



Barton Hill Old Chapel, Main Street

BIRCHOVER, DE4 2BN

Price : Price £650,000

Tenure : Freehold

EPC Rating : B

Local Authority : Derbyshire Dales

This unique former Chapel was converted a few years ago into what can only be described as the most imposing property within the village of Birchover. It has been meticulously converted into a luxury property. Consisting of a self-contained one bedroomed ground floor unit, with a connecting staircase to the upper floor main accommodation, three bedrooms. There are two separate entrances for the ground floor and upper floor.

Two doors, upper and lower - separates the staircase, if the ground floor is to be used as self-contained accommodation.

To the side of the property original stone steps lead to a solid wood front door with entrance hall and double doors to a hallway with cloakroom/WC. A large stained and leaded arched window provides natural light to the entrance hall. The main reception room is dual aspect with lovely views across the village. This large space has a seating area, separate dining area and open plan kitchen featuring a range of solid oak units with granite worktops over. The kitchen features a five burner gas hob, Neff double oven, integral fridge freezer, and washing machine. A sink and drainer is set beneath a stained and leaded window with views up the village. Accessed off the living space is a laundry cupboard, with space and plumbing for a washing machine and tumble dryer. A staircase leads to the ground floor. The ground floor is currently used as a self-contained unit.



- Unique former Wesleyan Reform Chapel in Birchover
- Large open plan reception room with dining and seating space
- Luxury en-suite and family bathroom
- Freehold. Offered to market with no onward chain
- Versatile layout with ready made income potential
- Open plan kitchen
- One bedroomed self-contained ground floor annexe
- Impressive living space with high ceilings and leaded windows
- Three double bedrooms in the main living space
- Off-road parking



Stairs rise to the first-floor landing with a staircase oak and glass balustrade. The landing has high ceilings and oak panelled doors to each room. The master bedroom is a stunning dual aspect with high ceilings and a feature ceiling with round stained and leaded window. A luxury en-suite bathroom features a roll top bath and wash basin. Bedroom two is a further double bedroom with window light and stained and leaded arch window. Bedroom three is a further double bedroom currently arranged as a twin room. The family shower room features a suite consisting of low flush WC, pedestal washbasin and walk-in shower enclosure.

At ground floor level, accessed from the main road, is a one bedroomed, self-contained unit ideal for holiday lets. The front door opens to an entrance hall which in turn leads to a large, open plan living space with dual aspect. There is space for a dining and seating area. Off the main reception room is a cloakroom/WC. The room enjoys high ceilings and exposed stone wall. An opening lead to the kitchen which features a range of panelled units with extensive worktops over incorporating sink and drainer, undercounter fridge, standalone oven with extractor fan over. A floor to ceiling glazed door provides natural light to the living space and a small storage area. A utility room features further unit storage, worktop space and sink and drainer. The generous double bedroom has a side facing window with walk-in shower enclosure.

Outside, to the side of the property is parking for several vehicles.







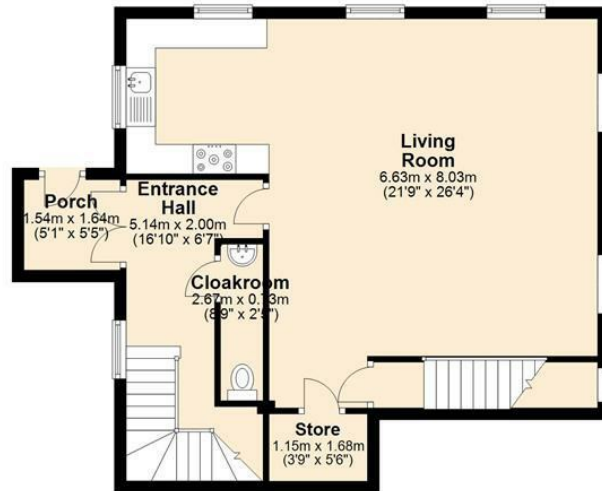
Ground Floor

Approx. 58.4 sq. metres (628.5 sq. feet)



First Floor

Approx. 61.1 sq. metres (657.4 sq. feet)



Second Floor

Approx. 58.3 sq. metres (627.8 sq. feet)



Total area: approx. 177.8 sq. metres (1913.7 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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