



19a Stanley Street,  
Spital, S41 0EZ

OFFERS IN THE REGION OF

£190,000

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WILKINS VARDY

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# £190,000

CONVERTED VICTORIAN COACH HOUSE - UNIQUE DETACHED PROPERTY - INCLUDES TWO STOREY BARN OFFERING FURTHER POTENTIAL

Nestled just outside the town centre, lies a truly exceptional property waiting to be called home. This detached house, dating back to the early 1900s, exudes character and uniqueness that is hard to come by. As you step inside, you are greeted by a modern and well-appointed interior that seamlessly blends contemporary living with the historic charm of a converted Victorian coach house. With one reception room, one bedroom, and a bathroom, this property offers a cosy yet spacious living space perfect for those seeking a touch of elegance. But the allure of this property doesn't end there. The real gem lies in the two-storey Victorian outbuilding/barn that accompanies the house. This additional space not only provides ample storage but also holds immense potential for those with a creative vision. Imagine the possibilities - a studio, a workshop, or perhaps a charming guest cottage.

Conveniently located just outside Chesterfield town centre, this property offers the best of both worlds - a tranquil retreat with easy access to the bustling town life. And with the train station within reach, commuting is a breeze for those who crave city adventures.

- A Unique Detached Property on Outskirts of the Town Centre
- Open Plan Kitchen/Living Room
- Good Sized Double Bedroom
- En Suite Shower Room
- Detached Two Storey Barn Offering Further Scope
- Close to The Town Centre and Train Station
- Off Street Parking for Two Vehicles
- Enclosed South Facing Rear Garden
- EPC Rating: F

## General

Electric under floor heating to the Ground Floor

Electric water heating

Sealed unit double glazed windows

Gross internal floor area - 63.2 sq.m./680 sq.ft. (including Outbuilding)

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Hasland Hall

A rear entrance door opens into the ...

## Open Plan Kitchen/Lounge

17'1 x 14'2 (5.21m x 4.32m)

The kitchen area being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with under unit lighting and complementary work surfaces over, including a breakfast bar.

Inset stainless steel sink with mixer tap.

Integrated appliances to include a fridge/freezer, electric oven and a 4-ring induction hob with extractor over.

Tiled flooring and downlighting.

The living area is fitted with laminate flooring and has downlighting and built-in storage. A hardwood open tread staircase rises to the First Floor accommodation.

## On the First Floor

### Bedroom

17'1 x 7'10 (5.21m x 2.39m)

A good sized double bedroom. A door gives access to the ...

### En Suite Shower Room

Being fully tiled and having a walk-in shower area with an electric shower, wash hand basin with storage below, and a low flush WC.

Heated towel rail.

Tiled floor.

Gable end window and Velux window.

## Outbuilding

A door gives access to the ...

### Ground Floor Store/Workshop/Study

13'0 x 10'3 (3.96m x 3.12m)

Having a door opening to a staircase which rises to the First Floor.

### First Floor Studio

13'0 x 10'3 (3.96m x 3.12m)

## Outside

A door gives access to a Utility Area which has space and plumbing for a

washing machine and also houses the water heater.

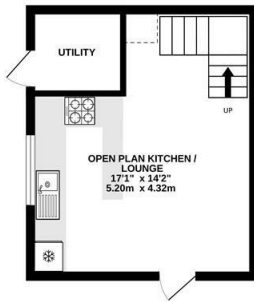
To the front of the property there is a driveway providing off street parking for two vehicles and a decorative plum slate bed.

A path to one side of the property gives access to the rear and to the other side steps lead down to the rear entrance door.

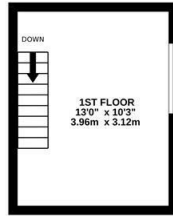
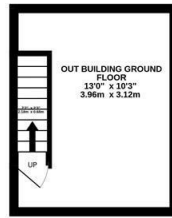
There are attractive mature rear gardens comprising of a lawn and a wood store. Steps lead down to a lawn with a fire pit, a paved patio with vines and decorative gravel beds.



**GROUND FLOOR**  
376 sq.ft. (34.9 sq.m.) approx.



**1ST FLOOR**  
304 sq.ft. (28.2 sq.m.) approx.



**TOTAL FLOOR AREA: 680 sq.ft. (63.2 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>			
(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
		62	35

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</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

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RICS

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#### 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 heating system, kitchen appliances, shower unit, 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.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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