



Hall View Cottage
Stainsby Common | Heath | Chesterfield | S44 5RL

HALL VIEW COTTAGE

"When we first viewed Hall View Cottage nearly 15 years ago, it was the views of Hardwick Hall and the rolling countryside that sold it to us immediately. We're quietly tucked away down a track off a country lane which makes the positioning completely idyllic and the surrounding fields very much feel like part of the garden which gives such a feeling of space," say the current owners.



This unique property is a house that offers a stunning contemporary living space built with the ease of modern living in mind. Inside, everything has been finished to a high quality; allowing for a spacious and stylish family home. Hall View Cottage is a gated property situated close to the National Trust property of Hardwick Hall.

Located in a peaceful rural position the home enjoys direct views over pretty open countryside. This is the perfect home, boasting two versatile contemporary reception rooms including a hugely spacious modern dining kitchen with stone floors throughout, a utility area and a stunning living room which opens up to the outside. On a split level are four bedrooms (one with ensuite) and a family bathroom. All rooms are generously proportioned with an abundance of built in storage cupboards throughout. Externally, the property boasts a large patio area and ample gardens stretching down to fields and the views beyond. Also available in the grounds is a newly renovated detached building giving the new owners the option of a separate workshop / study or home office. The property has a large parking area as well as an attached double garage. This really is a stunning contemporary family home which must be seen.

Ground Floor

The home is immaculately presented throughout and has a lovely feeling as soon as you enter the spacious open plan kitchen, perfect for modern living. Beautifully appointed with solid wood contemporary units and granite work tops it incorporates a large kitchen island, inset double sink and an oil fired aga. There is a dual aspect with double glazed windows to two sides and a natural stone floor throughout. The kitchen area is hugely spacious and has ample room for the large dining table and chairs with space to spare.

Accessed off the kitchen is the impressive family living room. This is a delightful reception room, full of light overlooking the outstretching views across open countryside. Double glazed patio doors flood the room with natural light and when opened lead on to the patio and garden beyond. The room has an impressive vaulted ceiling with exposed beams, underfloor heating and a wood burning stove. The utility room is functional yet spacious and has a direct access to the rear garden.





Seller Insight

“We visit Hardwick Hall regularly and we will miss not having it on our doorstep. There are several walks around the immediate area that we enjoy and it's great to be able to leave the car at home and access the countryside straight from our back door. There are a good range of amenities in the local area and Chesterfield is less than 10 minutes away which offers a good range of shops and restaurants, as well as various sports and recreational facilities. We enjoy days out in Bakewell and Buxton, the Tissington and Monsal Trails, Carsington Water and Chatsworth.”

“Our garden is peaceful and private. The split-level lawn has been fantastic for our daughter to sledge down in the winter and roll down in the summer. We've celebrated her birthday parties here in the garden every August and the memories of blue skies and children enjoying themselves will last forever. It's very relaxing to sit under the stars on a summer evening with a glass of wine listening to the sound of running water from the water feature and we enjoy sitting with a good book under the tree at the bottom of the garden.”

“The kitchen is the hub of the house as it is so spacious and we love the warmth of the AGA, whilst the lounge is a great room for all seasons. We open the French doors in summer which really does bring the outside in and it's very cosy with the log burner lit on a cold winters evening. The span of windows allows the seasons come alive.”

“We like the size and layout of the house and we have loved living on one level. It's a small hamlet where we know all our neighbours but have privacy and peace too. Rural living combined with such well-connected roads has been perfect for us and having easy access to the Peak District has enabled us to make the most of family and leisure time,” conclude the current owners.

“The entire property underwent a complete scheme of renovation in 2018 and we've made other enhancements too, including the addition of the southerly facing lounge with French doors opening onto the patio area which has meant that the views of the countryside could be fully appreciated. The changes have increased our living space both in terms of work, leisure and storage and have worked positively for us. Cosmetically, it has been lovely to see the property completed and we have thoroughly enjoyed living in the finished product!”

* 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

Two steps lead from the family kitchen into an inner hallway giving access to all four bedrooms. There is a lovely master bedroom with en suite shower room, a family sized bathroom and an abundance of built in storage space.











