



65 Slayley View Road
Barlborough | Chesterfield | Derbyshire | S43 4UQ

FINE & COUNTRY

65 SLAYLEY VIEW ROAD



A beautifully appointed, truly versatile and stylish family home - this property is deceptively spacious, with stunning and secluded private gardens to the rear. It is located enviably close to amenities, moments away from the rolling Derbyshire countryside, yet still close to excellent transport links. This contemporary living space has been designed with the ease of modern living in mind creating a fabulous family home which must be seen to be fully appreciated.

KEY FEATURES



Located within the pretty north east Derbyshire village of Barlborough, this charmingly presented modern home was built in 1999. Spacious and imposing, it benefits from an elevated position with a private driveway leading to a large integral double garage which includes a versatile workshop / storage room, and additional off road parking.

Once inside the property the feeling is of total seclusion, tranquillity and privacy. The highlight of this beautiful home is the flexible accommodation which encompasses all aspects of modern living comprising of four spacious reception rooms that flow seamlessly off a central hallway, a ground floor home office and an impressive wrap around conservatory overlooking the rear gardens. The first floor consists of four bedrooms, one with ensuite shower room and a family bathroom, both newly refurbished in 2018. The total accommodation extends to over 2600sq ft (incl garage).

The property has superfast Fibre broadband and is fully wired for networking along with the whole house and garden Wifi. The property also has a wired integral audio system, which is easily controlled and can provide music and radio to every room including the garden. For added security it benefits from a fully integrated CCTV system.

The gardens to the rear are exquisite, beautifully landscaped and extremely private. The current owners have created outside living for all seasons, with an outdoor area that is meticulously kept and is a huge asset to this home. Coupled with this, there is the added benefits of open countryside just a short distance away and all the recreational activities it has to offer. Additionally, the property is close to Poolsbrook and Rother Valley Country Parks, the National Trust Properties of Hardwick Hall, Longshaw Estate and Clumber Park, excellent schools, and all the amenities of the neighbouring towns. The excellent transport links this home also boasts makes it perfect for families and commuters alike.

This is an enviable home that must be seen to fully appreciate its lifestyle benefits as well as its quality and elegant spacious living.

