



## The Former Rectory Top Road, Calow Chesterfield, S44 5AF Offers Around £450,000

AN IMPRESSIVE FIVE-BEDROOMED, PERIOD, FORMER RECTORY, enjoying a pleasant village setting, and available with IMMEDIATE VACANT POSSESSION. The property offers an excellent and exciting opportunity to acquire a substantial period residence, in need of a scheme of repair and refurbishment to individual taste. Having the benefit of gas central heating and UPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, enclosed Entrance Porch, Reception Hall, side Hall, front Lounge, separate Dining Room, rear Hall with Cloaks/WC, Office/Third Reception Room, Breakfast Kitchen, Utility Room, and Basement Cellarage. FIRST FLOOR, landing, main Double Bedroom with Ensuite Shower Room, a further Four Bedrooms, and Family Bathroom. SECOND FLOOR, Attic Rooms affording potential for further bedrooms if required, and subject to approvals. OUTSIDE, front, side and rear gardens. EPC D, COUNCIL TAX BAND F.

# The Former Rectory Top Road, Calow, Chesterfield, S44 5AF

## The Property

An impressive Victorian former Rectory, boasting many retained character features, ripe for modernisation and refurbishment to individual taste. The property has seen some improvement in recent years with the installation of UPVC period-style sash windows, and gas central heating, and has the added benefit of being available with immediate vacant possession. The accommodation afforded is of an extremely spacious nature, and comprises; entrance porch, reception hall, side hall, two reception rooms, rear hall, cloaks/WC, office/third reception room, breakfast kitchen, utility room, basement cellar, main bedroom with ensuite, a further four bedrooms, bathroom, and attic rooms affording potential for additional bedroom accommodation, together with front, side, and rear gardens.

## Note to Purchasers

PLEASE NOTE, The building plots are not included in the sale

It is also advised that planning permission has been granted, to the righthand side of the former Rectory, for two building plots for two, new two-storey, four-bedroomed, detached residential dwellings. Further details are available from the agents. These will be available by separate negotiation



## Location

The property enjoys a well-established residential location, in the pleasant village of Calow, within minutes driving distance of Chesterfield and a comprehensive range of amenities, together with the M1 motorway for commuting further afield.

## Directions

When leaving Derby, proceed north along the M1 motorway, taking the exit at Junction 29 for Chesterfield onto the A617, and after approximately 2-miles at Temple Normanton, turn right onto the B6425 Hassocky Lane to Arkwright. In Arkwright turn left, then immediately right onto the A632 Chesterfield Road, proceeding through the village of Calow to find the property on the righthand side.

## Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13991.

## Accommodation

Having the benefit of gas central heating, and UPVC double glazing the detailed accommodation comprises: -

### GROUND FLOOR

#### Enclosed Entrance Porch

Having part-glazed double entrance doors, and part-glazed door opening to the: -

#### Spacious Reception Hall

Having deep ceiling coving, deep skirting boards, central heating radiator, and stairs to the first floor.

#### Side Hall

Having part-glazed door to outside, and understairs cloaks.

#### Front Lounge

4.37m x 4.27m max (14'4" x 14'0" max)

Having UPVC double glazed sash-style windows to the front, Adam-style fire surround with fitted coal-effect gas fire (NOT TESTED) and marble hearth, deep ceiling cornice, picture railing, and central heating radiator.



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### Front Dining Room

4.55m x 4.22m plus (14'11" x 13'10" plus)

Measurements are 'plus bay'.



Having feature marble fire surround with fitted gas fire (NOT TESTED) and marble hearth, serving hatch to the kitchen, UPVC double glazed sash-style bay window to the front, and UPVC double glazed sash-style window to the side elevation, deep ceiling cornice, picture railing, deep skirting boards, two central heating radiators, and two wall light points.



### Rear Hall

Providing access to the: -

### Cloaks/WC

Having suite comprising low-level WC, and pedestal wash hand basin, together with UPVC sash-style double glazed window.

### Office/Third Reception Room

3.63m x 3.35m max (11'11" x 11'0" max)

Having UPVC double glazed sash-style window, central heating radiator, and corner tiled fireplace with surround.

### Breakfast Kitchen

4.24m x 3.91m (13'11" x 12'10")

Having fitments comprising; two double base units, five single base units, drawers, three double wall units, and one single wall unit, together with work surface areas with tiled splashbacks, one-and-a-half bowl stainless steel sink unit with single drainer, central heating radiator, UPVC double glazed sash-style windows to the side and rear, walk-in pantry, and wall-mounted Worcester gas-fired central heating boiler providing domestic hot water and central heating.

### Basement Cellarage

Accessed from the kitchen.

### Utility Room

2.54m x 2.36m plus (8'4" x 7'9" plus)

Measurements are 'plus recess'.

Having stainless steel sink unit with single drainer, and door to outside.

## FIRST FLOOR

### Spacious Landing

Having UPVC double glazed sash-style window, central heating radiator, walk-in airing/linen cupboard housing the hot water cylinder, and door to the stairs to the second floor.

### Main Bedroom One

4.22m x 4.06m plus (13'10" x 13'4" plus)

Measurements are 'plus door recess'.

Having UPVC double glazed sash-style windows to the front and side, ceiling cornice, picture railing, and central heating radiator.



