



Longacre Brockwell Lane, Chesterfield S40 4EA

welcome to

Longacre Brockwell Lane, Chesterfield

Standing in an enviable sized plot, this aesthetically pleasing four bedroom detached home can be found to the head of a private driveway on the fringe of the Town Centre. Offering beautiful and spacious accommodation throughout with a plethora of charm and boasting extensive landscaped gardens.



Introduction

This beautifully presented four bedroom detached home of over 2,000 sq ft of accommodation, was built in 1926 and offers a wealth of character and charm throughout.

The original arts and crafts theme of the house has been thoughtfully maintained including many original features such as the decorative archways, the built in cupboards and the working servants bell system. The internal doors and built in wardrobes of the home are all in keeping to the original build and are complemented by picture rails and cornices. The spacious ground floor accommodation has beautiful original parquet flooring. If this is not enough the property stands in an extensive plot with a private driveway and beautiful landscaped feature gardens where an abundance of wildlife thrives. In the garden there is also a beautiful summer house/therapy lodge with balcony seating overlooking a Japanese garden with ponds, offering a perfect tranquil place for relaxing and enjoying the gardens. The home further benefits from hot water solar panels.

Entrance Hallway

The character of this lovely property starts at the very entrance of the home with complementary side light windows either side of the front door and a beautiful Parquet floor. The stairs rise from there to the first floor galleried landing. The hallway further features two central heating radiators a built in store cupboard and picture and dado railing to the walls. Access is given to the two main reception rooms of the home and the kitchen and cloakroom via decorative archways.

Sitting Room

21' 5" x 13' 5" (6.53m x 4.09m)

This well appointed triple aspect lounge offers an abundance of natural light within from the leaded light windows found to the front, rear and side elevations. Original feature beams and cornice can be found to the ceiling. The main focal point of this room is the feature log burner set upon a tiled hearth with an oak surround over. There are three central heating radiators.

Living Room / Dining Room

14' 1" Into Bay x 13' 4" Max (4.29m Into Bay x 4.06m Max)

The second reception room of the home, this lovely room is at the front of the house and features a walk in bay window, with leaded lights, and a parquet floor. The room further features a living flame gas fire with a decorative back, hearth with oak surround over and a serving hatch from the kitchen. Finished with picture rail to the wall and cornice to the ceiling. There are two central heating radiators.

Dining Kitchen

19' 8" Max x 13' 3" Max (5.99m Max x 4.04m Max)

This lovely family space offers the perfect place for family dining, entertaining and relaxing, with a beautiful feature log burner set within the original fireplace opening. Space is offered centrally for a full sized dining table with feature drop lighting over.

Double glazed windows to the rear and both side elevations of the room make the room bright and airy. There are two central heating radiators.

The kitchen area is fitted with a good range of wall, base and drawer units with contrasting work tops and a feature corner stainless steel 1 & 1/2 bowl sink and drainer with mixer tap. There is Falcon range cooker with a five ring gas hob and electric ovens, finished with a stainless steel splash back and a full width stainless steel chimney style hood over. Space and plumbing are also offered for a dish washer. There is an Amtico floor, the original bell box above the utility room door and picture rail to the walls. LED ceiling spot lighting complements the kitchen area.

Utility

9' 11" Max x 10' 8" Max (3.02m Max x 3.25m Max)

A lovely addition to the home with rear entrance. This utility area complements the main kitchen with a range of wall and base units with contrasting work tops over an inset stainless steel sink and drainer with mixer tap. Space and plumbing is offered for both a washing machine, tumble dryer and further space for a free standing fridge and a freezer. The floor is laid with the original quarry tiles. There is a double glazed window and a rear facing external door opening to the gardens. There is also a four lath vintage style ceiling clothes airer and a bespoke wall mounted boot rack.

Cloakroom Lobby

Located off the hallway, again laid with a Parquet floor. This area offers the perfect space for coat storage. There is also a built in low level cupboard and access to the downstairs w.c. facilities.

W.C

This spacious room includes a high flush w.c. and the original wall mounted hand wash basin. Further features include a leaded light window, a central heating radiator, picture railing to the walls and a quarry tiled floor.

Landing

Stairs rise from the entrance hallway to this beautiful galleried split landing fitted with a spindled balustrade and a ¾ length leaded light window to the front elevation which allows natural light within and a beautiful view of the front garden and terrace. Two original cupboards complement the landing area along with original feature archways and a central heating radiator.

Master Bedroom

13' 4" x 12' 2" (4.06m x 3.71m)

Found to the far side of the home and offering tasteful décor, this double aspect master bedroom offers a large leaded light window to the front elevation complemented by a further smaller leaded light window to the side. There are two built in wardrobes and a central heating radiator.

