



## 5 Hall Farm Searston Avenue

Holmewood, Chesterfield, S42 5QL

Offers In The Region Of £185,000





## 5 Hall Farm Searston Avenue

Holmewood, Chesterfield, S42 5QL

This attractive stone-built barn conversion provides spacious accommodation arranged over one level, and offers an interesting property of character with a large and pleasant rear garden.

### 5 Hall Farm

This attractive stone-built barn conversion provides spacious accommodation arranged over one level, and offers an interesting property of character with a large and pleasant rear garden.

The home is well located for access to the town centre of Chesterfield to the north west, and beyond this the Peak District National Park, with junction 29 of the M1 a short distance away providing excellent transport links and a range of amenities within the village of Holmewood itself.

Available with no upward chain, a viewing is essential to truly appreciate this delightful home.







## The Accommodation

The property is entered via a full-height double glazed patio doors providing a welcoming entrance, opening in to the open plan kitchen, living and dining area, which is open to the ceiling angle with feature beams providing exceptional character, and a full height double glazed door to the rear looking over and providing access to the rear garden.

Off the living accommodation is an inner hallway that provides access to the two bedrooms and the family bathroom; Bedroom One provides a well proportioned double bedroom with a window to the rear aspect, and Bedroom Two provides a second double bedroom with a window to the front aspect. The family bathroom is well fitted and provides a modern bathroom facility with a bath with shower over, a white WC and complementary wash basin.

## Outside

The property is set back from Searston Avenue on Hall Farm, a conversion of barns and farm buildings within a pleasant courtyard setting. The property benefits from designated parking, and there is ample parking for visitors.

To the rear of the property is a well-proportioned garden, which is principally laid to lawn together with established borders and planting with a variety of mature plants and shrubs, with a spacious patio, all beautifully landscaped to create a garden ideal for entertaining and enjoying with the family.

The space around the property also provides the option to extend to the rear if desired, subject to obtaining the relevant consents.

## Material Information

The property is of conventional construction.

Generally uPVC framed double glazed windows and doors.

The property is connected to mains water, drainage, gas and electricity services as far as we are aware.

Central heating and hot water is provided by a British Gas (Worcester Bosch) Greenstar 30i ErP Condensing Combination boiler.

Total gross internal floor area – 58.3 sq.m./ 627 sq.ft. approx.

