



4 The Old School Huthwaite Lane
Old Blackwell



Property Description

A rare opportunity to purchase a building of merit in a conservation area. This beautiful home in a hamlet location offering peace and tranquility, yet having the A38, M1 motorway and the train stations of Alfreton and Chesterfield within easy reach, thus been ideally suited for those wishing to commute. Being on the door step of the Five Pits Trail and within walking distance of three local pubs and village shops. This old village school built in 1872 has been converted to high specification without losing any of the authentic and period decor. The accommodation comprises of Reception Hall, multi-functional Kitchen with Dining/Living space and utility cloaks. The 23' Lounge has feature exposed brick fireplace with inset stove style gas fire. Double doors provide access to the Conservatory which offers space ideal for relaxing and enjoying the garden view. To the first floor are three bedrooms, the master bedroom having En-suite shower room, bedroom 2 having exposed brick wall, feature beams and low level windows overlooking the front. Family bathroom with three piece suite. Externally, the front has a cottage style flag stone pathway to the front entrance, the rear garden, being designed with easy maintenance in mind has a cottage feel and is paved with fence surround, single garage. The property has under floor heating to the ground floor rooms, gas heating overall and double glazed sash style windows. Viewing is essential.

Reception Hall

4' 7" x 10' 8" (1.40m x 3.25m)

Approached from the front courtyard, the front entrance has cupboard providing storage space and housing the gas heating boiler.

Cloakroom/Utility

6' 7" x 7' 10" (2.01m x 2.39m)

Wall and base units providing storage space, plumbing for the automatic washing machine, low flush wc and wash hand basin.

Dining Kitchen

23' 6" x 17' 3" (7.16m x 5.26m)

This fabulous living kitchen is designed for modern day living and ideal for entertaining. Having a range of wall and base units with complementary work surfaces over incorporating a single drainer sink unit with mixer tap. Plumbing for the automatic dishwasher, space for fridge freezer, rangemaster with extractor hood over and complementary tile splash backs and floor. Exposed brick wall with three windows overlooking the front elevation.

Lounge

20' 9" x 17' 11" (6.32m x 5.46m)

The focal point of this beautiful lounge is the floor to ceiling brick fire place incorporating a recessed gas stove fire. Double doors open to lead to the Conservatory.

Conservatory

4' 7" x 16' 9" (1.40m x 5.11m)

Having double glazed doors to the rear elevation, this conservatory is an ideal snug to enjoy the rear garden view.

Landing

Being a particular feature of this home with exposed wooden beams and access to the first floor rooms.

Bedroom One

15' 7" x 14' 10" (4.75m x 4.52m)

This beautiful room has exposed beams, double glazed doors the the Juliet balcony overlooking the rear elevation, radiator and walk in dressing room providing hanging space. The master bedroom has sloping ceilings adding to the character of this room.

En-Suite Shower

5' 3" x 11' (1.60m x 3.35m)

Three piece suite comprising of double walk in shower with rainfall shower over, low flush wc and vanity unit. Extractor, double glazed velux window, complementary tile splash backs and floor, a sloping ceiling adds to the character of this room.

Bedroom Two

13' 1" x 14' 7" (3.99m x 4.45m)

This beautiful bedroom has exposed brick wall with three arch windows overlooking the front elevation and two radiators.

Bedroom Three

8' 6" x 12' 2" (2.59m x 3.71m)

Double glazed velux window and radiator.

Bathroom

4' 2" x 12' 1" (1.27m x 3.68m)

Three piece suite comprising of panel bath with central taps and over bath shower, low flush wc and wash hand basin.

Outside

Situated in a Hamlet position, the front of the property has flag stone paving in turn leading to the front entrance. The rear cottage style garden has been paved for easy maintenance, raised planters, the garden is enclosed via brick wall and fencing. The single garage has up and over door power and light, and driveway wide enough for two vehicles.









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Tenure: Freehold



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Property Ref: ALF103964 - 0006