

The Holt, Harewood Road, Holymoorside, Chesterfield, S42 7HT



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WILKINS VARDY

A Stunning Property...

Wilkins Vardy are proud to offer to the market one of the most unique property's seen in this area for some time. Built and designed for his own use in 1956, by one of Chesterfield's most notable architects, this impressive detached residence offers thoughtfully planned accommodation built sympathetically into the hillside of this impressive plot which extends to approximately 1.37 acres, situated in one of the most sought after parts of Chesterfield.

A viewing really needs to be undertaken to appreciate the design which has gone into arranging the accommodation, making the most of the views and gardens. It's 'retro' styling and stunning layout makes this an ideal property for a family that love entertaining. The varying use of materials and angles is testament to the skill of this highly regarded local architect.



General

Gas central heating
Mixed single and double glazed windows and doors
Gross internal floor area – 350.3 sq.m./3770 sq.ft. (including garage)
Council Tax Band - G
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

Front Entrance Hall

An impressive split level entrance hall with polished solid stone flooring and steps leading up to a galleried area with two sliding doors leading into the dining room and inner hallway. Pine panelled walls and ceilings are provided and there are windows on three elevations letting light in.

Inner Hall

Again, with polished solid stone flooring and steps, being open plan to the main sitting room. There is again timber panelling to the walls and ceiling and a built-in glazed display cabinet to one wall. Three square port hole openings allow light in from the dining room and hallway.

Bathroom

Being part tiled and part panelled, consisting of a 3-piece suite comprising a large square pedestal wash hand basin, low flush WC and sunken bath. There is a chrome towel rail and in-built mirror.

Sitting Room/Snug

A cosy room with four timber columns separating a hallway with two sets of built-in storage cupboards, and a main sitting area which has three large windows divided by four vertical columns, overlooking the side gardens.

Shower Room

A small wet room being fully tiled and comprising an electric shower and chrome heated towel rail. Directly outside the door to the shower room is another full height storage cupboard.

Bedroom Two

A spacious double bedroom with built-in dressing table and wash hand basin, and a built-in double wardrobe. Metal crittall windows overlook the rear garden.

Bedroom Three

Another generous double bedroom with split level ceiling, a built-in double wardrobe with small dressing table. There is a crittall window and patio doors overlooking a delightful courtyard.

Bedroom Four

A third good sized double bedroom with built-in wardrobe and large crittall window overlooking the central courtyard.

Sitting Room

A delightful 'L' shaped living room with feature full height stone fireplace with stone hearth, and a built-in corner sofa unit. There is a large full height picture window overlooking the rear courtyard, and glazed sliding doors with glazed panels leading into the dining room. A sliding door also leads into the kitchen.



Dining Room

A good sized reception room with panelled ceiling and glazed skylight. There is a large picture window and glazed door leading out onto a balcony enjoying views over the front garden and valley.

Kitchen

Being part tiled and comprising a range of white wall, drawer and base units with marble effect worktops and a central island unit with storage and built-in stainless steel sink with mixer tap.

There is an integrated fridge, two integrated ovens, an integrated microwave, and gas and electric hobs beneath a fitted extractor hood. There is plenty of storage including a large full height pull out larder unit. There is also a built-in corner bench unit providing an ideal dining space. Again, the room enjoys double aspect windows and a glazed door leading out onto the front balcony.

Rear Hall

Another hallway with two glazed doors leading to the outside and a superb polished concrete spiral staircase leading up to the First Floor accommodation. There is a built-in under stairs storage cupboard. The architect designed spiral stair has curved timber panelling to the walls, a central round stone built column with light on top and a circular ceiling with skylight.

On the First Floor

Landing

Master Bedroom

An impressive double bedroom with a range of built-in wardrobes along one wall, a built-in dressing table and drawer unit in front of a picture window with stunning views over the hillside.

Bathroom

Being part tiled and comprising a 5-piece suite consisting of 'his and 'hers' built-in wash hand basins, low flush WC, bidet, and feature circular bath with central bath taps and mixer shower over. Tiled flooring.

Entertaining Room

A most impressive and spacious reception room with polished stone steps leading up to the main room which has a glazed bay with sliding patio door and polished stone flooring overlooking the rear garden and pond. There are again large windows and glazed patio doors to the front of the room, which lead out onto a second balcony enjoying stunning views over the hillside. There is an impressive stone fireplace with stone hearth built into a central recess, and a vaulted ceiling with pine panelling.

Outbuildings

A covered hallway to the left hand side of the property gives access to three outbuildings, one comprising a laundry room with space/plumbing for a washing machine, dryer and fridge/freezer. There is also access to the boiler room which comprises a number of built-in fitted units, sink unit and WC and wash hand basin. There is also the gas fired central heating boiler and a third built-in outbuilding.

