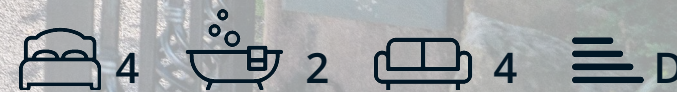




## Hawthorne Barns Walton Back Lane

Somersall, Chesterfield, S42 7AA

Guide Price £1,000,000



# Hawthorne Barns Walton

Somersall, Chesterfield, S42 7AA

£1,000,000 - £1,100,000 (Guide price) Welcome to Hawthorne Barns, a truly individual Grade II listed barn conversion, set within one of the region's most desirable and picturesque locations, surrounded by open countryside and far-reaching views.

Lovingly cared for and thoughtfully enhanced by its current owners, the home has been meticulously reimagined, blending its rich heritage with a beautifully considered, classic-contemporary interior. Originally rebuilt by locally respected builder Don Clapham. Original features have been carefully preserved and complemented by a refined, modern finish, creating a home that feels both timeless and effortlessly elegant.

Set behind private gates within approximately 0.4 acres of landscaped gardens, the property enjoys a wonderful sense of seclusion and calm. The gardens have been thoughtfully designed to flow out towards the surrounding countryside, offering a peaceful, open aspect whilst remaining conveniently positioned for access to local amenities, well-regarded schools and an abundance of nearby walks.

Light is a defining feature throughout the home. With a south-facing rear aspect, the gardens capture the sun throughout the day, while the internal living spaces are bathed in natural light, enhancing the warmth, openness and overall sense of tranquillity that this home so effortlessly provides.

Extending to approximately 2,873 sq ft of well-balanced accommodation across two floors, the property offers a wealth of versatile living space. At its heart is a charming farmhouse-style shaker kitchen with Aga, complemented by four beautifully proportioned reception rooms, each offering flexibility for both everyday living and entertaining. The home provides four generous bedrooms, including a well-appointed ground floor suite complete with dressing room and en-suite bathroom with separate shower, alongside a family bathroom serving the remaining accommodation.

## To the front

The ground floor comprises

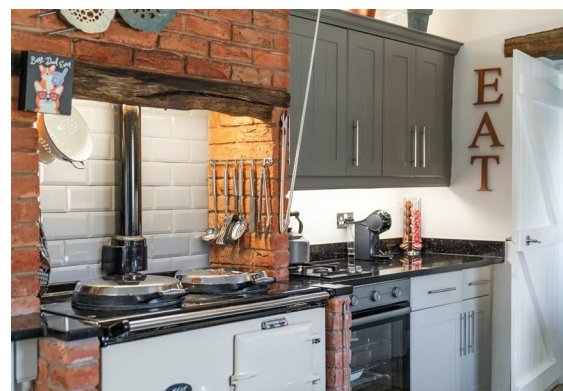
The first floor comprises

The History of Hawthorne Barns

Why Somersall?

Dales & Peaks ForwardMove please read





## Floor Plan

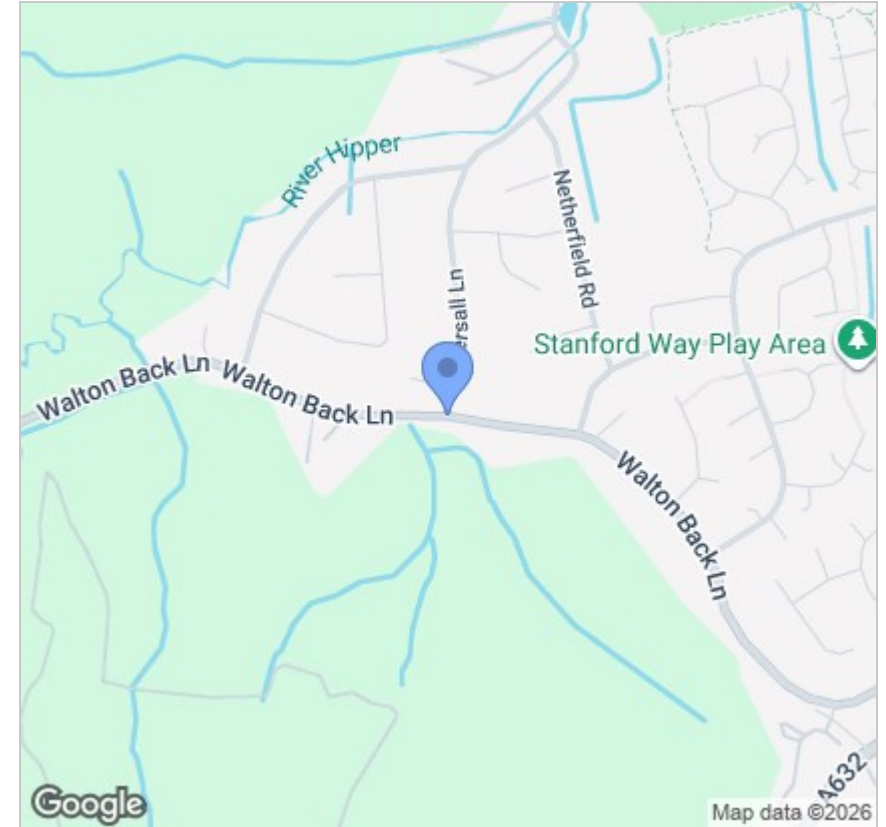


## Viewing

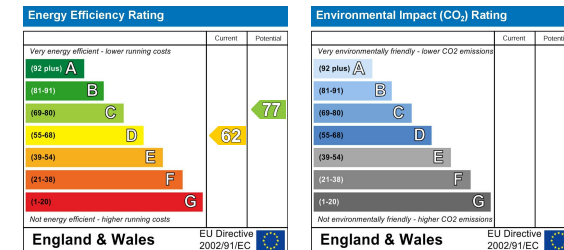
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

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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