



# Ledum House Heath, Chesterfield



**Ledum House**  
**Main Road**  
**Heath**  
**Chesterfield S44 5RX**



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**0.36 ac**

A rare opportunity to purchase a delightful three bedroom, characterful dwelling set within approximately 0.36 acres of private gardens, situated in a pleasant village location. The property lends itself to those seeking the amenity aspects of life, whilst remaining highly accessible to amenities and good transport links.

**For Sale By Private Treaty**

**Guide Price: £450,000**



Bakewell Office - 01629 812777



[bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)

**Location:**

Ledum House situates in the heart of Heath village, within walking distance of the local amenities including a popular public house, a Church and a village hall. Further nearby towns where a wider range of amenities can be found include; Bolsover to the northeast (4.6 miles), Chesterfield to the north west (6.3 miles), and Mansfield to the southeast (7.7 miles). The cities of Sheffield, Nottingham, and Derby are each within a 25 mile commute respectively. The property boasts pleasant rural outlooks and easy access to major transport links including being just a mile from junction 29 of the M1 motorway.

**Directions:**

From the centre of Chesterfield head southeast along the A617 out of town for approx. 2.0 miles. Signposted for Temple Normanton, exit off the dual carriageway up the slip road, turning right at the crossroads onto Mansfield Road B6425. Continue along the B6425 for approx. 2.5 miles passing through Temple Normanton and into the village of Heath. With the pub on your left hand side, follow the road around the right hand bend and continue straight, the property can be found approx. 250 yards on the right hand side and indicated by our 'For Sale' board.

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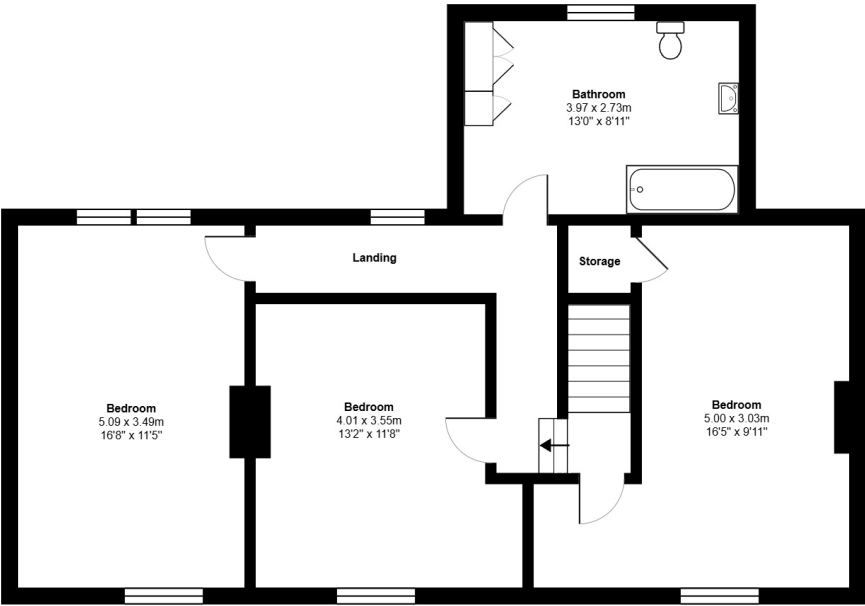


