



The Old School Rooms, Station Road, Pilsley, Chesterfield, Derbyshire S45 8BD

 5  2  3  EPC TBC

£275,000

PINEWOOD



The Old School Rooms

Station Road

Pilsley

Chesterfield

Derbyshire

S45 8BD

£275,000

5 bedrooms
2 bathrooms
3 receptions

- RARE CHANCE TO PURCHASE A HISTORIC PROPERTY BUILT IN APPROX. 1868 WITH APROX 2260.00 SQ FT OF VERSATILE ACCOMODATION
- PARTIALLY RENOVATED TO A HIGH STANDARD - COMPLETION IS REQUIRED
 - GRAVEYARD IS TO BE INCLUDED IN THE PURCHASE (LEASED)
 - MEZZANINE LIVING ROOM - VAULTED DINING/FAMILY ROOM
 - UTILITY/ BOOT ROOM
- REAR SOUTH WESTERLY FACING FLAT FAMILY SIZED EXTENSIVE GARDEN
- DRIVEWAY PARKING FOR SEVERAL CARS - SPACE FOR GARAGE TO BE ERECTED
- FANTASTIC FULLY FITTED CONTEMPORARY BATHROOM WITH WHITE SUITE, FREESTANDING BATH AND WALK IN SHOWER CUBICLE
- NEW UNDERFLOOR HEATING DOWNSTAIRS - GAS CENTRAL HEATING - NEW UPVC DOUBLE GLAZING - NEW EXTERNAL DOORS - COUNCIL TAX BAND F
- FIVE DOUBLE BEDROOMS - THREE RECEPTION ROOMS





RARE CHANCE TO PURCHASE YOUR OWN PIECE OF HISTORY- Nestled in the charming semirural village of Pilsley, Chesterfield, Derbyshire, this detached period **CONVERTED CHURCH** is a true gem waiting to be discovered. Dating back to approximately 1868, this property exudes character and history, offering a generous 2,260 sq ft of versatile living space and some original features.

Upon entering, you are greeted by a beautifully partially renovated interior boasting new underfloor heating downstairs, gas central heating, and new uPVC double glazing and doors throughout. The property has been lovingly updated to a high standard, with the potential for further completion to make it your own.

This rare find not only provides four spacious double bedrooms but also features a mezzanine living room, a vaulted dining/family room, and a further reception room or additional bedroom, additional bathroom, utility/boot room, study and kitchen diner offering ample space for all your lifestyle needs. The fantastic fully fitted contemporary bathroom is a standout feature, complete with a white suite, freestanding bath, and a walk-in shower cubicle for a touch of luxury.

Outside, the property impresses with a rear south-westerly facing flat family-sized extensive garden, perfect for enjoying the outdoors in the comfort of your own home. Parking will never be an issue with space for four vehicles in the driveway, and the possibility of erecting a garage to suit your requirements.

Additionally, a unique feature of this property is the inclusion of a leased graveyard, adding to the historical charm of the surroundings. This is a rare opportunity to own a piece of history in a sought-after location. Don't miss out on the chance to make this period property your own and create a lifetime of memories in this enchanting abode.

ENTRANCE HALL/STAIRS AND LANDING

The property is entered into the hall with some original features, stairs rise to the first floor with under stairs cupboard, the landing offers access to the bathroom, study and mezzanine living room.

UTILITY/BOOT ROOM

8'7" x 7'6" (2.63 x 2.30)

This useful room has a new uPVC window. Perfect for utility area, storage of boots/coats etc.

GROUND FLOOR BATHROOM

10'2" x 4'1" (3.10 x 1.26)

The ground floor bathroom has a white suite including a bath, cistern w.c and corner hand basin, radiator and new uPVC window,

RECEPTION ROOM/BEDROOM

15'1" x 12'2" (4.60 x 3.73)

This ground floor reception room could be used for a variety of uses or an additional bedroom with new uPVC window.