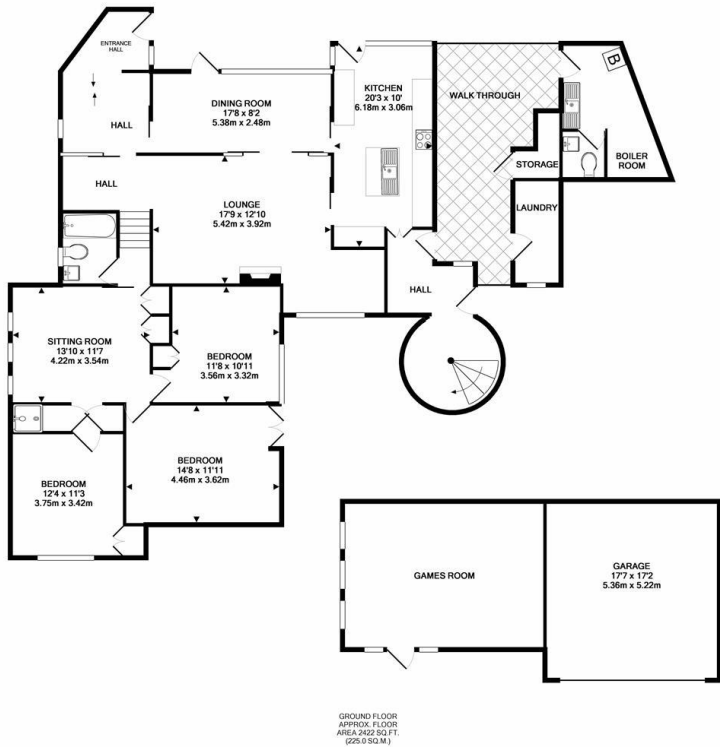


Outside

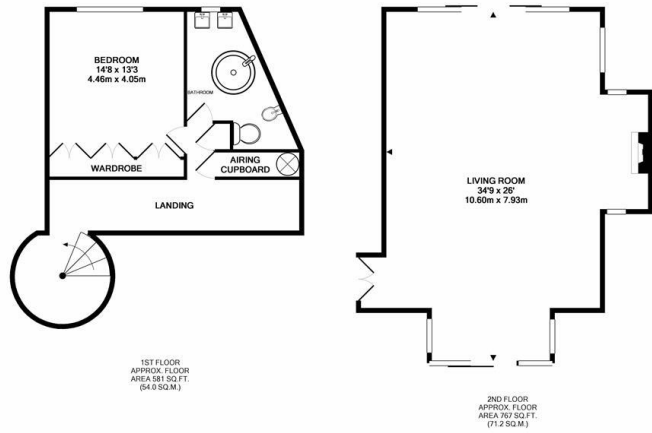
A sweeping driveway leads up to the front of the property providing ample off street parking and also leading to the detached double garage with electric roller shutter door. The garage has steps and a doorway leading into a useful attic storage area, and to the side of the garage is a dual aspect Games Room. There are a number of lawned gardens bordered by planting, shrubs and drystone walling and an iron gate leading into a small cottage garden. The front garden is dominated by a stunning oak tree and large rhododendron bushes. There are stone built terraces leading up to the front door and a pathway to the right hand side leading to the rear garden.

The stunning rear garden comprises a courtyard with pond and a further substantial fishpond surrounded by various planting. To the lower section, there is a solar dome greenhouse bordered by stone walling, and then an impressive set of steps leading up onto a grass tennis court with timber summer house. A further set of steps lead up to the top of the garden, where there is a seating area enjoying fantastic views over the top of the property and across to the other side of the valley. The plot extends to approximately 1.37 acres in total.





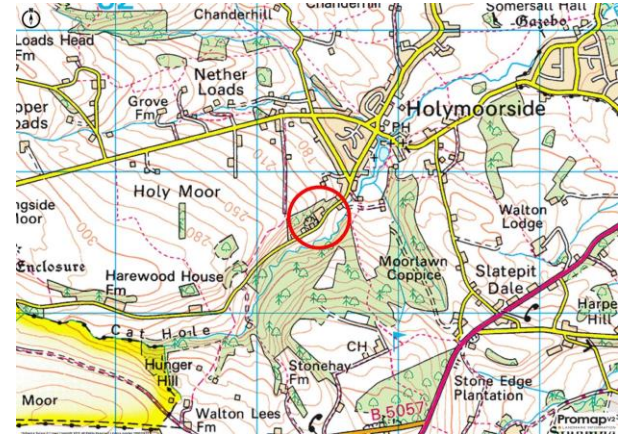
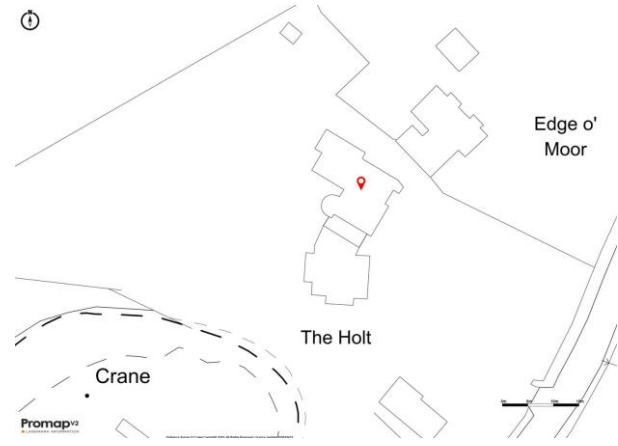
GROUND FLOOR
APPROX. FLOOR
AREA: 2422 SQ.FT.
(225.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA: 581 SQ.FT.
(54.0 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA: 763 SQ.FT.
(71.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3770 SQ.FT. (350.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 here are not tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac iCAD19.



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, 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 Newbold 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	41
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		52	32
England, Scotland & Wales			