







## Ash Dell Villa

Westfield Lane • Middle Handley • S21 5RN

Guide Price £800,000 to £850,000

A fabulous 5 bedroom detached, stone-built property with separate annex and stables located at the heart of sought after Middle Handley, draped in grape vines and wisteria, the property occupies a substantial plot and is surrounded by beautiful mature wraparound gardens. There is a separate coach house and stable block. This outstanding family home offers flexible accommodation with huge potential. Benefits from versatile outbuildings, recent refurbishments to include retiled roof, double glazed window, insulation and electrical checks. Freehold. The main entrance features a utility/ WC with alternative entrance providing a versatile space with 2 walk in pantries. The spacious dining kitchen offers views to 3 sides of the property with beautiful garden aspect, having space for a dining table and cellar access. The kitchen is fitted with cream shaker wall and base units and finished with complementary quartz worktops. Features integrated Bosch dishwasher and Britannia Range cooker included within the sale, with space and plumbing for further appliances. There are 2 rear facing reception rooms both taking full advantage of the fabulous rear garden aspect and benefiting from beautiful feature cast iron functioning open fireplaces and bespoke wooden shutters. The first floor comprises of 5 bedrooms, one dual aspect and 3 overlooking the fabulous gardens with bespoke wooden shutters. There is a family bathroom and separate shower room. The landing area provides a storage cupboard and access to the loft space. Externally the property is surrounded by mature gardens providing a tranquil secluded space offering beautiful established planting and ponds. A gated driveway provides off street parking and vehicle access to the stables which are equipped with separate tack room, electricity, and water. A self-contained coach house offers fabulous potential as a separate dwelling incorporating shower room, potential for kitchen facilities, bedroom and gym arranged over 2 floors. A separate driveway leads to the double garage fitted with mezzanine level creating ideal storage solutions. Middle Handley is an extremely sought after Hamlet with excellent local amenities in nearby Eckington, ideally placed for links to Sheffield, Derbyshire and the M1 motorway networks. Easy rail access from Chesterfield, direct to London and Edinburgh.





- Stunning Stone Built Detached Property
- 4/5 Bedrooms, Gas central heating, Double glazing
- 2 Reception Rooms with Feature Fireplaces
- Spacious Dining Kitchen & Cellar
- Double Garage & Driveway
- Fabulous Established Wraparound Gardens
- Stables & Tack Room
- Self Contained Coach House
- Freehold