KEY FEATURES

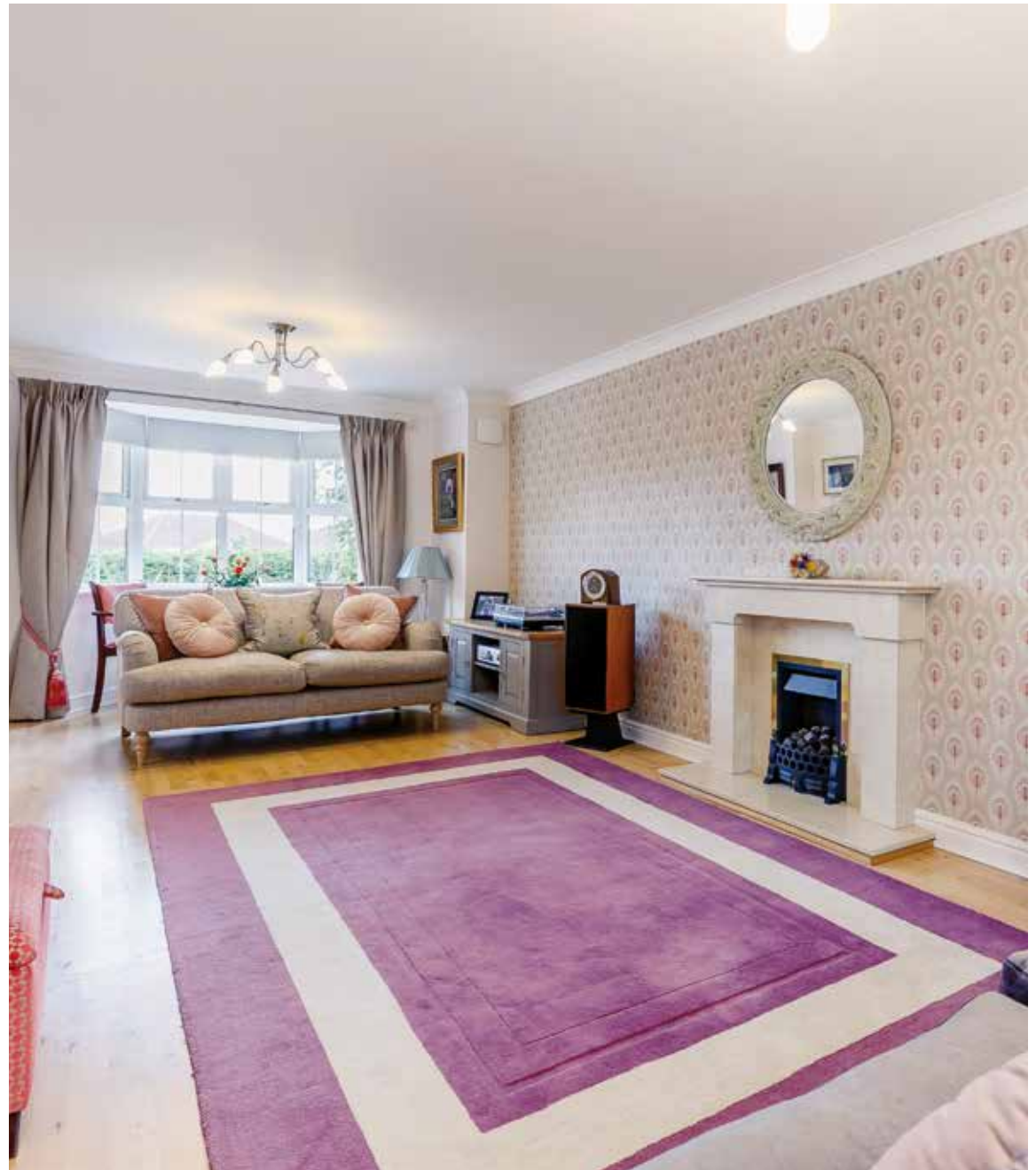
Ground Floor

This home is immaculately presented throughout and has a lovely feel as soon as you enter the entrance hallway - complete with seamless solid wood floors, which flow through much of the downstairs, showcases the quality of the interior on offer. This hallway leads to a useful downstairs cloak room, storage area and the central staircase rising to the first floor.

To the left of the hallway is the beautiful and elegant lounge. The large bay window to the front and double doors to the rear allow an airy and spacious feel to this room, which gives access to a bright and versatile wrap around conservatory. Overlooking the garden this conservatory is a room for all seasons, highlighted by the addition of a 7.5kw log burner allowing for enjoyment in the winter months. Due to its size, the current owners use this as an open plan informal dining and sitting area. The patio doors open onto the garden which gives access to the rear decking area and lawn, which is perfect for alfresco dining in the summer months or whenever the weather permits.

In front of the inner hallway and entered via double doors, this home has the addition of a separate dining room. Here there is a stunning band stand style window overlooking the gardens beyond. Alongside this is the fully fitted kitchen complete with an Amtico tiled floor, cream modern units and integrated appliances. Adjoining the kitchen is a generously sized utility / laundry room with direct access to the side of the property.

A real asset to the home is the expansive reception space on offer. To the right of the property the hallway also provides access to a spacious home office, and a family cinema room with a specially designed integrated 5.1 sound system.





SELLER INSIGHT

“ We bought our family home off plan in July 1999. We wanted a big garden and our corner plot offered us the best space and privacy on The Acorns development. We watched it grow from the foundations and moved in just before the Millennium.

One of the wedding gifts from our landscape architect friend was the plans for the garden. It was a blank canvas. We wanted low maintenance, usable and child friendly. We added the wrap around conservatory in 2002 designed to mirror the dining room bandstand window. Along with the addition of the rotating wood burning stove it is one of the best decisions we made. The room is comfortable all year round. A flexible space that has been a playroom for our two girls and more recently a comfortable space for our teenagers to hang out together with their friends rather than them disappearing off to their bedrooms. It offers indoor garden dining during inclement weather and comes into its own for family garden parties and celebrations. Opening presents on Christmas morning in front of the log fire is a special family moment and will be memories we treasure.

My husband built my bespoke garden writing shed for my 50th birthday present. It was based on Weston Surman and Dean Architecture's 2013 award winning design. It is cool in summer and warm in winter. I added a sedum roof which attracts pollinators and adds interest all year round.