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### Ensuite Shower Room

Having suite comprising; low-level WC, pedestal wash hand basin, and recessed shower cubicle with electric shower unit, together with part-tiled walls, and UPVC double glazed sash-style window.



### Front Bedroom Two

4.27m x 3.76m max (14'0" x 12'4" max)

Having ceiling coving, UPVC double glazed sash-style window, and central heating radiator.



### Rear Bedroom Three

4.22m 3.94m max (13'10" 12'11" max)

Having central heating radiator, ceiling coving, and UPVC double glazed sash-style window.



### Bedroom Four

3.35m x 3.35m max (11'0" x 11'0" max)

Having UPVC double glazed sash-style windows, central heating radiator, and understairs cupboard/wardrobe.



### Bedroom Five

2.87m x 2.11m (9'5" x 6'11")

Having central heating radiator, and UPVC double glazed sash-style window.

### Family Bathroom

Having white suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with shower, together with UPVC double glazed sash-style window, and central heating radiator.

## SECOND FLOOR

### Attic Room

3.56m x 3.35m max (11'8" x 11'0" max)

Having further loft room off, both affording the potential for additional bedroom accommodation, if so required, and subject to obtaining the usual planning and building regulation approvals.

## OUTSIDE

## The Former Rectory Top Road, Calow, Chesterfield, S44 5AF

### Gardens

The property will benefit from a front garden, with the existing driveway for ample car standing spaces, together with potential garage space to the side, and rear garden.

A plan showing the reduced garden area being sold with the Rectory is attached, under section 'Note to Purchasers'.



### ADDITIONAL INFORMATION

#### Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

#### Do you need a Survey?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

#### Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

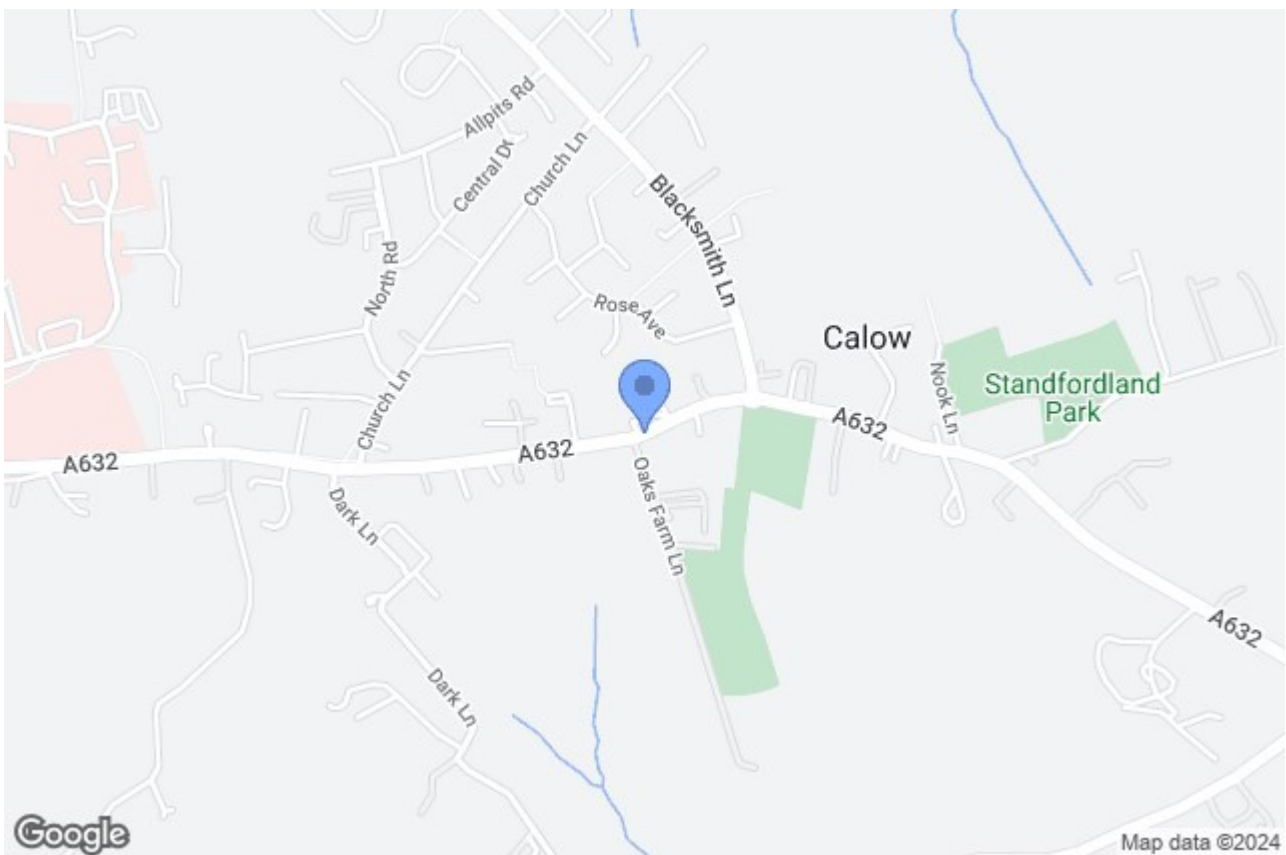
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13991**

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>		<b>79</b>
(55-68) <b>D</b>	<b>55</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>		
(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	



**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is accepted for any errors or omissions.

