



The Coach House
Church Street | Barlborough | Chesterfield | Derbyshire | S43 4EP

KEY FEATURES

The Coach House

A fine example of a truly captivating former coach House, this historic property provides an exciting opportunity for a new owner to renovate and modernise, all while developing on a fantastic base full of character and charm. Set in the pretty north east Derbyshire village of Barlborough, this home is located close to amenities, moments away from the rolling Derbyshire countryside, yet still close to excellent transport links.

Accommodation summary

This charming two storey semi-detached coach house to the Barlborough Estate, was originally constructed in the late 18th century, with subsequent alterations. Now the property is partly converted into a dwelling with a lower L-shaped wing to the south west, constructed from coursed squared sandstone with a Welsh slate roof and a brick gable chimney stack to the west.

This distinctive features are the pretty clock and bell turret, standing prominently on the concave pyramid roof and the off centre arched cart entrance.

The rooms inside the property are of a good size and full of character. The property's location, design and secluded rear gardens also means it could be the perfect place to start creating your own home, with a historic heritage and buckets of character! Currently the accommodation is set over two floors and boasts a hallway, two versatile reception rooms including a good size dining kitchen and a double bedroom and bathroom. In addition, and subject to the relevant planning permission, the original coach house cart entrance and attached stone stables could provide the possibility of further development.

Externally, the property enjoys a patio area to the rear which overlooks the lovely mature private gardens. This home is beautifully positioned to make the most of village living whilst having 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 the neighbouring towns of Chesterfield and Bolsover and the city of Sheffield have to offer. The excellent transport links this home also boasts makes it perfect for families and commuters alike.

Ground Floor

The ground floor features two spacious reception rooms, the lounge particularly is a peaceful room and flooded with natural light from a set of sliding double doors giving access to the rear gardens. The open plan fitted kitchen complete with separate dining area has all the amenities required, with ample room for a good sized dining / breakfast table and occasional furniture. Complemented by original exposed beams throughout.

First Floor

The staircase rises from the hallway to a double bedroom and family bathroom.









LOCAL AREA

The Coach House

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 Trial. 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, Cresswell 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.

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Outside

The outside space and garden is predominately at the rear - private and secluded, this is a tremendous asset to this home. The garden is mainly laid to lawn, partly walled and is surrounded by mature trees, shrubs and hedging.

Directions

From junction 30 on the M1, take the A6135 exit to Sheffield (S)/A619. At the roundabout take the 3rd exit onto A616. At the roundabout take the 1st exit onto Chesterfield Rd/A619. At the roundabout, take the 1st exit onto Church Street. The property is on the left.

Services

Gas central heating, mains electricity, water and drainage.

Tenure

Freehold

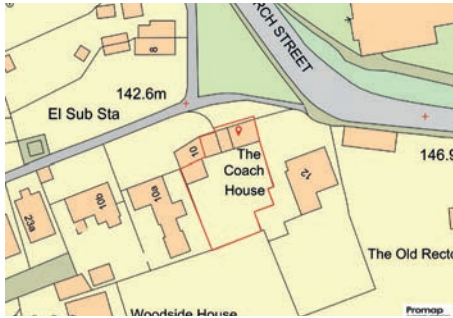
Local Authority

Bolsover District Authority

Viewing Arrangements

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





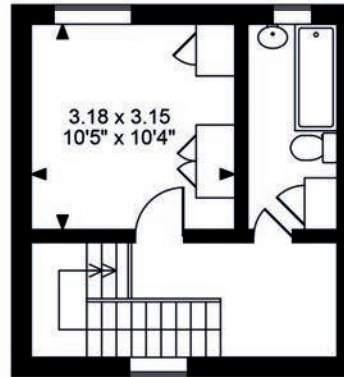
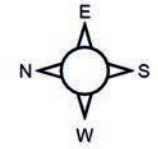
The Coach House, Church Street, Barlborough, Chesterfield

Approximate Gross Internal Area

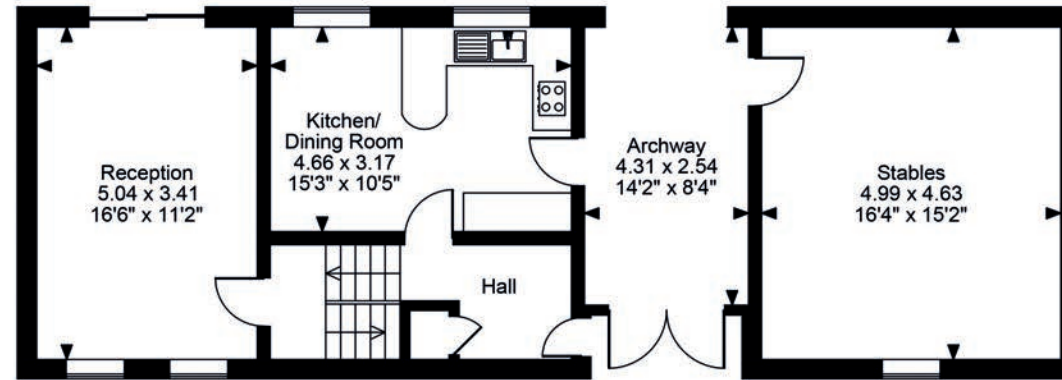
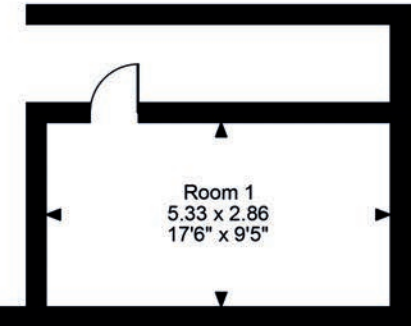
Main House = 684 Sq Ft/64 Sq M

Stables and Room 1 = 421 Sq Ft/39 Sq M

Total = 1105 Sq Ft/103 Sq M



First Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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EPC Exempt
Council Tax Band: A
Tenure: Freehold



Agents notes: All measurements are approximate 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 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. Copyright © 2023 Fine & Country Ltd. RCompany Reg. No. 2346083. Registered office address: Lancasters Property Services Ltd, 20 Market Street, Penistone, Sheffield, S36 6BZ. Printed 08.09.2023



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