The garden is designed to make the most of the South-East aspect with seating areas and decks designed to maximise the sun and shade from sunrise to sunset. This house has a fantastic downstairs footprint where we do most of our living. All the rooms are well used. They have inbuilt ceiling speakers, the TV room has a cinema system and the garden its own outdoor sound system.

We moved to Barlborough from Sheffield. It offered us the room, community facilities and green space to bring up our family – schools, shopping, local clubs and groups while on the doorstep of the Peak District National Park and 25 minutes from our friends and family in Sheffield.

We have been actively involved in the Barlborough community while raising our children. This includes the renovation of the derelict 'Little School' community building and the Country Park which is a few doors down from our house. Slaley Green which runs through the middle of the housing development and the Country Park offer safe green spaces for children to play independently close to home as ours have done growing up.

After 21 years it is time for us to move on. Our house and garden are ready for another family to start making memories here.

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













First Floor

Upstairs there are four bedrooms: the principal bedroom has the addition of large fitted wardrobes and a modern en-suite bathroom, fully tiled with contemporary fittings. All rooms are generously proportioned and beautifully light, all with wifi speakers in the ceiling, and three of which are doubles. The family bathroom is beautifully appointed, renovated just three years ago, with contemporary fixtures and fittings.

The home has a fully insulated loft space taking in the full length of the property.









Outside

Externally, there is a substantial driveway, with off road parking for multiple vehicles, with the addition of a generously sized integral double garage, complete with electrically operated doors. Inside is a doorway that leads into a spacious and hugely useful work shop and / or storage area.

The outside space and garden is at the rear - private and secluded, this is a tremendous asset to this home. The lifestyle opportunities it presents are simply enviable. The current owners have maximised the outdoor space to the full, with a beautiful design. They have kept the area immaculate, by creating pretty outdoor contemporary living areas, which are versatile and idyllic, making it perfect for entertaining, relaxing in the sun, outside dining and for BBQs on the decking. The garden is mainly laid to lawn and is surrounded by mature trees, beautiful shrubs, hedging and a pretty wild flower area to the side of the conservatory. There is a pathway around the entire conservatory and the addition of a small wooden shed for storage. The property really does lend itself perfectly to entertaining and day to day family life.





The Garden room

An impressive addition to the outside space is a fully insulated detached garden room. Erected just a few years ago, this is currently used as a versatile reading / recreation room and the owners will be leaving this with a tremendously heavy heart! This has the addition of power and heating. WIFI is available here too.



LOCATION

Barlborough is a pretty village and civil parish in the Bolsover district of North East Derbyshire just moments from junction 30 of the M1 and within easy reach of the National Rail Network and the Trans Pennine Cycle Trail. Transport links from here are excellent and the village itself is within easy reach of Sheffield, Chesterfield, Mansfield, Nottingham, Derby and the market towns of Matlock and Bakewell.

Surrounded by idyllic Derbyshire landscape the village has much to offer. The village is steeped in history and this couldn't be more perfectly illustrated than by 12th century church of St James, the stunning mosaic arch of the Golden Gate Memorial and the imposing Tudor mansion namely Barlborough Hall, now a reputable preparatory school.

Barlborough and the surrounding villages of Clowne, Cresswell, Renishaw and Killamarsh along with the market towns of Chesterfield and Worksop provide an array of excellent local conveniences including doctors, local shops, post office and butchers.

There is no shortage of places to eat locally and there are excellent local schools including the historic and leading independent school of Mount St Mary's College as well as the previously mentioned Barlborough Hall.

There is a wide variety of recreational activities on offer both locally and slightly further afield being so close to the Peak District National Park. The surrounding area is a magnet for walkers and within a short distance away there are a large number of recreational places to visit such as Barlborough Link Golf Club, Whitwell Woods, Rother Valley Country Park, Creswell Craggs (currently on the list for World Heritage Site status), Ecclesall woods, the National Trust properties of Hardwick Hall, Clumber Park and the beautiful estate of Chatsworth (just 25 minute's drive), the places of which are endless.





