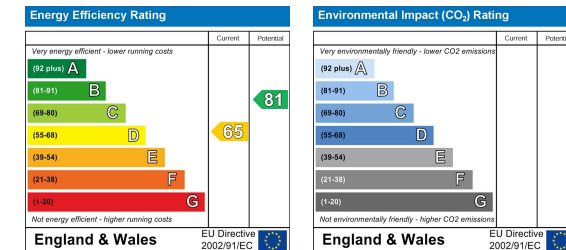
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



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