



The Stables, Hady Hill Farm,  
Hady Hill, S41 0DZ

OFFERS IN THE REGION OF

£599,950

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WILKINS VARDY

## OFFERS IN THE REGION OF

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### TRULY OUTSTANDING CHARACTER PROPERTY IN SECLUDED YET CONVENIENT LOCATION

Tucked away and accessed down a sweeping private drive, this superb barn conversion offers impeccably presented and superbly characterful accommodation which includes four good sized bedrooms and three modern bathrooms, three further reception rooms, one of which could make a ground floor guest bedroom and a fantastic open plan family kitchen with integrated appliances and quartz worktops.

Believed to date back to the 1850's, this highly desirable development is located close to the bottom of Hady Hill, and therefore within close proximity to the Train Station, Town Centre and routes towards the M1 Motorway.

- Superb Character Property in Secluded Position
- Spacious Dual Aspect Reception Room
- Superb Open Plan Dining Kitchen with Integrated Appliances
- Two Ground Floor Cloaks/WC's & Separate Utility Room
- Four/Five Good Sized Double Bedrooms
- Three Modern Bathrooms
- Attached Single Garage & Ample Off Street Parking
- Mature, Enclosed Rear Garden
- EPC Rating: D
- Secluded yet convenient Location

#### General

Gas central heating (Worcester High Flow Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 206.1 sq.m./2219 sq.ft. (including Garage and Storage)  
Council Tax Band - E  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Hasland Hall

#### On the Ground Floor

A wooden framed and glazed stable door gives access to an ...

#### Entrance Vestibule

Having a tiled floor, fitted floor to ceiling double cupboard and two double base units with complementary worktop and splashback above, one of the base units housing the gas boiler. A door from here gives access to the utility room, and an opening leads through into the dining kitchen.

#### Utility Room

16'3 x 8'7 (4.95m x 2.62m)  
Having a range of fitted floor to ceiling storage cupboards, overhead storage units and a single base unit.  
Fitted quartz worktop and splashback with inset sink having a mixer tap.  
Integrated fridge/freezer.  
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.  
Tiled floor and downlighting.  
A staircase rises to bedroom four on the First Floor, and a door gives access into a ...

#### Cloaks/WC

Being part tiled/part wood panelled and fitted with a white 2-piece suite comprising a low flush WC and a pedestal wash hand basin.  
Tiled floor.

#### Open Plan Dining Kitchen

25'7 x 18'6 (7.80m x 5.64m)  
A dual aspect room with original king post trusses and exposed feature brick wall, fitted with a range of shaker style wall, drawer and base units with complementary quartz work surfaces and upstands, including a central island unit/breakfast bar providing additional storage.  
Inset 1½ bowl sink with mixer tap.  
Integrated appliances to include a dishwasher, larder fridge and freezer, microwave oven and a wine cooler.  
Included in the sale is the range cooker with extractor above.  
Tiled and parquet flooring.  
Downlighting to the kitchen area  
A glazed door opens to a set of steps with oak handrail and glazed balustrade which lead down into the ...

#### Living Room

19'10 x 15'0 (6.05m x 4.57m)  
A spacious dual aspect reception room having exposed wooden beams, and a feature brick fireplace with stone lintel and having a multi-fuel stove.  
Parquet flooring and downlighting.  
uPVC double glazed French doors overlook and open onto the rear patio.

#### Inner Hall

Having a built-in under stair store. Doors from here give access to a study, bedroom 5/playroom, to the rear of the property and to the entrance hall.  
A door gives access to a ...

#### Cloaks/WC

Fitted with a white 2-piece suite comprising a low flush WC and a copper wash hand basin with storage below.  
Vertical towel radiator.  
Tiled floor.

#### Entrance Hall

Having a door which opens onto the front of the property.

#### Study

9'2 x 4'10 (2.79m x 1.47m)  
A front facing room having two wall units.

#### Playroom/Bedroom Five

14'7 x 9'2 (4.45m x 2.79m)  
A versatile room having uPVC double glazed French doors which overlook and open onto the rear patio.

