

CHERRY TREES, CHANDER HILL, HOLYMOORSIDE, S42 7BW



W  
WILKINS VARDY

**HUGE POTENTIAL - MAGNIFICENT 1 ACRE PLOT -  
OUTBUILDINGS & BARNES WITH SCOPE - STUNNING  
POSITION**

This truly exceptional property has a unique setting on this exclusive part of Chander Hill, enjoying far reaching views towards Stonedge and Ashover and encompassing unrivalled potential with a range of attached barns and outbuildings extending to just under 2,000 sq.ft., ideal for storage or for developing/converting or possible business use (subject to obtaining all necessary consents).

Enjoying a plot in excess of 1 acre, with beautiful gardens and an adjoining paddock, the property sits just outside Holymoorside with its village shop, two popular public houses and a highly regarded primary school. The property is also ideally positioned for routes into the town centre and for access to Dronfield, Sheffield and the Peak District.



### **General**

Solid fuel & electric heating

Predominantly uPVC sealed unit double glazing to the house and single glazed windows to the outbuildings

Gross internal floor area - 313.5 sq.m./3374 sq.ft.

Council Tax Band - G

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

### **On the Ground Floor**

A uPVC double glazed door opens into the ...

### **Side Entrance Hall**

Having a built-in under stair store cupboard housing the electric meters. A staircase rises to the First Floor accommodation.

### **Drawing Room**

A good sized reception room with bay window overlooking the rear of the property. This room has a feature fireplace with wood surround, marble inset and hearth, and an inset electric fire. Picture rail and coving.

### **Living Room**

A second generous reception room with bay window overlooking the rear of the property and fitted with solid wood flooring with central rug cut out. This room has a feature brick effect fireplace with an electric fire. A glazed door gives access onto the rear garden.

### **Kitchen**

Being part tiled and fitted with a range of light beech effect base units with complementary work surfaces over. Inset sink with mixer tap. Integrated appliances to include an electric double oven and hob with glass splashback. Solid fuel Rayburn cooker/heating system. Built-in airing cupboard housing the hot water cylinder. A door from here gives access to a ...

### **Walk-in Pantry**

Being part tiled and fitted with a range of light beech effect wall and base units with complementary work surface over, together with fitted shelving.



### **Inner Hall**

Having a tiled floor and a uPVC double glazed door giving access onto the front of the property. A door from here opens into a covered barn, and further doors give access to a cloaks/WC and shower room.

### **Cloaks/WC**

Fitted with a 2-piece suite comprising a low flush WC and a wash hand basin.

### **Shower Room**

Fitted with a fully tiled corner shower cubicle with mixer shower, and a Belfast sink with mixer tap.



### **On the First Floor**

#### **Landing**

Having a built-in double cupboard, and loft access hatch.

#### **Bedroom One**

A good sized rear facing double bedroom having an electric wall heater.

#### **Bedroom Two**

A good sized rear facing double bedroom having an electric wall heater.

#### **Bedroom Three**

A rear facing bedroom having a built-in bed and storage.

#### **Bedroom Four**

A single bedroom with side facing window.

#### **Family Bathroom**

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, wash hand basin with storage below, and a bidet.

#### **Separate WC**

Fitted with a low flush WC.



## Outside

The property sits on a substantial plot having a gate opening onto a decorative pebbled drive. The drive continues up to the front of the property and up to the garage (27'2 x 17'4) having an electric roller door, two coal bunkers and a rear door opening into Barn 1.

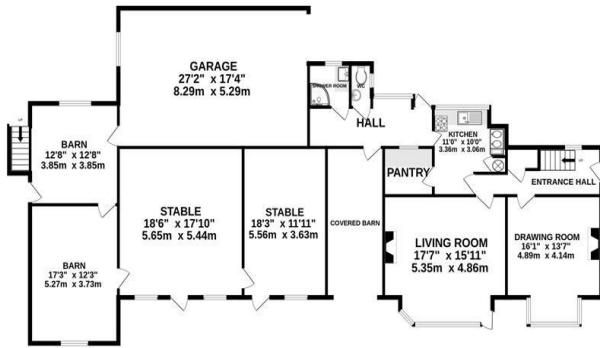
There are mature lawned gardens with plants, shrubs and trees to either side of the property and to the rear, with fantastic views across Holymoorside and open countryside.

The property also has a number of number of outbuildings which includes two ground floor barns and a set of external steps which lead up to Barn 3. There are also two stables having stable doors, the smaller stable having a mezzanine floor and King Post trusses.

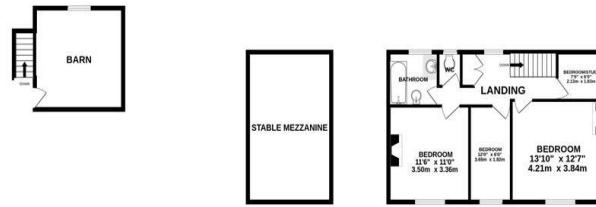
To the left hand side of the property there is a paddock with gated access to the front. This paddock extends to just under half an acre and will be sold with an overage clause to protect against future development. If planning permission is granted for an additional dwelling on this paddock within the next forty years, the current owners will benefit from a payment equal to 30% of any uplift in value achieved by the permission. This overage will not apply to the house and barns. We have sought advice from an independent planning consultant on development potential, and whilst it is felt that the barns offer scope for conversion/alteration, the paddock sits within the greenbelt and is unlikely to be developable in the current time.



**GROUND FLOOR**  
2405 sq.ft. (223.5 sq.m.) approx.



**1ST FLOOR**  
969 sq.ft. (90.0 sq.m.) approx.



**TOTAL FLOOR AREA : 3374 sq.ft. (313.5 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		62
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	11	
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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.

The property was unoccupied at the time it was inspected, and we have therefore been unable to verify with the previous occupant that the central heating system, electric heaters, kitchen appliances, shower units, plumbing installations and electric system are in working order. No tests or checks have been carried out by us and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations, or window replacements since 2002 have received 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 Brookfield Community School 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 Consultant.