# Accommodation

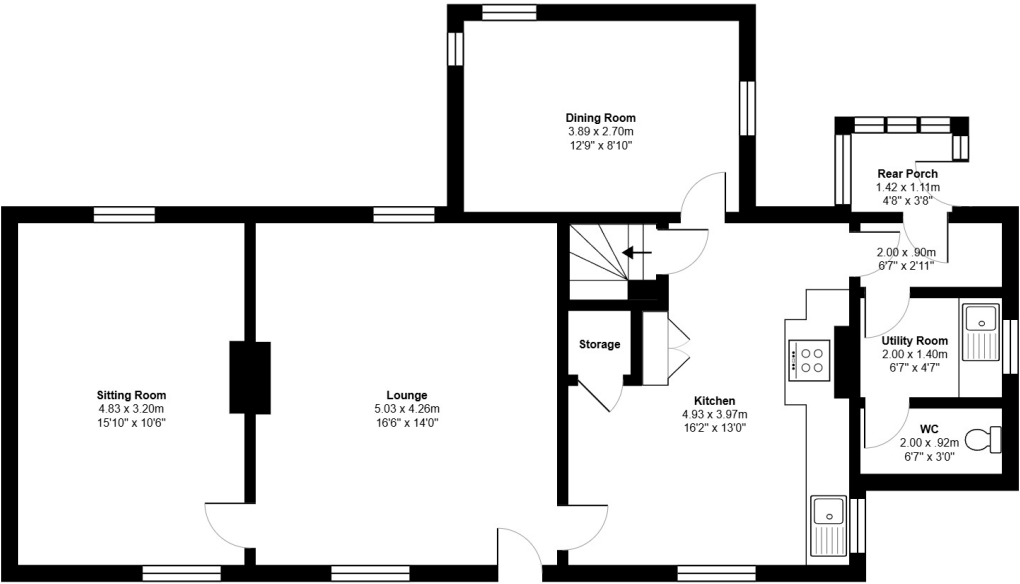
Ledum House presents a charming, stone-built detached dwelling boasting a generous plot of gardens and adjoining woodland. Accommodation spreads across two floors, and would benefit from some basic modernisation, but offers spacious family living areas with ample room to extend should one wish (subject to the necessary planning consent).

Entering through the front door into a welcoming living room with dual aspect views across the gardens and hosting a characterful fireplace with exposed brick and stone work. A good-sized sitting room locates to the left, again offers attractive dual aspect outlooks and a fireplace ready to insert a log burner. The kitchen offers fitted units with plentiful built-in storage space and a pantry, through to a useful utility room, a cloakroom with w/c, and a rear porch. A dining room locates off the kitchen, to the rear of the dwelling, and provides flexibility in its uses.

With stairs up the kitchen, the first floor presents three generously sized double bedrooms, one boasting built-in storage. A family bathroom hosts a bath with shower over, a w/c, and a basin.