Outside

Hall View Cottage benefits from a secure driveway entrance with a five bar wooden gate. This opens into a spacious gravelled driveway which creates generous parking and access to the double garage which backs onto the main property. The opposite end of the driveway to the main house houses the detached stone building which could provide the new owners with a variety of opportunities. The rear of the property is simply idyllic. There is a large patio area perfect for entertaining and lawned gardens which afford the property fantastic views of the breath taking countryside beyond.



Location

The property is ideally situated within close proximity to the M1 motorway and the A617 dual carriageway into Chesterfield where many amenities and attractions can be found. Stainsby is a small village in Derbyshire and is known for hosting the annual Stainsby festival, a folk festival which takes place in the summer. Close to the National Trust property of Hardwick Hall and Stainsby Mill, Hall View Cottage is in an enviable location, secluded and rural yet nearby local Derbyshire villages such as Heath and Sutton Scarsdale.







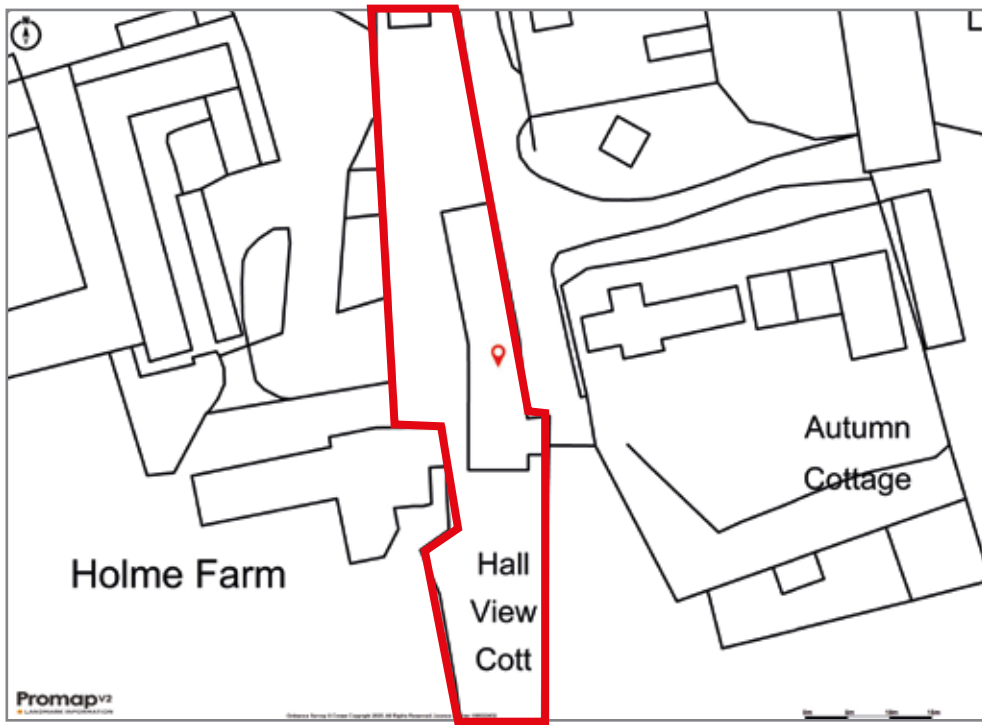
Heath

Heath is a delightful village surrounded by open countryside, located immediately off junction 29 of the M1 motorway and the A617 dual carriageway into Chesterfield. The village lies about four and a half miles to the south-east of Chesterfield and approximately 15 miles south of Sheffield city centre. The immediate locality is rural boasting un-spoilt scenery and walks resulting in an idyllic external lifestyle. The village has a primary school, village hall, a church and a highly regarded Pub & Restaurant; The Elm Tree which serves excellent food, fine wines and good ale.



The nearest local town is within 2.5 miles and offers a convenience of local shops, and secondary schooling. Bolsover and associated tourist attractions and amenities are easily accessible. Rother Valley and the popular water park is within a 20 minute drive as is Meadowhall. The Chatsworth Estate, Hardwick Hall and glorious scenery and stunning villages associated with the Peak District National Park are also on the doorstep. In short this delightful village offers a peaceful retreat whilst everyday 'hustle and bustle' can be reached with a short drive.





Services

A freehold property with oil fired central heating and a septic tank. Mains electric and water.

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Directions

Leaving the M1 at Jn 29 take the A6175 to Heath / Holmewood. At the roundabout take the second exit and continue on the A6175. At the next roundabout take the first exit onto Tibshelf Road / B6039. After 0.6 miles turn left onto Out Lane. Continue down the road for 0.2 miles where Hall View Cottage will be signed on the right hand side.



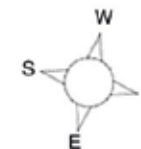
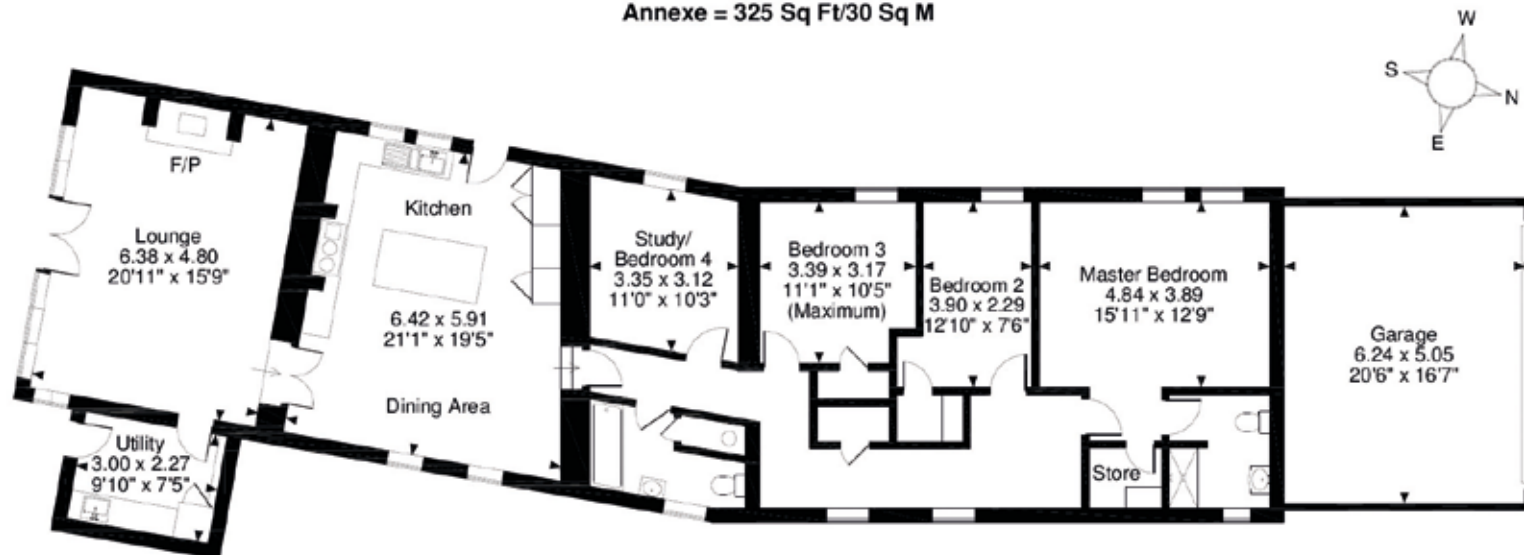
Hall View Cottage, Out Lane Stainsby Common, Chesterfield

Approximate Gross Internal Area

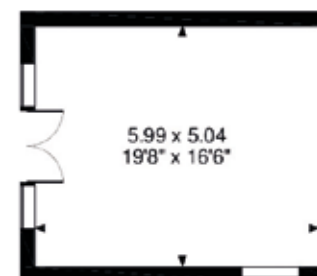
Main House = 1856 Sq Ft/172 Sq M

Garage = 339 Sq Ft/32 Sq M

Annexe = 325 Sq Ft/30 Sq M



Ground Floor



Annexe

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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