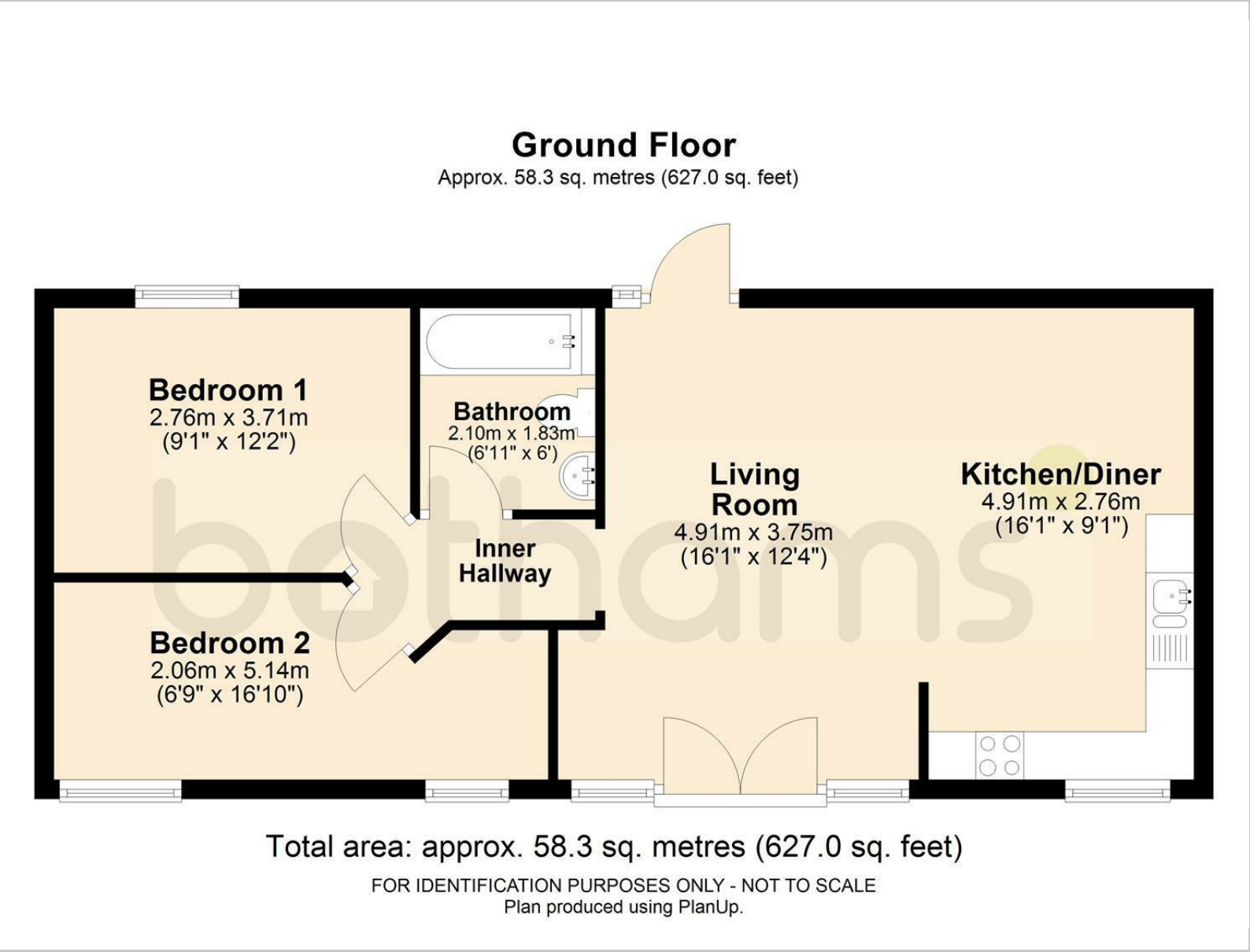
Council Tax Band – B – North East Derbyshire District Council

Tenure – We understand the property to be freehold under Title Reference DY378813

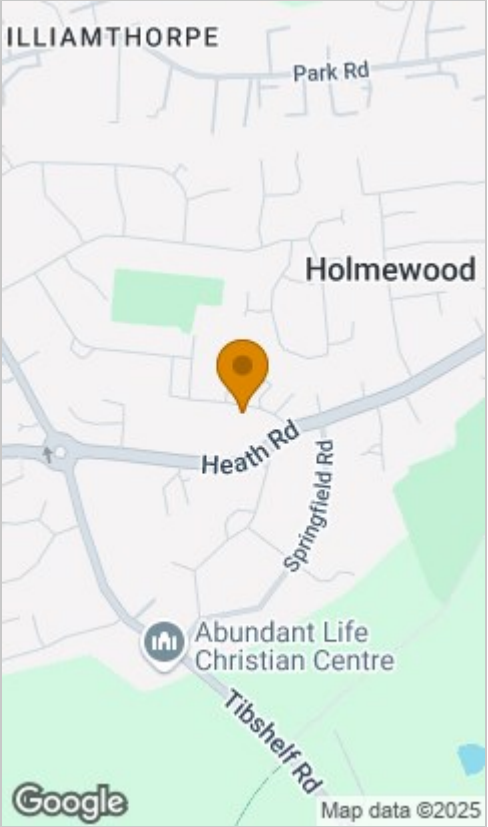
Parking – there is designated parking for the property, with visitor parking

EPC Rating – Band C.

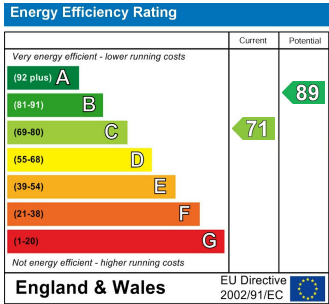
Floor Plan



Area Map



Energy Efficiency Graph



**Viewing** Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

Ravenside House 46 Park Road, Chesterfield, Derbyshire, S40 1XZ  
Tel: 01246 233121 Email: [enquiries@bothams.co.uk](mailto:enquiries@bothams.co.uk) <https://www.bothams.co.uk/>

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 firms employment has the authority to make or give any representation or warranty in respect of the property.