First Floor



Ground Floor

All measurements are approximate and for display purposes only



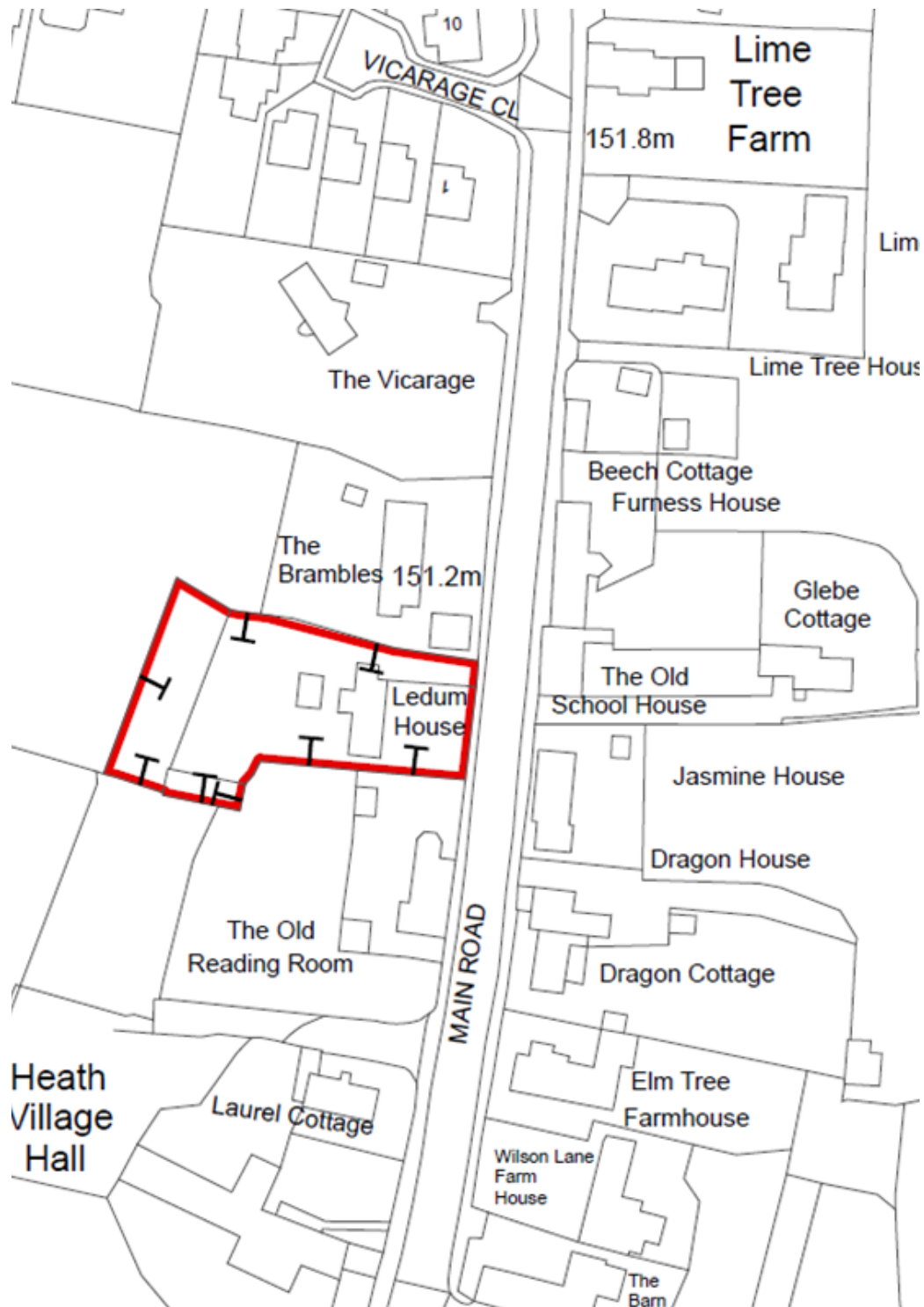
# Externally

Ledum House offers a spacious plot of approx. 0.36 acres with private gardens to the front and rear offering space for those who are green fingered to enjoy. Cottage walled gardens sit to the front of the dwelling with shrubbed flower beds and a scattering of mature trees to the perimeter. To the rear of the dwelling, a lawned garden offers a pleasant space with a patio area to the foot of the dwelling offers a secluded seating space. A gated driveway from the road runs up the side of the property with parking for vehicles, and space to extend further should one wish. Beyond the lawned gardens, a small portion of woodland sits to the rear suiting those with amenity aspects and seeking the 'country' lifestyle.

A number of small outbuildings locate at the property including a detached garage to the rear of the dwelling and a redundant stone barn within the gardens in need of full restoration but with great opportunity.













# General Information

## Services:

The property benefits from mains electricity, gas, water and sewerage.

## Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

## Fixtures and Fittings :

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Viewing:

Strictly by appointment through the Bakewell Office of Bagshaws as sole agents on 01629 812777 or email: Bakewell@bagshaws.com.

## Sporting, Timber and Mineral rights:

Sporting and timber rights are included. Mineral rights are not included.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

## Method of Sale:

The property is offered for sale by private treaty.

## Vendor's Solicitors:

Currey & Co LLP, 33 Queen Anne Street, London W1G 9HY

## Local Authority:

North East Derbyshire District Council, 2013 Mill Ln, Chesterfield S42 6NG

## Council Tax Band – F

## EPC Rating – E

## Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

**Agents Note;** Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.







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