Bedroom Two

14' 2" Max x 13' 5" Max (4.32m Max x 4.09m Max)

Found to the front of the home, and again offering tasteful décor, leaded light windows are found to the front elevation allowing an abundance of natural light within. A feature display alcove can be found to the inset of the chimney breast. There is a double built in wardrobe to one wall. Completing this lovely room is a wall mounted hand wash basin with a tiled splash back, picture rail to the wall and a central heating radiator.

Bedroom Three

10' 6" Max x 9' 8" Max (3.20m Max x 2.95m Max)

This further double bedroom again offers a feature built in double wardrobe and a small cupboard containing the BT master socket and internet router. Picture rail can be found to the walls, whilst there is a central heating radiator and a side facing leaded light window. This bedroom really does lend itself to many uses with an additional room leading off which could be used as an office work space, a play room or nursery.

Additional Room/office

9' 3" Max x 9' 9" + cupboards (2.82m Max x 2.97m + cupboards)

Currently in use as an office/study this versatile room is found off bedroom three and offers a double glazed window giving lovely views over the rear gardens. The room has a complete wall of book shelves which also contains a six drawer filing cabinet. There is a central heating radiator.

Ensuite Shower Room

This room is located off bedroom three and offers a high flush w.c and hand wash basin set within a vanity unit with storage under. Completing the suite is the walk in tiled shower enclosure fitted with a mains shower. There is a side facing double glazed window, Amtico flooring and a central heating radiator.

Bedroom Four

14' 7" Into Recess x 8' Max (4.45m Into Recess x 2.44m Max)

This double aspect bedroom again offers feature leaded light windows to both the rear and side of the home provides lovely views over the gardens. There is built in storage and the walls are finished with a picture rail. There is a wall mounted hand wash basin with a tiled splash back and a central heating radiator.

Bathroom

This lovely bathroom complements the home, again being of tasteful and charming decor. The bathroom offers a panelled bath with a tiled side panel, a pedestal hand wash basin and a walk in shower cubicle with mains shower. The walls of the bathroom are tiled to dado height. There is a wall mounted heated towel rail and a central heating radiator. The room is finished with Amtico flooring, has a built in airing cupboard and a traditional bathroom cabinet. Completing the bathroom are two partially obscured leaded light windows with fine views over the garden.

Cloakroom Separate W.C

Found to the side of the bathroom, this room contains the original 'Niagara' high flush w.c. There is a picture rail to the wall, Amtico flooring and a rear facing obscured leaded light window.

Gardens

Standing in a most enviable sized plot, discreetly tucked away from the road, the enchantment of this beautiful chocolate box home starts right from the approach. The driveway sweeps from the entrance on Brockwell Lane, passes through a large lawned area and then splits to give access to both the front of the house and the detached garage behind it. Steps rise from the driveway to give access to the front of this double fronted home, complemented by laid to lawn gardens and well maintained flower beds. A beautiful raised sun terrace sits to the front of the property, a most envious place for outside seating, completely screened from the road by a large island of mature trees.

Access is given to the detached garage and a large parking area from the side driveway. The rear of the home offers extensive well maintained landscaped gardens with an abundance of features including a therapy room/summer house, greenhouse, orchard, vegetables patch and a fruit cage to name but a few. The beautiful well maintained laid to lawn gardens are enclosed with an array of established high trees, complemented by flower beds.

Therapy Room/ Summer House

Tranquilly set in a Japanese garden within the rear garden, this unique building offers the perfect place for a home business or as a family summer room. It has both power and lighting and is fully insulated for winter use. A covered decked balcony is accessed by French doors to the front, providing a beautiful place to sit overlooking the feature ponds, stream and pebbled pathways.

Garage

Located to the head of the driveway this detached garage offers triple timber sliding doors to the front elevation. Finished with power, lighting, extensive shelving, an external tap and a side courtesy door to the gardens.

Workshop/ Potting Shed

Originally constructed as a World War II air raid shelter, this workshop offers power, lighting and extensive shelving. It can be found to the rear of the garage.



Ground Floor



First Floor

welcome to Longacre Brockwell Lane, Chesterfield

- A rare opportunity to acquire This Beautiful Four Bedroom Detached Home
- Offering over 2,000 sq feet of accommodation
- Standing in an enviable sized plot, with a private driveway and outstanding landscaped gardens
- Offering a plethora of character & charm throughout, whilst retaining many original features
- Thoughtfully & lovingly designed with an Arts & Crafts theme
- Spacious accommodation over two floors
- Solar Hot Water Panels
- This property can truly only be appreciated by Viewing, which is strictly by appointment only

Tenure: Freehold EPC Rating: D

£800,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CSF102467 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk