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Waverley New Road, Holmesfield, S18 7WN

Offers In The Region Of £750,000



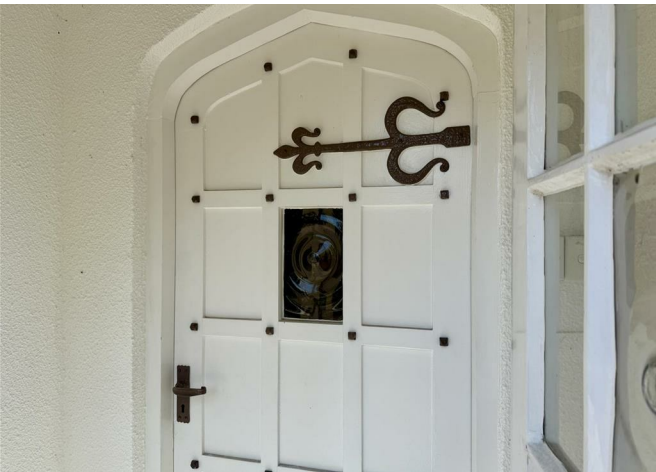


Waverley, New Road

Millthorpe, Holmesfield, S18 7WN

A delightful residence set within a simply stunning and highly desirable location.

Available with no upward chain, an early viewing is essential.



Waverley, New Road

Set within gardens and grounds extending to around a quarter of an acre, Waverley provides a very rare and sought after opportunity to acquire a delightful property with excellent potential in one of the localities most sought after villages.

The residence is set well back from New Road within beautiful gardens, with breath-taking views of open countryside to the front and rear providing an idyllic home.

A stone built single storey residence of some character, the property provides spacious and flexible accommodation throughout whilst also providing an ideal opportunity to create your dream home by reconfiguring or extending the current configuration as desired (subject to obtaining the necessary consents).

A viewing is absolutely essential.



The Accommodation

Entered via a charming porch and entrance door, the entrance hallway provides a welcoming reception to the residence.

There is a spacious galley style kitchen and breakfast room, fitted with an excellent range of wall and base units finished with modern white doors and stainless steel handles, with a contrasting wood effect work surface. To the front is a breakfast bar providing an ideal space for less formal dining.

To the frontage is a well-proportioned bay-windowed reception room, providing a superb sitting and dining room with beautiful views over the frontage, and a feature fireplace with open fire. Beyond the reception room is a rear hallway, leading to another reception room ideally suited as a study or hobby room which does not benefit from natural light.

The bedrooms and bathing facilities are to the rear of the residence, with Bedroom Two off the entrance hall, and with the principal bedroom being to the rear of the property within an extension, providing a large double bedroom with a dressing room/ walk-in wardrobe and contemporary en-suite shower room. Off the rear hallway is a useful linen/ storage cupboard, and the excellent family bathroom which has been finished to a high specification with a large bath, separate walk-in shower, modern WC and complementary wash basin.

Outside

The residence is set within beautiful gardens and grounds extending to around a quarter of an acre in total, set back from New Road behind a low level stone wall that curves in to the gated driveway to provide a most attractive approach.

The gravel driveway continues to the eastern boundary adjacent to the large front lawn to the rockery roundabout and residence beyond. The driveway continues to a courtyard area to the north side of the residence, and to the large garage/ workshop to the rear. There is also a side garden to the western boundary of the property, with raised beds ideal for a potential kitchen/ allotment garden, or for planting with flowers and shrubbery as desired.

To the rear is a further delightful garden, raised up a little and predominantly laid to lawn with a range of well-stocked and mature borders ideal for the keen gardener, or to simply enjoy with family or entertaining. Beyond the rear garden are further stunning views of open countryside.

Garage/ Workshop

Set to the north east corner of the property is a large garage/ workshop that benefits from power and water. Built for the storage of a previous owners boat, the garage provides an excellent space for vehicles or a workshop with exceptional height, and to the rear is an office/ store suitable for a wide variety of uses, or potentially a garden room/ bar or hot tub retreat to be incorporated with the rear garden if desired.

Alternatively the garage/ workshop could be adapted to provide additional accommodation such as a work from home space, a hobby room, or a home gym if desired, subject to obtaining any necessary consents.

Material Information

The property is of conventional construction.

Generally uPVC double glazed window units.

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

Central heating and hot water is provided by way of a Worcester Bosch Greenstar Danesmoor Uty 18/25 2022 + Oil fired boiler.

The Tuffa Tank oil store is behind the garage.

House gross internal floor area – 100.4 sq.m./ 1,080 sq.ft. approx.

Garage gross internal floor area – 46.7 sq.m./ 503 sq.ft. approx.

Council Tax Band – F – North East Derbyshire District Council.

Tenure – We understand the property to be freehold under Title Reference DY191797.

Covenants - We understand there is to be a covenant on future development on the height and footprint - please contact our office for further details.

Parking – there is a large driveway providing parking for several vehicles, with a large garage/ workshop to the rear formerly used for housing a boat.

EPC Rating – E.



Floor Plans



Location Map



Energy Performance Graph

Waverley New Road Millthorpe DRONFIELD S18 7WN		Energy rating E
Valid until 28 October 2034	Certificate number 9209-1203-4904-2129-0100	
Property type	Detached bungalow	
Total floor area	105 square metres	

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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