INNER HALLWAY

The hallway provides a useful space for use as a study, coat hanging area, reading area etc, with a new uPVC window with underfloor heating.

BEDROOM

12'0" x 9'6" (3.66 x 2.91)

This is a newly plastered double bedroom with new uPVC window.

BEDROOM

9'6" x 9'6" (2.90 x 2.92)

This is a newly plastered double bedroom with new uPVC window.

BEDROOM

9'6" x 9'4" (2.90 x 2.85)

This is a newly plastered double bedroom with new uPVC window.

BEDROOM

9'6" x 9'5" (2.90 x 2.89)

This is a newly plastered double bedroom with new uPVC window.

DINING/FAMILY ROOM

25'3" x 12'2" (7.72 x 3.73)

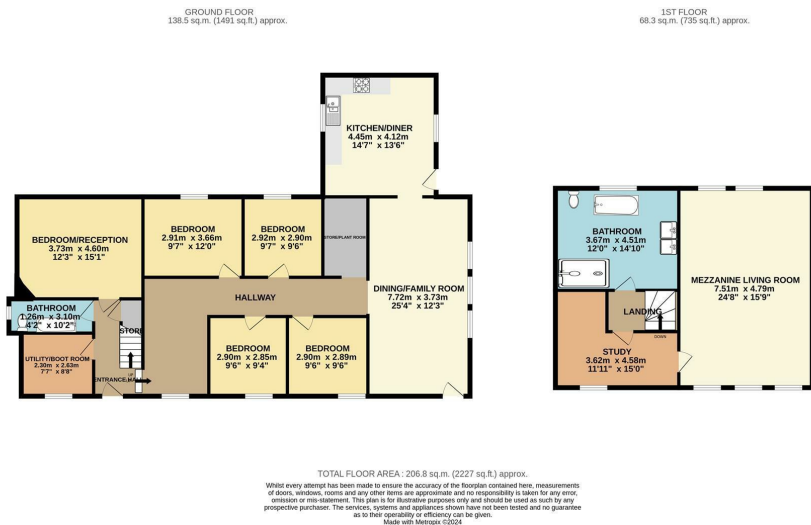
This vaulted room is perfect for use as a formal dining room/family room with New large uPVC windows, letting in lots of light, New underfloor heating, New external door. space for the stairs to be added up to the mezzanine living room.

KITCHEN DINER

14'7" x 13'6" (4.45 x 4.12)

The dual aspect kitchen diner has New underfloor heating, New uPVC windows, New plaster and a New external door.





MEZZANINE LIVING ROOM

24'7" x 15'8" (7.51 x 4.79)

The mezzanine has New uPVC windows, vaulted beamed ceiling and is perfect for use as a living room,

STUDY/OFFICE

15'0" x 11'10" (4.58 x 3.62)

This area is perfectly suited to a study/office area. Currently used as a bedroom with some original features.

FAMILY BATHROOM - 1ST FLOOR

14'9" x 12'0" (4.51 x 3.67)

This stunning spacious bathroom has been competed to a high standard and includes a white four piece suite comprising a free standing bath, walk in shower enclosure, low flush w.c and a twin ceramic sink set with a h=chrome mixer taps set into a white gloss soft close vanity unit, laminated flooring, new plastered walls, new uPVC window, traditional style radiator,

OUTSIDE

The property includes driveway parking for up to four cars, (potentially space to erect a garage) The south westerly garden is mostly enclosed with a perimeter wall and gates. please note the graveyard is to be maintained by the new owner, leased on a long term lease- please ask for more details

GENERAL INFORMATION

Tenure: Freehold

Graveyard - Leased - 999 years - 992 years remaining

New uPVC Double Glazing and External Doors

Gas Central Heating - Underfloor Heating Downstairs

Council Tax Band F

EPC Rating D

Total Floor Area 2260.00 sq ft / 209.9 sq m

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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