#### On the First Floor

#### Split Landing

#### Master Bedroom

13'2 x 12'5 (4.01m x 3.78m)  
A spacious rear facing double bedroom having a range of fitted wardrobes along one wall. A door opens to an ...

#### En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising a walk-in shower enclosure with mixer shower, wash hand basin with storage below, and a low flush WC.  
Chrome heated towel radiator.  
Two single bathroom cabinets with mirror doors, and an illuminated mirror.  
Built-in cupboard.  
Tiled floor and downlighting.

#### Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a tiled-in bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.  
Chrome dual fuel towel radiator.  
Tiled floor.

#### Bedroom Two

13'1 x 9'10 (3.99m x 3.00m)  
A good sized double bedroom enjoying views over the rear garden.

#### Bedroom Three

13'4 x 9'9 (4.06m x 2.97m)  
A good sized double bedroom having two windows overlooking the front of the property.

#### Bedroom Four

12'9 x 12'8 (3.89m x 3.86m)  
Accessed via a staircase from the utility room, this good sized bedroom has a Velux window, a range of built-in wardrobes and an eaves storage area.  
Downlighting.

#### Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.  
Chrome heated towel radiator.  
Downlighting and tiled floor with under floor heating.

#### Outside

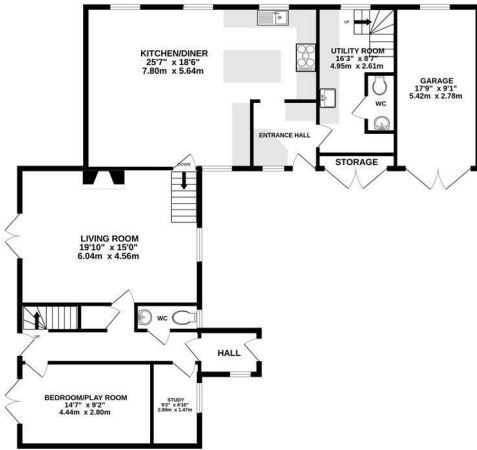
A block paved drive with mature planted border provides ample off street parking and leads to an attached single garage (17'9 x 9'1) having double doors, light and power. A further set of double doors open to useful storage space which also has hot and cold water supply, and power.

Steps lead down to the front door where there is also block paving which continues down the side of the property. There is also a wood store.

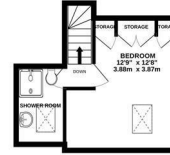
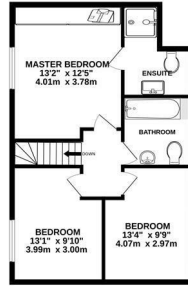
To the rear of the property there is a block paved seating/patio area with outside lighting. Steps from here lead down to a lawn with mature borders and a wooden shed.



GROUND FLOOR  
1399 sq.ft. (129.9 sq.m.) approx.



1ST FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 2219 sq.ft. (206.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>74</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>61</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



#### VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, multi-fuel stove, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

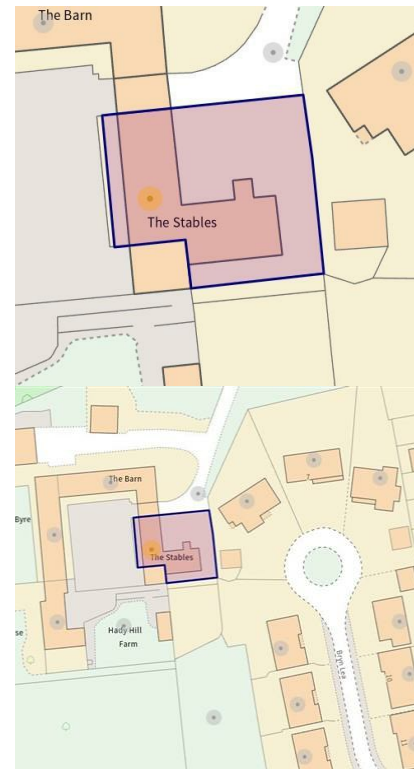
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Hasland Hall Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

#### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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