INFORMATION

Directions

From the M1 heading north, leave at Jn30 taking the A6135 to Sheffield (S)/A619. At the roundabout take the third exit onto the A616. After 0.4 miles enter the roundabout and take the second exit on Slayley View Road. Continue on Slayley View Road where the property can be found on the left-hand side.

Services

Gas central heating, mains electricity, water and drainage.

Tenure

Freehold

Local Authority

Derbyshire

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 0114 404 0044



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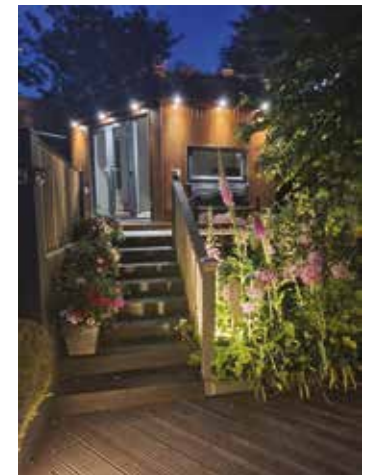
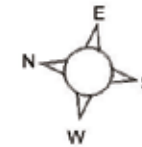
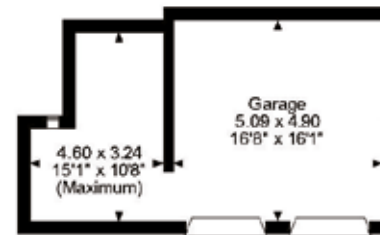
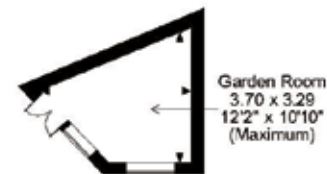
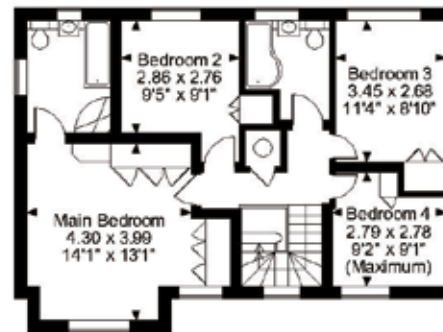
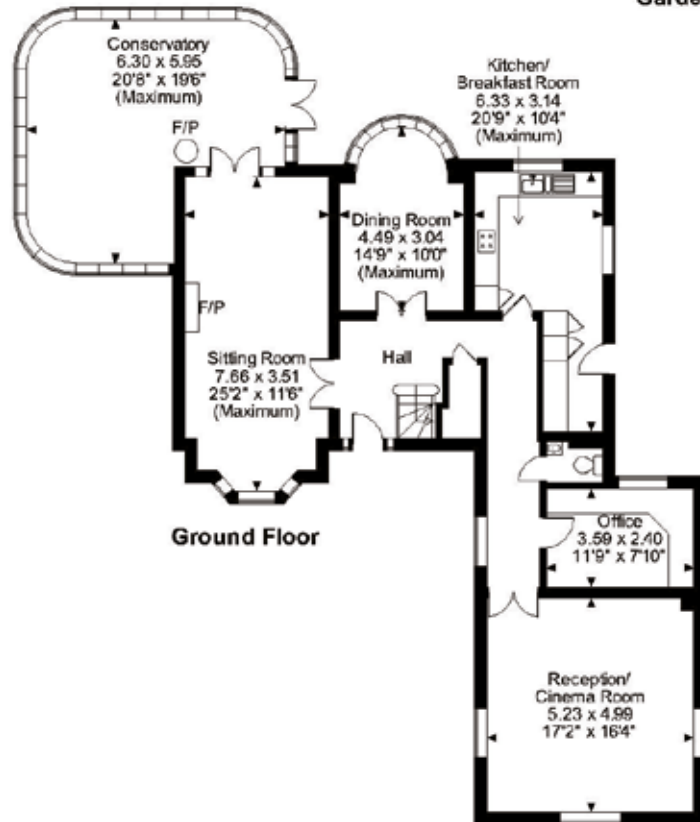
Slayley View Road, Barlborough, Chesterfield

Approximate Gross Internal Area

Main House = 2276 Sq Ft/211 Sq M

Garage = 414 Sq Ft/38 Sq M

Garden Room = 85 Sq Ft/8 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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