# ASH DELL VILLA

APPROXIMATE GROSS INTERNAL AREA = 193.6 SQ M / 2084 SQ FT

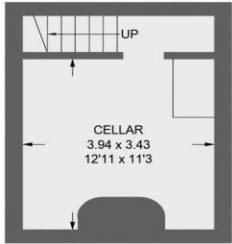
CELLAR = 17.1 SQ M / 184 SQ FT

OUTBUILDINGS = 71.1 SQ M / 765 SQ FT

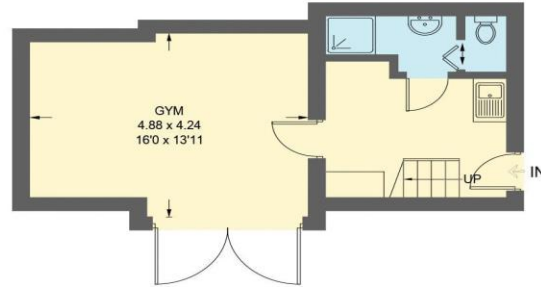
STABLE = 45.4 SQ M / 489 SQ FT

GARAGE = 33.9 SQ M / 365 SQ FT

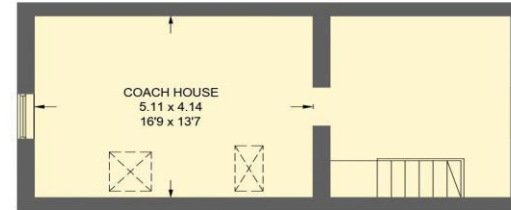
TOTAL = 361.1 SQ M / 3887 SQ FT



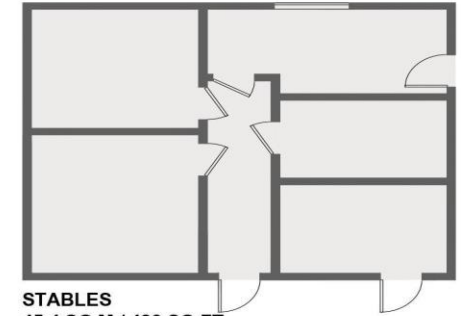
**CELLAR**  
17.1 SQ M / 184 SQ FT



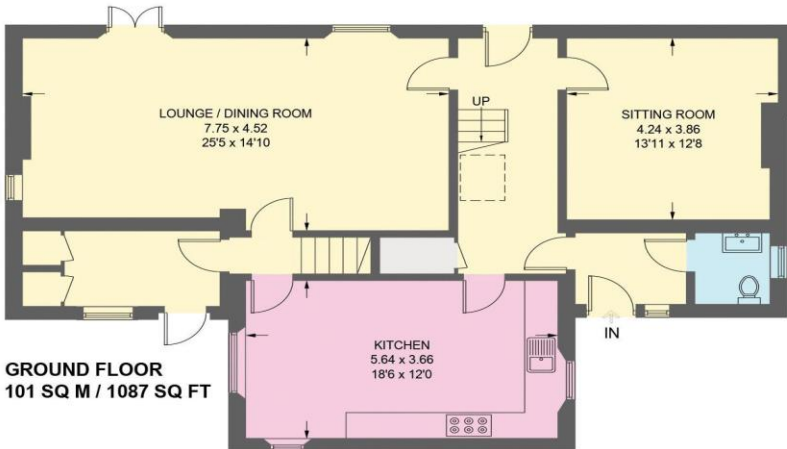
**OUTBUILDING-GROUND FLOOR**  
35.2 SQ M / 379 SQ FT



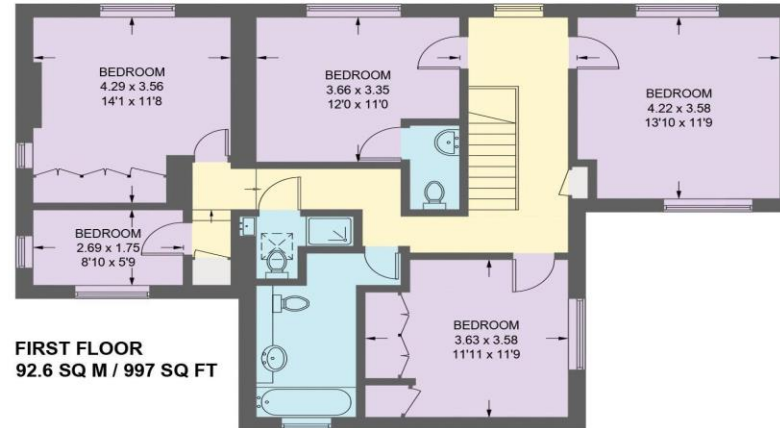
**OUTBUILDING-FIRST FLOOR**  
35.9 SQ M / 386 SQ FT



**STABLES**  
45.4 SQ M / 489 SQ FT

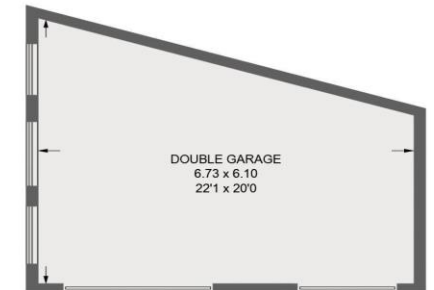


**GROUND FLOOR**  
101 SQ M / 1087 SQ FT



**FIRST FLOOR**  
92.6 SQ M / 997 SQ FT

= REDUCED HEADROOM BELOW 1.5m / 5'0"



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.