



The Hill, Glapwell Chesterfield, S44 5LX
Offers in the region of £785,000



DETACHED PROPERTY WITH 13.5 ACRES OF LAND

A fantastic opportunity to purchase a four bedroom family home with 13.5 acres of land. The property boasts 4 large outbuildings and also has the added benefit of stables all ready for use. Then along the rear of the land and running parallel to The Hill is approximately 11.4 acres of woodland forming part of the sale. Access to the extra land and woodland is via the large driveway to the side of the property plus a further small gated access road further down The Hill only suitable for one vehicle at a time.

Nestled in the charming area of The Hill, Glapwell, Chesterfield, this delightful 4-bedroom detached house is a true gem waiting to be discovered. Boasting not only 2 reception rooms but also a generous 13.5 acres of land, this property offers ample space for both relaxation and entertainment.

Imagine waking up to the tranquil surroundings of woodland and the potential to explore outbuildings that could be transformed into your dream space. With parking available for multiple vehicles, convenience is at your doorstep.

The property's fantastic location provides a perfect blend of privacy and accessibility, making it an ideal retreat from the hustle and bustle of everyday life. Additionally, the second entry road to the plot offers added convenience and flexibility.

Don't miss out on the chance to own a piece of paradise in this sought-after location. Book a viewing today and let your imagination run wild with the endless possibilities this property has to offer.

Call now to view 01246 232156



EXTERNAL AREAS

Outbuildings

The property boasts 2 large outbuildings with vehicular access into both, these are ideal for business use as it also boasts a yard to the side.

Another benefit is a double garage which has also got one half of the garage converted into a working office with electrics etc.

Stables & Equestrian potential

Existing stables are also on offer giving the potential for equestrian services with ample room to use the land as a small holding or even use as a small equestrian centre (STP)

MAIN HOUSE

GROUND FLOOR

Entrance Hall

15'3" x 5'10" (4.65 x 1.78)

A welcoming space which has wood effect laminate flooring, radiator, 2 porthole windows and uPVC door leading out to the Front Garden. The Entrance Hall provides access to the Living Room, Dining Room, Kitchen Diner and store room.

Living Room

33'3" x 11'8" (10.14 x 3.58)

The Living Room is a spacious room which is the full depth of the property. It has carpeted flooring, 2 radiators and a large double glazed bay window to the front and double glazed French doors to the rear.

Dining Room

12'2" x 12'11" (3.72 x 3.94)

The Dining Room is located towards the front of the property and boasts a large double glazed bay window to the front and a double glazed window also to the side. It has wood effect laminate flooring, radiator and electric fire.

Kitchen Diner

17'10" x 13'3" (5.44 x 4.05)

A great space for entertaining that has wood effect laminate flooring, radiator, 2 double glazed windows and wood burning stove. The kitchen area has ample wall and

base units incorporating a spacious worktop with island, Belfast sink with mixer tap over, double oven and electric hob with extractor fan over. There is also space and plumbing for a dishwasher.

Utility Room

14'9" x 6'0" (4.50 x 1.83)

The Utility Room has a continuation of the wood effect laminate flooring radiator and space for a washing machine. Access is also given to the downstairs WC and out to the rear garden.

WC

With wood effect laminate flooring, low flush WC and pedestal wash basin.

FIRST FLOOR

Landing

15'4" x 8'6" (4.68 x 2.61)

With carpeted flooring, radiator and double glazed window overlooking the front of the property. The Landing provides access to all four bedrooms and the bathroom.

Bedroom One

17'10" x 11'1" (5.44 x 3.40)

A spacious double bedroom located to the rear of the property with carpeted flooring, radiator and large double glazed window with fantastic views.

Bedroom Two

12'3" x 13'0" (3.75 x 3.98)

A further spacious double bedroom which is located to the front of the property. It has carpeted flooring and double glazed window with radiator below.

Shower Room

The bathroom is located to the rear of the property and has wood effect laminate flooring radiator and double glazed window. It has a low flush WC, pedestal wash basin with storage below and large shower cubicle.

Bedroom Three

12'2" x 11'9" (3.72 x 3.60)

A spacious double bedroom located towards the front of the property with carpeted flooring and large double glazed window with radiator below.

Bedroom Four

9'10" x 10'5" (3.02 x 3.18)

A good sized double bedroom to the rear of the property which has wood effect laminate flooring and double glazed window with radiator below.

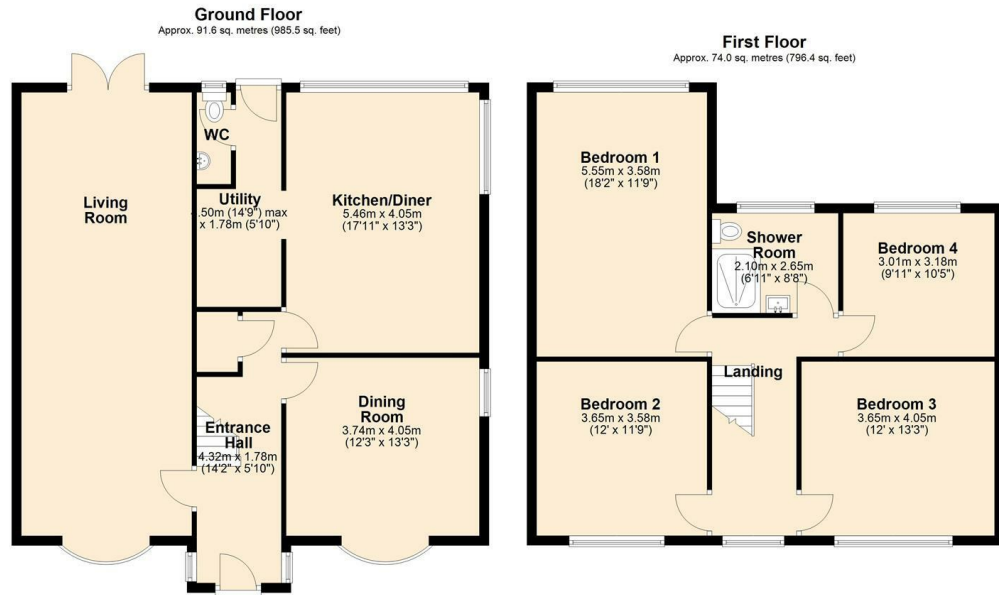
IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

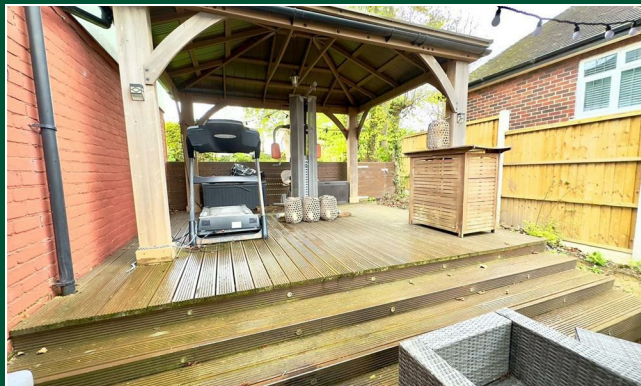
- 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
- 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.
- 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.
- 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.
- 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.
- 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.
- 7.Alterations to the details may be necessary during the marketing without notice.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(39-60)	C		
(13-54)	D		
(2-38)	E		
(1-20)	F		
Not energy efficient - higher running costs			
England & Wales			
			EU Directive 2002/91/EC



4 Glumangate, Chesterfield, S40 1QA
 Telephone: 01246 232156
 E-Mail: residential@wtparker.com
 Website: www.wtparker.com